

	Committee of Adjustment Minutes Hearing Date: Feb 10, 2022 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email cofa@vaughan.ca . In the event of technical difficulties an audio/video recording may not be available.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler 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 Garrett Dvernichuk Michael Torres & Joshua Cipolletta Christopher Cosentino
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of January 20, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, January 20, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the Feb 10, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
10	A266/21(104 Downing Blvd)	March 3, 2022	To permit time for the applicant to submit revised application

ITEM: 1	FILE NO.: A198/21 PROPERTY: 16 CAVALIER CRESCENT, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: (None)

Applicant: Yao Quan

Agent: Battaglia Architect Inc. (Joseph Battaglia)

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum building height shall be the least (more restrictive) of: a. The requirement of the applicable zone; or b. The existing building height plus 3.0 m (existing 5.49 m + 3.0 m = 8.49 m), but in no case shall the maximum building height requirement be less than 8.5 m. Maximum permitted building height = 8.5 m. [4.5.1]	To permit a maximum building height of 10.35 metres.
2	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of: a. The requirement of the applicable zone; b. The existing interior side yard; or c. 2.2 m. Interior side yard setbacks of 2.2 metres are required for the dwelling.	To permit a minimum interior side yard setback of 1.6 metres (north) and 1.65 metres (south).
3	A maximum lot coverage of 20% is permitted. [Table 7.3]	To permit a maximum lot coverage of 25.10% (22.92% dwelling; 2.18% deck & porch)
4	A maximum encroachment of 0.6 metres is permitted into a minimum required interior side yard of 2.2 metres for a chimney.	To permit a maximum encroachment of 0.7 metres into a minimum required interior side yard of 2.2 metres for a chimney.

The subject lands are zoned R1V, Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 25.10% (22.92% dwelling; 2.18% deck & porch)
6	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 10.35 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Sandy & Lisa Falconi	14 Cavalier Crescent	02/09/2022	Letter of Opposition

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: Planning Report Date Received: February 9, 2022	

Applicant Representation at Hearing:
(Joe Battaglia)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A198/21:

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.
Joe Battaglia	Applicant Representation		Summary of Application

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

Moved By: Member R. Buckler
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. A198/21 for 16 Cavalier Crescent 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	1. 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. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 28% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	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: 2	FILE NO.: A244/21 PROPERTY: 31 OLD FOREST LANE, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 31 Old Forest Lane, Vaughan

Applicant: 2790355 Ontario Inc.

Agent: SMPL Design Studio (Lindsey Bruce or Joel Tanner)

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.385 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum front yard setback is 15.0m. Section 7.2.2 Table7-3	To permit a front yard setback of 4.4metres.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(640) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	The minimum front yard setback is 15.0 metres. (Schedule A)	To permit a front yard setback of 4.4metres.
3	The maximum lot coverage is 10% or 503.1m2. (Schedule A)	To permit a lot coverage of 10.10%. (508.2m2) (9.33% dwelling; 0.77% patio)

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:
Joel Tanner

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A244/21:

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.
Joel Tanner	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on the safety of the mansard style roof.

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. A244/21for 31 Old Forest Lane, 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 Planning michael.torres@vaughan.ca	That a revised Arborist Report and Species at Risk Assessment be submitted to the satisfaction of Policy Planning and Special Programs Department.
2	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the revised 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.
3	TRCA hamedeh.razavi@trca.ca	1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works. 2. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

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: 3	FILE NO.: A251/21 PROPERTY: 1252 CENTRE STREET, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 1252 Centre Street, Thornhill

Applicant: Richmond Hill Russian Jewish Centre

Agent: Evans Planning Inc. (Quianqiao Zhu)

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed synagogue and to facilitate related Site Plan Application DA.17.008.

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exceptions 14.776 and 14.1120 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A Place of Worship is not permitted on the subject lands. [Table 7-2]	To permit a Place of Worship on the subject lands.
2	A minimum of 57 parking spaces are required. [Table 6-2]	To permit a total of 26 parking spaces.
3	A maximum building height of 9.5 metres is permitted. [Table 7-4]	To permit a maximum building height of 13.90 metres.

The subject lands are zoned R3 – Residential and subject to the provisions of Exception 9(776) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum front yard setback of 15 metres is required. [Schedule A]	To permit a minimum front yard setback of 6.06 metres to the building.
5	A minimum front yard setback of 13.2 metres is required to an exterior stairway which is uncovered, unexcavated and unenclosed. [Subsection 3.14 c]	To permit a minimum front yard setback of 4.73 metres to an uncovered, unexcavated and unenclosed exterior stairway.
6	A minimum interior side yard setback of 15 metres is required. [Schedule A]	To permit a minimum interior side yard setback of 4.93 metres (west).
7	A minimum interior side yard setback of 15 metres is required. [Schedule A]	To permit a minimum interior side yard setback of 3.0 metres (east).
8	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 32.28%.
9	A minimum of 112 parking spaces are required. [Subsection 3.8].	To permit a total of 26 parking spaces.
10	A minimum landscape strip of 6.0 metres in width is required. [Subsection 3.13].	To permit a minimum landscape strip width of 3.84 metres.
11	A maximum building height of 11 metres is permitted. [Schedule A]	To permit a maximum building height of 13.90 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:
Murray Evans and Qianqiao Zhu

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A251/21:

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.
Murray Evans and Qianqiao Zhu	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Applicant Representation	Requested clarification on future use of synagogue to provide school/education and impact on parking.

Moved By: Member A. Antinucci
Seconded By: Member R. Buckler

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. A251/21 for 1252 Centre Street 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

ITEM: 4	FILE NO.: A255/21 PROPERTY: 9 PARKWAY AVENUE, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 9 Parkway Avenue, Thornhill

Applicant: Hooman Eshghi

Agent: Nikol Paar

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling with underground parking garage.

The subject lands are zoned R1E(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted coverage is 20%. Section. 7.2.2 table 7.3	To permit a lot coverage of 24.62% = 372.15 m2
2	The maximum building height is 9.0m. Section 4.5 (1)	To permit a building height of 9.43m
3	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 14.403.2.2	To permit a setback of 1.90m south and 1.55m north with an accumulated total of 3.45m.

The subject lands are zoned R1V – Rural Residential and subject to the provisions of Exception9(662) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum interior side yard setback is 2.5m with an accumulated setback of 6.0 metres. Exception 662 (b) ii)	To permit a setback of 1.90m south and 1.55m north with an accumulated total of 3.45m.
5	The maximum permitted coverage is 20%. Schedule A	To permit a lot coverage of 22.94% =346.74m2. (22.937% dwelling; .003% porch
6	The maximum permitted building height is 9.5m.	To permit a building height of 10.96m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Karl Blumfald	Not provided	01/31/2022	Letter of Opposition

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:
Nikol Paar

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A255/21:

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.
Nikol Parr	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 R. Buckler

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. A255/21 for 9 Parkway Avenue 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 Planning roberto.simbana@vaughan.ca	The Owner shall submit a landscape plan showing the location of three (3) additional trees to be planted on-site which will be reviewed and approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the revised 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 24.62% in order to mitigate potential impacts on the municipal storm water system.

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: 5	FILE NO.: A259/21 PROPERTY: 88 ABBRUZZE COURT, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 88 Abbruzzo Court, Woodbridge

Applicant: Muzammil Kodwavi

Agent: James Pfeffer

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling and cabana and to permit increased maximum driveway width. Relief is also being requested to permit the existing (garden/storage) shed.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.421 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required interior side yard is 7.85 metres at the west side, and 24.07 metres at the east side. [4.5 2.b]	To permit a minimum interior side yard of 6.82 metres at the west side, and 13.61 metres at the east side.
2	The maximum height of an accessory building or residential accessory structure shall be 3.0m. [4.1.4 1]	The proposed height of the residential accessory structure (cabana) in the rear yard is 4.5 metres.
3	For lot frontages of 12.0 metres or greater, the maximum driveway width of a driveway shall be 9.0 metres. [6.7.3 2, Table 6-11]	The proposed maximum width of the driveway is 11.34 metres.
4	The maximum height shall be 9.5 metres. [7.2.2, Table 7-3]	To permit a maximum height of 10.95 metres.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(690) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The maximum permitted lot coverage is 10%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 13.89% .
6	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 10.95 metres.
7	The maximum height of a garden or storage shed at the rear that is constructed in accordance with the maximum floor area requirements set out in Subsection 4.1.1 (e), shall not exceed 2.5 metres from finished grade to the highest point of the structure. [4.1.1 f) iv)]	The proposed height of the garden or storage shed (cabana) at the rear is 4.5 metres.
8	For lot frontages of 12.0 metres and greater, driveways located between a lot line abutting a street and a garage or dwelling wall in a front yard shall be a maximum of 9.0 metres wide. [4.1.4 f) v)]	The proposed driveway width of the driveway between a lot line abutting a street and a dwelling wall in the front yard is 11.34 metres wide.

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: Building Standards Nature of Correspondence: Building comments Date Received: February 4, 2022	
Department: Development Engineering Nature of Correspondence: Revised comments Date Received: February 9, 2022	

Applicant Representation at Hearing:
Jim Pfeffer

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A259/21:

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.
James Pfeffer	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Vice Chair S. Kerwin	Applicant Representation	Requested clarification that property could accommodate private servicing.
Member R. Buckler	Applicant Representation	Requested clarification on changes made to the application throughout the staff review process.

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. A259/21 for 88 Abbruzzese Court 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	1. The Owner/applicant shall submit the revised 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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 13.89% in order to mitigate potential impacts on the municipal storm water system.

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	File No.: A260/21 PROPERTY: 88 ABBRUZZE COURT, WOODBRIDGE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: (either None or insert dates of previous hearings)

Address: 18 Leor Court, Maple

Applicant: Marco & Marta Berenguer

Agent: FrankFranco Architects (Francesco Di Sarra)

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

The subject lands are zoned R3A(EN), Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.676 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1 b)	To permit a residential accessory structure 1.22 meters from a lot line (Rear lot line).
2	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1 b)	To permit a residential accessory structure 1.2 meters from a lot line (Interior lot line).
3	In any Residential Zone, the maximum lot coverage of all residential accessory structures shall be 10% or 67 m2, whichever is less (Section 4.1.3, sentence 2.).	To permit a maximum lot coverage of 13.4% (89.56m2) (5.43% dwelling; 4.08% patio; 3.89% eaves) for residential accessory structures.
4	In any Residential Zone, the maximum height of a residential accessory structure shall be 3.0 metres. (Section 4.1.4, sentence 1.).	To permit a maximum height of 3.21 metres for a residential accessory structure.

The subject lands are zoned RV3, Residential Urban Village Zone Three, and subject to the provisions of Exception 9(1002) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum Rear yard of 7.5 metres is required to the accessory structure (Schedule A1).	To permit a minimum Rear yard of 1.22 metres for an accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Gajich	14 Leor Court	02/09/2022	Letter of Opposition
Public	Fatima Meads	22 Leor Court	02/09/2022	Letter of Opposition

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
Applicant / Authorized Agent	Agent	10320 Pine Valley Drive	02/09/2022	Response to Public Correspondence

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Planning Comments Date Received: February 9, 2022	

Applicant Representation at Hearing:
Francesco Di Sarra

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A260/21:

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.
Francesco Di Sarra	Applicant Representation		Summary of Application
Fatima Meads	Public	22 Leor Court	Opposed to Application Presentation to Committee provided Concerns Raised: <ul style="list-style-type: none">▪ Trees Loss▪ Size and height of Cabana▪ Loss of Greenspace▪ Visual Impact▪ Disruptions due to ongoing construction▪ Damage to fence▪ Drainage/Waterflow▪ Elevation of the cabana due to swale▪ Plans submitted: Inaccurate calculation of lot coverage▪ Loss of enjoyment of amenity space

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification to address public concerns raised.
Member A. Antinucci	Applicant Representation	Requested clarification on whether the applicant would be willing to modify cabana.

Moved By: Member H. Zheng
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. A260/21 for 18 Leor Court 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	1. The Owner/applicant shall submit the revised 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 https://www.vaughan.ca/services/residential/dev_eng/permits/

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 14.88% in order to mitigate potential impacts on the municipal storm water system.

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: 7	FILE NO.: A262/21 PROPERTY: 70 RED TREE DRIVE, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 70 Red Tree Drive, Kleinburg

Applicant: Dino Vono Francesca Puma

Agent: None

Purpose: Relief from the City's Zoning By-law is being requested to permit the installation of a proposed swimming pool in the rear yard.

The subject lands are zoned R4- Fourth Density Residential Zone and subject to the provisions of Exception 14.1006 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 m (Section 4.21, sentence 3.)	To permit a minimum setback of 1.22 metres to any lot line for a swimming pool.

The subject lands are zoned RD4 – Residential Detached Zone Four and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A private swimming pool shall be constructed not nearer to any rear or interior side lot line than 1.5 metres [Section 4.1.1 i)	To permit a private swimming pool to be constructed a minimum of 1.22 metres from the rear and interior side lot lines.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Manpreet Grewal	69 Kincardine Street	02/08/2022	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:
Dino Vono

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A262/21:

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.
Dino Vono	Applicant Representation		Summary of Application

Moved By: Member H. Zheng
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. A262/21 for 70 Red Tree Drive, Kleinburg 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	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.

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: 8	FILE NO.: A263/21 PROPERTY: 160 NEVADA CRESCENT, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 160 Nevada Crescent, Maple

Applicant: Adrian Gajadhar & Harini De Silva

Agent: Smart Structural Solutions (Kourosh Nejatian)

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed addition to the existing single family dwelling and the installation of a proposed swimming pool in the rear yard.

The proposed addition is located within the northerly interior side yard.

The subject lands are zoned R1A(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.627 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted lot coverage is 28 %. Exception 14.627	To permit a maximum lot coverage of 34% (27.84% dwelling; 5.14% addition; 1.02% porch)
2	The minimum required rear yard setback for a pool is 1.5m. Section 4.21 3.	To permit a minimum rear yard setback of 1.2m.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(949) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	The maximum permitted lot coverage is 28 %. Exception 9 (949) ai)	To permit a maximum lot coverage of 34% (27.84% dwelling; 5.14% addition; 1.02% porch)
4	The minimum required rear yard setback for a pool is 1.5m. Section 4.1.1 i)	To permit a minimum rear yard setback of 1.2m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Parham Parnian & Neda Zamanian	170 Nevada Crescent	02/02/2022	Letter of Opposition
Public	Parham Parnian & Neda Zamanian	170 Nevada Crescent	01/13/2022	Letter of Opposition
Public	Anthony & Maria Rosa Ascenzo	154 Nevada Crescent	02/08/2022	Letter of Support
Public	Giuseppina & Amadeo Barbieri	159 Nevada Crescent	02/08/2022	Letter of Support
Public	Elena Rivkin & Zakhar Kazanski	42 Nevada Crescent	02/09/2022	Letter of Opposition

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:
Jack Dougan

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A263/21:

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.
Jack Dougan	Applicant Representation		Summary of Application Addressed concerns of objection letters & deputations
Neda Zamian	Public	170 Nevada Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Visual Impact▪ Lot coverage▪ Loss of Privacy▪ Impact on property▪ Proximity of construction and access to backyard
Parham Parnian	Public	170 Nevada Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Lot coverage▪ Reduction in the side yard setback▪ Impact on property▪ Possible other alternatives for construction

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 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A263/21 for 160 Nevada 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	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the revised 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 https://www.vaughan.ca/services/residential/dev_eng/per

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		mits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 28% to 34% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	Applicant/owner shall provide an arborist report/arborist letter for the trees located on the neighboring properties at 52 and 170 Nevada Crescent

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: 9	FILE NO.: A265/21 PROPERTY: 133 ADRIANA LOUISE DRIVE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 133 Adriana Louise Drive, Woodbridge

Applicant: Escobar Byron and Quintana Tatiana

Agent: None

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed secondary suite and increased maximum driveway width.

The subject lands are zoned R4A(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.663 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted driveway width is 3.75m. Sect. 6.7 Table 6-11	To permit a driveway width of 5.40m.
2	Hard Landscaping is permitted to encroach up to 0.6 m from any lot line. Sect. 4.13 Table 4-1	To permit a hard landscaped walkway to encroach up to 0.0m from the side lot line.

The subject lands are zoned RV4 –Residential Urban Village Zone four and subject to the provisions of Exception 9(988) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A Secondary Suite shall only be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling located on a lot with a minimum lot frontage of 9m. Sect. 4.1.8 iii. Bylaw 1-88.	To permit a secondary suite in a semi detached dwelling on a lot with a lot frontage of 7.93m.
4	The maximum permitted driveway width is 3.75m. Sect. 4.1.4 f) v)	To permit a driveway width of 5.40m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Serhat Ekinici	131 Adriana Louise Drive	01/23/2022	Letter of Support
Public	Suaad Al-Toma	135 Adriana Louise Drive	01/23/2022	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:
Tatiana Quintana

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A265/21:

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.
Tatiana Quintana	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. A265/21 for 133 Adriana Louise Drive 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

ITEM: 11	FILE NO.: A275/21 48 HAILSHAM COURT, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 48 Hailsham Court, Woodbridge

Applicant: Marc Cassar

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the City's Zoning By-law is being requested to permit the existing cabana and installation of pool equipment in the rear yard.

The subject lands are zoned R2A and subject to the provisions of Exception 14.968 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance Requested
1	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure (Cabana) is required (Section 4.1.2, By-law 01-2021).	To permit a minimum rear yard setback of 1.68 metres to the proposed Residential Accessory Structure (Cabana).
2	A minimum interior side yard setback of 1.2 metres to the proposed Residential Accessory Structure (Cabana) is required (Section 4.1.2, By-law 01-2021).	To permit a minimum interior side yard setback of 0.46 metres to the proposed Residential Accessory Structure (Cabana).
3	A maximum eave projection of 0.5 metres for the proposed Residential Accessory Structure (Cabana) is permitted (Section 4.13, By-law 01-2021).	To permit a maximum eave projection of 0.61 metres for the proposed Residential Accessory Structure (Cabana).
4	A minimum rear yard soft landscaping of 60% is required (Section 4.19, By-law 01-2021).	To permit a minimum rear yard soft landscaping of 20%.
5	A minimum rear yard setback of 1.5 metres to the proposed pool equipment is required (Section 4.13, By-law 01-2021).	To permit a minimum rear yard setback of 0.61 metres to the proposed pool equipment.
6	A minimum interior yard setback of 1.0 metres to the proposed pool equipment is required (Section 4.13, By-law 01-2021).	To permit a minimum interior yard setback of 0.46 metres to the proposed pool equipment.
7	A maximum building height of 3.0 metres for the proposed Accessory Structure is permitted (Section 4.1.4, By-law 01-2021).	To permit a maximum building height of 3.3 metres for the proposed Accessory Structure
8	A minimum rear yard setback of 0.6 metres to the proposed hard landscape is required (Section 4.13, By-law 01-2021).	To permit a minimum rear yard setback of 0.1 metres to the proposed hard landscape.

The subject lands are zoned RD2 and subject to the provisions of Exception 9(1333) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance Requested
9	A minimum rear yard setback of 7.5 metres to the proposed Accessory Structure (Cabana) is required (Section 4.1, Schedule A, By-law 1-88a.a.).	To permit a minimum rear yard setback of 1.68 metres to the proposed Accessory Structure (Cabana).
10	A minimum interior side yard setback of 1.2 metres to the proposed Accessory Structure (Cabana) is required (Section 4.1, Schedule A, By-law 1-88a.a.).	To permit a minimum interior side yard setback of 0.46 metres to the proposed Accessory Structure (Cabana).
11	A maximum eave projection of 0.5 metres for the proposed Accessory Structure (Cabana) is permitted (Section 3.14, By-law 1-88a.a.).	To permit a maximum eave projection of 0.61 metres for the proposed Accessory Structure (Cabana).
12	A minimum rear yard soft landscaping of 60% is required (Section 4.1, By-law 01-2021).	To permit a minimum rear yard soft landscaping of 20%.
13	A minimum rear yard setback of 6.0 metres to the proposed pool equipment is required (Section 3.14, By-law 1-88a.a.).	To permit a minimum rear yard setback of 0.61 metres to the proposed pool equipment.

	Zoning By-law 1-88	Variance Requested
14	A minimum interior yard setback of 0.6 metres to the proposed pool equipment is required (Section 3.14, By-law 1-88a.a.).	To permit a minimum interior yard setback of 0.46 metres to the proposed pool equipment.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Vito Lisena	52 Hailsham Court	01/19/2022	Letter of Support
Public	YunYing Kong	42 Hailsham Court	01/19/2022	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:
Anthony Bartolini

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A275/21:

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.
Anthony Bartolini	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. A275/21 for 48 Hailsham Court 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.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx 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

ITEM: 12	FILE NO.: A218/21 PROPERTY: 96 KLEIN’S RIDGE, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: 01/20/2022 (To accommodate statutory public notice)

Address: 96 Klein's Ridge, Kleinburg

Applicant: Rajinder Singh & Narinder Kaur Pahal

Agent: Harry Sahi

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling and to permit an existing shed.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.19 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 15.0 m is required. (Table 7-3)	To permit a minimum front yard setback of 10.0m to the dwelling.
2	A maximum accessory building height of 3.0m is permitted. (Subsection 4.1.4.1)	To permit a maximum height of 3.45m for the accessory building (existing shed).

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(58) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum front yard setback of 15.0m is required. (Schedule A)	To permit a minimum front yard setback of 8.5m to the nearest part of the building.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Fernando Di Battista	43 Klein’s Ridge	01/14/2022	Letter of Opposition
Public	Mr. and Mrs. Rolando Roti	110 Klein’s Ridge	01/18/2022	Letter of Opposition
Public	Rob Nicolucci	83 Klein’s Ridge	01/19/2022	Letter of Opposition
Public	Rob Nicolucci	43, 83, 110, 113 Klein’s Ridge	02/02/2022	Letter of Opposition
Public	Joseph Marchese	61 Klein’s Ridge	02/08/2022	Letter of Opposition

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:
Harry Sahi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A218/21:

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.
Harry Sahi	Applicant Representation		Summary of Application Responded to neighbour concerns
Rob Nicolucci	Public	43, 83, 110, 113 Klein's Ridge	Opposed to Application Concerns/Comments Raised: <ul style="list-style-type: none">Impact on streetscapeBuilt form (lack of articulation)Visual impactNot considered minorCompatibility with character of neighbourhoodProposed that re-design may be a solution.

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 adjournment.
Member H. Zheng	Applicant Representation	Requested clarification on adjournment to permit time to discuss and review proposal with neighbours.
Member A. Antinucci	Applicant Representation	Clarified TRCA site restrictions and reviewed TRCA comments.
Chair A. Perrella	Secretary Treasurer	Requested clarification on procedural requirements for tie vote.

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. A218/21 for 96 Klein's Ridge 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 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. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
2	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	1. Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any demolition/construction works on the subject property. 2. Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division.
3	TRCA hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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

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 7:40 p.m., and the next regular meeting will be held on March 3, 2022.

Motion Carried

February 10, 2022 Meeting Minutes were approved at the March 3, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: