

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Feb 1, 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 Prabhdeep Kaur</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Faegheh Gholami Michelle Perrone</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
N/A		

Adoption of January 11, 2024, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of January 11, 2024, 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	A022/22	42 Muzich Place, Woodbridge
6.2	A155/23	0 Hilda Avenue, Thornhill
6.3	A160/23	7611 Pine Valley Drive Bldg A, Vaughan

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.4	A180/23	52 Lindbergh Drive, Woodbridge
6.5	A189/23	67 Colossus Drive, Woodbridge, Woodbridge
6.6	A190/23	692 York Hill Boulevard, Thornhill
6.7	A204/23	22 Orleans Circle, Woodbridge

Moved By: Member Brandon Bell
Seconded By: Member Steve Kerwin

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.: A022/22 PROPERTY: 42 MUZICH PLACE, WOODBRIDGE
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Adjournment History: None

Applicant: Josephine Grossi

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed covered deck, increased driveway width and reduced landscaping requirements in the front and rear 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
Public	Lucy DeMichele	36 Muzich Place	01/22/2024	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: Development Planning Nature of Correspondence: Report Date Received: January 30, 2024

Applicant Representation at Hearing:
Jonathan Sasso

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A022/22:

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.
Jonathan Sasso	Applicant Representation		Summary of Application Address Development Planning recommendations.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Brandon Bell	Development Planning	<ul style="list-style-type: none"> ▪ No neighbour concerns. ▪ Opined that the impact of the wall was minimal. ▪ Did not support Development Planning condition requiring Arborist Report as the structure has been constructed since 2021 and has not impacted trees on neighbouring property.

Moved By: Brandon Bell
 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. A022/22 for 42 Muzich Place, 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 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 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.

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.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

ITEM: 6.2	FILE NO.: A155/23 PROPERTY: 85 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Applicant: Victor Kwong-Yan Kam

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: 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
Public	Jordan Max (President SpringFarm Ratepayers Association)	N/A	01/17/2024	Advised home constructed
Public	Phyllis & Joseph Mastrofrancesco	77 Crestwood Road	01/22/2024	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 Engineering Nature of Correspondence: Report Date Received: February 1, 2024	
Department: Development Planning Nature of Correspondence: Report Date Received: February 1, 2024	

Applicant Representation at Hearing:
Jonathan Sasso

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A155/23:

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.
Jonathan Sasso	Applicant Representation		<ul style="list-style-type: none"> • Summary of Application • Address Development Planning & Engineering recommendations • Address public written submissions. • Advised that the applicant is not agreeable to an adjournment and requested that the Committee render a decision.

The following points of clarification were requested by the Committee:

Member	Addressed to:	Point of Clarification/Comments:
Sue Perrella	Applicant Representation	Expressed concern regarding rendering a decision prior to the Class EA and analysis being finalized to confirm location of proposed dwelling and construction of future road will not be impacted. She opined that the decision may be precedent setting.
Brandon Bell	Committee	<p>Commented that the proposed location of the dwelling appears to have sufficient space to accommodate the future alignment of Royal Palm Drive. Upon review of aerial photo, noted that the driveway for 2 Royal Palm Drive appeared to be closer to the intersection than what is being proposed.</p> <p>In response to Member Bell, Mr. Sasso clarified that the distance from the proposed driveway to the future ROW is approximately 18 metres.</p>

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. A155/23 for 85 Crestwood Road, Thornhill be **ADJOURNED** to April 25, 2024, or sooner.

Motion Carried

Members Opposed: Brandon Bell, Mark Milunsky
 Members Absent from Hearing: None

ITEM: 6.3	FILE NO.: A160/23 PROPERTY: 7611 PINE VALLEY DRIVE BLDG A, VAUGHAN
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Adjournment History: None

Applicant: International Missionary Society (Morris Lowe)

Agent: International Missionary Society (Han Beom Song)

Purpose: Relief from the Zoning By-law is being requested to permit a Place of Worship within a multi-unit building The Place of Worship will be located in Unit 9.

***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	Anthony Falcone	7611 Pine Valley Drive	1/25/2024	Letter of Objection
Public	Daniela Hofmann	7611 Pine Valley Drive	1/31/2024	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: Report Date Received: January 29, 2024

Applicant Representation at Hearing:
Han Beom (Eric) Song

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A160/23:

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.
Han Beom (Eric) Song	Applicant Representation		Summary of Application Addressed letters of objection.

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. A160/23 for 7611 Pine Valley Drive Bldg A, Vaughan 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: None

Other Business

Education Session – Thursday, February 22, 2024, at 4:30 p.m.

Motion to Adjourn

Moved By: Brandon Bell

Seconded By: Steve Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:57 p.m., and the next regular meeting will be held on February 22, 2024.

Motion Carried

February 1, 2024, Meeting Minutes were approved at the February 22, 2024, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: