

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Jan 11, 2024</p> <p>Time: 6:00 p.m.</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>
<p align="center">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p>	<p>Christine Vigneault Pravina Attwala</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Catherine Saluri Nicholas Del Prete</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest: None

Adoption of December 7, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of December 7, 2023, be adopted as circulated.

Motion Carried

Adjournments: None

Call for 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 items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item:	File No:	Property
6.1	A003/23	62 Virtue Crescent, Woodbridge
6.2	A129/23	71 Dorengate Drive, Woodbridge (Previously Adjourned)
6.3	A147/23	16 Oban Avenue, Maple
6.4	A156/23	56 Appian Way, Woodbridge
6.5	A162/23	75 Thornhill Ravines Crescent, Maple
6.12	A282/22	293 Castlehill Road, Maple (Previously Adjourned)

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.6	A175/23	31 Quail Run Boulevard, Maple
6.7	A178/23	1 Ingo Court, Woodbridge
6.8	A179/23	41 Davos Road Townhouse 7, Woodbridge
6.9	A181/23	16 Weaver Court, Kleinburg
6.10	A183/23	30 Del Francesco Way, Maple
6.11	A195/23	77 Woodstream Boulevard, Woodbridge

Moved By: Member Steve Kerwin
 Seconded By: Member Mark Milunsky

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

THAT the items **not** requiring separate discussion, as listed by the Secretary Treasurer, be **APPROVED**, together with all recommended conditions of approval contained in the reports, as the applications are considered to conform to Section 7.6 of the Committee of Adjustment Procedural By-law and are considered to meet the prescribed criteria outlined in Section 45, 51 and 53 of the Planning Act, as applicable.

CARRIED

ITEM: 6.1	FILE NO.: A003/23 PROPERTY: 62 VIRTUE CRESCENT, WOODBRIDGE
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Adjournment History: None

Applicant: Mauricio Wilches and Maria Marlene Wilches

Agent: ECUA Builder Inc. (Luis Calle)

Purpose: Relief from the Zoning By-law is being requested to permit an existing gazebo/ pergola. Relief from the Zoning By-law is being requested to permit an existing gazebo/ pergola.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Sanjeev Malhotra	56 Virtue Crescent	12/07/2023	Letter concerning drainage and grading
Public	Sanjeev Malhotra	56 Virtue Crescent	01/10/2024	Letter concerning drainage and grading

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:

Luis Calle

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A003/23:

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.
Luis Calle	Applicant Representation		Summary of Application ▪ Addressed public comments.
Sanjeev Malhotra	Public	56 Virtue Crescent	Opposed to Application Concerns Raised: ▪ Drainage issues caused by roof over fence. ▪ Pool pump a possible fire hazard.

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

Moved By: Steve Kerwin

Seconded By: Brandon Bell

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. A003/23 for 62 Virtue Crescent, 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
<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>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.</p>		
1	<p>Development Engineering Rex.bondad@vaughan.ca</p>	<p>The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca</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 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: None

ITEM: 6.2	FILE NO.: A129/23 PROPERTY: 71 DORENGATE DRIVE, WOODBRIDGE
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Adjournment History: November 16, 2023

Applicant: Maria Bello

Agent: David McKay

Purpose: Relief from the Zoning By-law is being requested to permit a proposed gazebo/cabana, pool terrace and driveway widening. Relief from the Zoning By-law is being requested to permit a proposed gazebo/cabana, pool terrace and driveway widening.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Claudia Storto	63 Firglen Ridge	12/11/2023	Photos taken from the perspective of the adjacent backyard at 75 Dorengate Drive.

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:
David Mackay

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A129/23:

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.
David Mackay	Applicant Representation		Provided Summary of Application and discussions with neighbour. Advised that agreement was made with neighbour to provide \$4000.00 in compensation to plant additional screening. Requested that the agreement be a condition of approval.
Claudia Storto	Public	63 Firglen Ridge	Confirmed that the neighbour at 75 Dorengate Drive was in favour of the applicant providing an undertaking to provide compensation for additional screening.

The following points of clarification were requested by the Committee:

Moved By: Steve Kerwin
Seconded By: Mark Milunsky

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. A129/23 for 71 Dorengate 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
<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>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.</p>		
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
3	Development Planning nicholas.delprete@vaughan.ca	<ol style="list-style-type: none"> 1. That prior to the issuance of a Building Permit, the Owner shall submit photographic evidence to the satisfaction of the Development Planning Department confirming that vines of a number and species satisfactory to the Development Planning Department are planted at the base of the uncovered platform’s east side. 2. That prior to the issuance of a Building Permit, the Owner shall submit photographic evidence to the satisfaction of the Development Planning Department confirming that the south and east concrete walls of the uncovered platform are clad in a wood composite material satisfactory to the Development Planning Department.
4	Committee of Adjustment cofa@vaughan.ca	That the applicant submits a letter of undertaking detailing private agreement to provide compensation in the amount of \$4000.00 to the abutting landowner at 75 Dorengate Drive.

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: None

ITEM: 6.3	FILE NO.: A147/23 PROPERTY: 16 OBAN AVENUE, MAPLE
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Adjournment History: None

Applicant: Slavka & Zoran Kapor

Agent: Vasilije Kapor/Wajid Mansuri

Purpose: Relief from the Zoning By-law is being requested to permit an addition to the existing dwelling (located on existing deck), two proposed residential accessory structures (sheds) to be located in the rear yard and an existing shed located in the exterior side yard. Relief from the Zoning By-law is being requested to permit an addition to the existing dwelling (located on existing deck), two proposed residential accessory structures (sheds) to be located in the rear yard and an existing shed located in the exterior side yard.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

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:

Vasilije Kapor & Wajid Mansuri

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A147/23:

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.
Vasilije Kapor & Wajid Mansuri	Applicant Representation		Summary of Application In response to a request by the Chair to adjourn the matter, to permit time to address the issues identified, the applicant confirmed that they wanted the Committee to render a decision.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation	Requested clarification on when the shed was constructed.
Assunta Perrella	Planning	Requested that Planning staff explain their position on the application.

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

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

THAT the portion of Variance # 1 pertaining to the double shed and Variances 2, and 4 for Application No. **A147/23** (16 Oban Avenue, Maple) be **REFUSED** for the following reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variances are not acceptable for the appropriate development of the subject lands.
4. The requested variances are not minor in nature.

AND THAT the portion of Variance #1 pertaining to the single shed, Variance #3 and #5 for Application No. **A147/23** (16 Oban Avenue, Maple) 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 Jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

For the following Reasons:

This application is partially 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: None

ITEM: 6.4	FILE NO.: A156/23 PROPERTY: 56 APPIAN WAY, WOODBRIDGE
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Adjournment History: None

Applicant: Andy & Phillip Nicolaidis

Agent: Vizaghan Srikandarajah

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

***See the Notice of Decision for breakdown of approved variances, if applicable.**

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:

Vizaghan Srikandarajah

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A156/23:

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.
Vizaghan Srikandarajah	Applicant Representation		Summary of Application
Monica Fiorini	Public	116 Appian Way	Comments: <ul style="list-style-type: none"> ▪ Want to ensure compliance with R1B Zone. ▪ Front yard setback to be maintained to accommodate parking of vehicles. ▪ Opined that given this is a corner lot, the porch area should be compliant. ▪ Height should be complied with.
Mario DiNardo	Public	67 Appian Way	Comments: <ul style="list-style-type: none"> ▪ Variances approved may set precedence. ▪ Concerns with process and ensuring requirements of R1B Zone are followed. ▪ Two other lots to be developed in area. ▪ Orientation of home.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Jordan Kalpin	Building Standards	Requested clarification on what governs frontage requirements (under the Zoning By-law) on a corner lot and parking space size requirement.

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

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. A156/23 for 56 Appian Way, 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
<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>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.</p>		
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan’s website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1. Applicant/owner shall supply an arborist report to the satisfaction of the forestry division. 2. Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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: None

ITEM: 6.5	FILE NO.: A162/23 PROPERTY: 75 THORNHILL RAVINES CRESCENT, MAPLE
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Adjournment History: None

Applicant: Dani Livchin & Helen Suchman

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a proposed swimming pool and an existing shed. Relief from the Zoning By-law is being requested to permit a proposed swimming pool and an existing shed.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Scott Greenberg	53 Heritage Estates Road	01/10/2024	Letter of objection
Public	Elik & Sigal Farin	57 Heritage Estates Road	01/10/2024	Letter of objection
Public	Arie Chernitsky	49 Heritage Estates Road	01/10/2024	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				
Department: Development Planning Nature of Correspondence: Comments Date Received: January 8, 2023				

Applicant Representation at Hearing:
Dani Livchin & Helen Suchman (In Person)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A162/23:

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.
Dani Livchin & Helen Suchman	Applicant Representation		Summary of Application Addressed public comments
Scott Greenberg	Public	53 Heritage Estates Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Drainage & Grading (due to altering landscape of existing slope/grade of property) ▪ Safety ▪ Location of Pool ▪ Setting precedence ▪ Noncompliance with Section 4.2.1.5 of the Zoning By-law. ▪ Public notice not sufficient (received noted January 4).

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> If previous extension not built, there would be room for pool.
Elik Farin	Public	57 Heritage Estates Road	<p>Opposed to Application</p> <p>Concerns Raised:</p> <ul style="list-style-type: none"> Pool location and setbacks Noncompliance with Section 4.2.1.5 of the Zoning By-law. Opined variance not minor. Safety. Damage to neighbouring properties.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation	Clarified that a pool permit would be required as a condition of approval.
Assunta Perrella	Planning	Requested that staff comment on the concerns raised by neighbours with respect to the placement of the pool.
Brandon Bell	Applicant Representation	Clarified that approval to include requirement that applicant be required to obtain a Pool Grading Permit.

Moved By: Brandon Bell
 Seconded By: Steve 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. A162/23 for 75 Thornhill Ravines Crescent, Maple 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>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.</p>		
1	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	Obtain a tree protection permit from the Forestry division
2	Development Engineering Jonal.hall@vaughan.ca	The Owner/Applicant shall apply for a ‘Pool Grading Permit’ with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca *Condition added by Committee to address public comments

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: None

ITEM: 6.12	FILE NO.: A282/22 PROPERTY: 293 CASTLEHILL ROAD, MAPLE
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Adjournment History: August 31, 2023, September 21, 2023, November 16, 2023

Applicant: Claudio & Marisa Schioppo

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit an existing shed, canopy and decorative roof located over back yard gate. Relief from the Zoning By-law is being requested to permit an existing shed, canopy and decorative roof located over back yard gate.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Petition	Petition	09/11/2023	Petition in Support of Application

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: Planning Nature of Correspondence: Comments Date Received: January 9, 2023

Applicant Representation at Hearing:

Claudio Schioppo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A282/22:

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.
Claudio Schioppo	Applicant Representation		Summary of Application Addressed Planning Recommendations and recommended planting additional screening.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Jordan Kalpin	Applicant Representation	Requested clarification on whether or not the shed height could be reduced.

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

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

THAT Variance #3, #6, and #9 for Application No. **A282/22** (293 Castlehill Road Maple) be **REFUSED** for the following reasons:

The variances are not minor in nature, do not maintain the general intent and purpose of the Zoning By-law, and are not desirable for the appropriate development of the land.

AND THAT Variance #1, #2, #4, #5, #7, and #8 for Application No. **A282/22** (293 Castlehill Road Maple) 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>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.</p>		
1	Committee of Adjustment cofa@vaughan.ca	That the applicant submits required adjournment fee to accommodate rescheduling from the August 31, 2023, hearing.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/applicant shall submit a 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. Please visit or 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: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:18 p.m., and the next regular meeting will be held on February 1, 2024.

Motion Carried

January 11, 2024, Meeting Minutes were approved at the February 1, 2024 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: