

	Committee of Adjustment Minutes Hearing Date: July 7, 2022 Time: 6:00 p.m.
<p style="text-align: center; font-size: 2em;">DRAFT</p>	<p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Adriana MacPherson, Lenore Providence, Pravina Attwala Greg Segganfredo Joshua Cipolletta & David Harding
Members / Staff Absent:	Robert Buckler

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of June 16 & 20, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

THAT the minutes of the Committee of Adjustment Meetings of June 16 & 20, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the July 7, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.1	B014/21 (160 Monsheen Drive)	Sine Die	To permit time for staff to conduct further review of the City's large lot policies and the by-law implementing OPA 15.
6.4	A037/22 (17 Winterlude Ct)	August 18, 2022, or sooner.	To permit time to confirm required variances.
6.17	A145/22 (35 McMorran Crescent)	July 28, 2022	To permit time to confirm required variances.
6.19	A149/22 (201 Grandvista Blvd)	July 28, 2022	To permit time to confirm required variances.
6.22	A165/22 (96 Templewood Crescent)	July 28, 2022	To permit time to confirm required variances.

For (adjourned) Item 6.1 (B014/21) Chair Perrella requested that the applicant consider the availability of the public when rescheduling the application.

Call for Agenda Items Requiring Separate Discussion

**Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following agenda items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item 6.2: (B006/22, 11260 Jane Street)
Item 6.3: (B010/22, 3600 Major Mackenzie Drive)
Item 6.8: (A104/22, 11 Antorisa Avenue)
Item 6.11: (A119/22, 39 Velmar Drive)
Item 6.12: (A135/22, 103 Castlepoint Drive)
Item 6.13, 6.14 and 6.15: A139/22, A140/22 and A141/22 (Hartington Street and Old Huntingdon Road)
Item 6.20: A154/22 (96 Via Romano Blvd)
Item 6.23: A168/22 (99 Davidson Drive)

Agenda Items Not Requiring Separate Discussion

Item 6.5: A082/22 (11 Jordan Hoffer Way)
Item 6.6: A090/22 (35 Autumn Wind Court)
Item 6.7: A101/22 (31 Olympia Gate)
Item 6.9: A113/22 (14 Napier Street)
Item 6.10: A117/22 (43 Donisi Avenue)
Item 6.16: A144/22 (18 Thornhill Avenue)
Item 6.18: A147/22 (212 Starling Blvd)
Item 6.21: A159/22 (350 Hunter’s Valley Road)

Moved By: Member Kerwin
Seconded By: Member Antinucci

THAT the above items **DO NOT** require separate discussion; and

THAT the items **not** requiring separate discussion be **APPROVED**, together with all recommended conditions of approval, as it is the opinion of the Committee that these applications meet all four tests under Section 45(1) of the Planning Act.

CARRIED

ITEM: 6.2	File No.: B006/22 PROPERTY: 11260 Jane Street, Vaughan
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 11260 Jane Street, Vaughan

Applicant: Jane St. Nominee Inc.

Agent: c/o KLM Planning Partners Inc. (Billy Tung)

Purpose: Consent is being requested to sever a parcel of land for employment purposes, approximately 47,793.70 square metres, as a lot addition, to be merged on title with the abutting lands to the north (municipally known as 11424 Jane Street). The retained lands have frontage along Jane Street and are approximately 361,314.3 square metres.

Public Correspondence *Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Billy Tung

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B006/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Billy Tung	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B006/22 for 11260 Jane Street, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That the severed parcel be merged on title with the abutting land to the north municipally known as 11424 Jane Street and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.
5	Development Finance nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
6	The Regional Municipality of York niranjan.rajevan@york.ca	<ol style="list-style-type: none"> 1. The Region is protecting up to 41 metre right-of-way for this section of Jane Street. As such, the Region requires that all municipal setbacks shall be referenced from a point 20.5 metre(s) from the centreline of construction of Jane Street. 2. The Owner shall convey the following lands, along the entire frontage of the site adjacent to Jane Street, to The Regional Municipality of York, free of all costs and encumbrances: <ul style="list-style-type: none"> • Sufficient property to provide a road widening to establish 18 metres from the centre line of construction of Jane Street 3. The Owner shall provide a solicitor’s certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region. 4. The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		<p>date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation, and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region. The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>5. The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner’s certified written statement.</p> <p>6. This application is subject to York Region’s development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,100. The Review and approval of the Environmental Site Assessment Report fee is \$1,800. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>7. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-6 have been met to its satisfaction.</p>

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.3	File No.: B010/22 PROPERTY: 3600 Major Mackenzie Drive, Vaughan
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 3600 Major Mackenzie Drive, Vaughan

Applicant: Vaughan NW RR PropCo LP

Agent: Adam Hawkswell

Purpose: Consent is being requested to sever a parcel of land for commercial purposes approximately 16,129.10 square metres. The retained parcel is approximately 9,363.50 square metres. The severed land fronts onto Major Mackenzie Drive and Weston Road and the retained land fronts onto Weston Road.

Both the severed and retained land are currently vacant. Future development is being contemplated through related files OP.20.008, Z.20.016 & DA.20.022.

Public Correspondence *Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Adam Hawkswell

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B010/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Adam Hawkswell	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B010/22 for 3600 Major Mackenzie Drive, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant’s solicitor confirm the legal description of both the severed and retained land.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering ian.reynolds@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense, showing the proposed severance and all existing easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.
4	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none">1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.8	File No.: A104/22 Property: 11 Antorisa Avenue, Woodbridge
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 11 Antorisa Avenue, Woodbridge

Applicant: Michael & Natalie Paller

Agent: Pioneer Family Pools (Twain Warren)

Purpose: Relief from the Zoning By-law is being requested to permit the location of pool equipment and A/C unit in the northerly side yard. Relief is also being requested to permit reduced landscaping in the front yard to support an increased driveway width.

The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required interior side yard and front yard setback for hard landscaping is 0.60m. Section. 4.13 Table 4-1	To permit a minimum interior side yard and front yard setback of 0.0m for hard landscaping.
2	The minimum required front yard soft landscaping is 60% of the required 50% landscaping. Section 4.19 2 b.	To permit a minimum of 42% front yard soft landscaping.
3	The maximum driveway width on a lot with a frontage greater than 12.0m is 9.0m. Section. 6.7.3 Table 6-11	To permit a maximum driveway width of 12.2m on a lot with a frontage greater than 12.0m.

The subject lands are zoned RD3 –Residential Detached Zone and subject to the provisions of Exception 9(1291) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum required interior side yard setback for pool equipment is 0.60m. Section. 3.14 h) 1)	To permit a minimum interior side yard setback of 0.35m for the pool equipment.
5	The minimum required front yard soft landscaping is 60% of the required 50% landscaping. Section. 4.1.4 f) v 2)	To permit a minimum of 42% front yard soft landscaping
6	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres Section. 4.1.4 f) i)	To permit a maximum driveway width at the street curb of 7.4m.
7	The portion of the driveway between the street line and the street curb shall not exceed a maximum width of six (6) metres. Section. 4.1.4 f iii)	To permit the portion of the driveway between the street line and the street curb to a maximum width of 7.4m.
8	Driveways located between a lot line abutting a street and a garage on a lot greater than 12.0m shall exceed a maximum of 9.0m. Sect. 4.1.4 f v)	To permit a maximum driveway width of 12.2m on a lot greater than 12.0m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Patrick D'Aloisio	261 Chatfield Drive	07/05/2022	Letter of Support

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report	
Department: Building Standards Nature of Correspondence: Building comments Date Received: June 29, 2022	
Department: Development Engineering Nature of Correspondence: Engineering comments Date Received: June 30, 2022	
Department: Development Planning Nature of Correspondence: Planning comments Date Received: July 4, 2022	

Applicant Representation at Hearing:
Natalie Paller

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A104/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Natalie Paller	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A104/22 for 11 Antorisa Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.11	File No.: A119/22 Property: 39 Velmar Drive, Woodbridge
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 39 Velmar Drive, Woodbridge

Applicant: Sergio Aguilar and Laura Arocha

Agent: Valencia Enterprises Inc. (Enrique Valencia)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and to permit the existing shed and pool in the rear yard.

The subject lands are zoned **R1A(EN) Residential under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard of 2.4 metres is required for the accessory building (shed). Section 4.1.2	To permit a minimum interior side yard of 0.61 metres for the accessory building (shed).
2	A minimum interior side yard of 2.4 metres is required for the accessory building (cabana). Section 4.1.2	To permit a minimum interior side yard of 0.61 metres for the accessory building (cabana).
3	A minimum rear yard of 2.4 metres is required to the accessory building (cabana). Section 4.1.2	To permit a minimum rear yard of 0.61 metres to the accessory building (cabana).
4	A maximum building height of 3.0 metres measured to the mid-point of the roof is required for the accessory building (cabana). Section 4.1.4	To permit a maximum building height of 3.13 metres to the mid-point of the roof.
5	Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the rear lot line. Table 4-1	To permit hard landscaping to encroach into the minimum required rear yard up to 0.3 metres from the rear lot line.
6	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres.	To permit the minimum setback of the outdoor swimming pool to be a minimum of 1.43 metres.

The subject lands are zoned **R1 Residential under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
7	A maximum building height of 2.5 metres is required for the accessory building (shed). Section 4.1.1	To permit a maximum building height of 2.9 metres for the accessory building (shed).
8	A minimum interior side yard of 1.5 metres is required to the accessory building (cabana). Section 4.1.1 and Schedule “A”	To permit a minimum interior side yard of 0.61 metres for the accessory building (cabana).
9	A minimum rear yard of 7.5 metres is required to the accessory building (cabana). Section 4.1.1 and Schedule A	To permit a minimum rear yard setback of 0.61 metres for the accessory building (cabana).
10	A private swimming pool shall be not nearer to any interior side lot line than 1.5 metres. Section 4.1.1	To permit the private swimming pool to be a minimum of 1.43 metres from the interior side lot line.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anonymous	Unknown	06/25/2022	Letter of Objection
Public	Umberto Mau	Unknown	05/30/2022	Letter of Support

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Enrique Valencia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A119/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Enrique Valencia	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A119/22 for 39 Velmar Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. To apply for a grading permit please contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

For the following Reasons:
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.12	File No.: A135/22 Property: 103 Castlepoint Drive, Woodbridge
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 103 Castlepoint Drive, Woodbridge

Applicant: Manjit Ghotra Harjit Singh

Agent: Rob Jeffries

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and to permit increased maximum driveway width.

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.423 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum interior side yard shall be 1.2 m. [7.2.3, Table 7-4]	To permit a minimum interior side yard at the east side of 0.93 metres.
2	A balcony, for single detached dwelling, may encroach 1.5 m into the required rear yard but in no case shall a balcony project greater than 3.0 beyond a main wall. [4.13, Table 4-1]	To permit the balcony in the rear yard to project a maximum of 3.1 metres from the rear main wall.
3	The maximum permitted lot coverage is 50%. [7.2.3, Table 7-4]	To permit a maximum lot coverage of 50.69% (42.5% Dwelling, 1.4% Covered Porch and 6.79% Eaves/Soffits).
4	Where lot frontage is 12.0 m or greater, the minimum front yard landscape requirement shall be 50%. [4.19 2.b.]	To permit a minimum of 44.45% of the front yard to be landscaping.

The subject lands are zoned R3 – Residential Zone and subject to the provisions of Exception 9(692) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The minimum interior side yard shall be 1.2 metres. [4.1.9, Schedule A]	To permit a minimum interior side yard at the east side of 0.93 metres.
6	The maximum permitted lot coverage is 40%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 43.9% (42.5% Dwelling, 1.4% Covered Porch).
7	Porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required rear yard to a maximum of 1.8 metres. [3.14 c)]	To permit a deck to extend into the required rear yard a maximum of 2.45 metres.
8	No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls. [4.1.4 e)]	To permit the garage to be constructed with the minimum dimensions of 3.0 metres by 5.94 metres measured from the interior walls.
9	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f) i)]	To permit a maximum width of a driveway at the street curb and a curb cut to be 7.62 metres.
10	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f) iii)]	To permit the portion of the driveway between the street line and the street curb to be 7.62 metres in width.
11	The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front yard. [4.1.4 f) v) (2)]	To permit a minimum of 44.45% of the front yard to be landscaping.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Rob Jeffries

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A135/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Rob Jeffries	Applicant Representation		Summary of Application Addressed neighbour concerns
Luigi Favaro	Public	40 Laterna Crescent	Opposed to Application, spoke on behalf of himself and neighbours at 43 & 44 Laterna Crescent. Concerns Raised: <ul style="list-style-type: none">▪ Width of driveway▪ Loss of sunlight▪ Impact of height increase for flat roof▪ Loss of privacy (balcony encroachment)

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification on whether the applicant had consulted with neighbours.
Chair A. Perrella	Applicant Representation	Requested clarification on existing gross floor area vs proposed new home.

Moved By: Member A. Antinucci
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A135/22 for 103 Castlepoint Drive, Woodbridge be **ADJOURNED**, to August 18, 2022, or sooner, to permit time for the applicant to meet with residents.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.13	File No.: A139/22 Property: Unit 6, Block 5, 19T-19V0001, Old Huntington Road, Part of Lot 22, Concession 9, Vaughan
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: Unit 6, Block 5, 19T-19V0001, Old Huntington Road, Part of Lot 22, Concession 9, Vaughan

Applicant: Nashville Developments (South) Inc.

Agent: Vince Figliomeni

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed townhouse (Unit 1, Block 5).

The subject lands are zoned RT–Residential Townhouse Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	No Variances required	N/A

The subject lands are zoned RT1 –Residential Townhouse and subject to the provisions of Exception 9(1510) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum required exterior sideyard setback is 4.5m Schedule A3	To permit a minimum exterior sideyard setback of 3.35m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: TransCanada Pipelines Ltd	
Nature of Correspondence: Comments	
Date Received: June 29, 2022	

Applicant Representation at Hearing:
Vince Figliomeni

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A139/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Vince Figliomeni	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A139/22 for Unit 6, Block 5, 19T-19V0001, Old Huntington Road, Part of Lot 22, Concession 9, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.21.050)
2.	Committee of Adjustment Christine.vigneault@vaughan.ca	That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.14	File No.: A140/22 Property: Units 1-6, Block 6, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: Units 1-6, Block 6, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan

Applicant: Nashville Developments (South) Inc.

Agent: Vince Figliomeni

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed townhouse block, shown as Units 1-6 on Block 6.

The subject lands are zoned RT–Residential Townhouse Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	No Variances.	N/A

The subject lands are zoned RT1 –Residential Townhouse and subject to the provisions of Exception 9(1510) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback is 7.5m. Schedule A3	To permit a minimum rear yard setback of 7.02m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: TransCanada Pipelines Ltd	
Nature of Correspondence: Comments	
Date Received: June 29, 2022:	

Applicant Representation at Hearing:
Vince Figliomeni

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A140/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Vince Figliomeni	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A140/22 for Units 1-6, Block 6, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.21.050)
2	Committee of Adjustment Christine.vigneault@vaughan.ca	That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.15	File No.: A141/22 Units 1-6, Block 7, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: Units 1-6, Block 7, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan

Applicant: Nashville Developments (South) Inc.

Agent: Vince Figliomeni

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed townhouse block, shown as Units 1-6 on Block 7.

The subject lands are zoned RT–Residential Townhouse Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	No Variances	N/A

The subject lands are zoned RT1 –Residential Townhouse and subject to the provisions of Exception 9(1510) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback is 7.5m. Schedule A3	To permit a minimum rear yard setback of 7.02m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: TransCanada Pipelines Ltd Nature of Correspondence: Comments Date Received: June 29, 2022	

Applicant Representation at Hearing:
Vince Figliomeni

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A141/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Vince Figliomeni	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A141/22 for Units 1-6, Block 7, 19T-19V0001, Hartington Street, Part of Lot 22, Concession 9, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.21.050)
2	Committee of Adjustment Christine.vigneault@vaughan.ca	That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.20	File No.: A154/22 Property: 96 Via Romano Boulevard, Maple
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 96 Via Romano Boulevard, Maple

Applicant: Nie Xiaowei

Agent: Markham Drafting & Design (Dongshan Cui)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

The subject lands are zoned R3 Residential Zone and subject to the provisions of Exception 14.1014 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line. Table 4-1	To permit hard landscaping to encroach into the minimum required interior side yard up to 0.08 metres from the interior side lot line.

The subject lands are zoned RD3 Residential and subject to the provisions of Exception 9(1385) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
	None	

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Debbie Fung	82 Via Romano	06/30/2022	Letter of Objection
Public	Jack Gong	98 Abner Miles Drive	07/05/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Nie Xiaowei

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A154/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Nie Xiaowei	Applicant Representation		Summary of Application Addressed neighbour concerns.
Jack Gong	Public	98 Abner Miles Blvd	Opposed to Application Concerns Raised:

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none">▪ Use of Secondary Suite (multiple units)▪ Signage not posted
Norman Zhang		98 Via Romano Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Number of cars onsite▪ Operation of Airbnb▪ Parties▪ Police presence

Debbie Fung, 82 Via Romano Blvd registered to speak but did not attend hearing.
Xiaoming Wang, 92 Via Romano Blvd registered to speak but did not attend hearing.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification on the use of the property.

Moved By: Member A. Antinucci
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A154/22 for 96 Via Romano Boulevard, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: Member H. Zheng
Members Absent from Hearing: Member R. Buckler

ITEM: 6.23	File No.: A168/22 Property: 99 Davidson Drive, Woodbridge
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 99 Davidson Drive, Woodbridge

Applicant: Anna Cianfrone

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a proposed addition to the existing dwelling.

The subject lands are zoned R1C(EN) and subject to the provisions of Exception 14.983 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 1.5 metres is required. [Section 7.2.2, By-law 001-2021 as amended]	To permit a minimum interior side yard setback of 1.1 metres.
2	A minimum front yard setback of 10.0 metres is required. [Section 7.2.2, By-law 001-2021 as amended]	To permit a minimum front yard of setback of 8.9 metres.

The subject lands are zoned R1 and subject to the provisions of Exception 9(1349) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum interior side yard setback of 1.5 metres is required. [Schedule A, By-law 001-2021]	To permit a minimum interior side yard setback of 1.1 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Paul & Nancy Postiglione	107 Davidson Drive	05/31/2022	Letter of Support

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None:

Applicant Representation at Hearing:
Angelo Cianfrone

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A168/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Angelo Cianfrone	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A168/22 for 99 Davidson Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

Other Business

None

Motion to Adjourn

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:26 p.m., and the next regular meeting will be held on July 28, 2022.

Motion Carried

The July 7, 2022 Meeting Minutes were approved at the July 28, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: