

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: Feb 22, 2024</p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>DRAFT</b></p>	<p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Stephen Kerwin (Vice-Chair)                  Brandon Bell                  Jordan Kalpin                  Mark Milunsky</p>
<p>Secretary Treasurer:                  Administrative Coordinator in Attendance:                  Zoning Staff in Attendance::                  Planning Staff in Attendance::</p>	<p>Christine Vigneault                  Prabhdeep Kaur                  Faegheh Gholami                  Nicholas Del Prete</p>
<p>Members / Staff Absent:</p>	<p>Assunta (Sue) Perrella (Chair)</p>

**Disclosure of Pecuniary Interest**

Member	Item # / File	Nature of Interest
None		

**Adoption of February 1, 2024, Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: Brandon Bell  
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of February 1, 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	A136/23	69 Kingly Crest Way, Woodbridge
6.2	A164/23	3 Redelmeier Court, Maple
6.8	A203/23	51 Hillside Avenue, Concord

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.3	A174/23	11 Fiddler's Circle, Maple
6.4	A186/23	23 Umbria Crescent, Woodbridge
6.5	A197/23	236 Stormont Trail, Woodbridge
6.6	A199/23	155 New Huntington Road, Woodbridge
6.7	A200/23	6 Weller Crescent, Maple

Moved By: Member Brandon Bell  
 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**

<b>ITEM: 6.1</b>	<b>FILE NO.: A136/23</b> <b>PROPERTY: 69 KINGLY CREST WAY, WOODBRIDGE</b>
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Adjournment History: December 7, 2024

Applicant: Luigi & Consolata Maffeo

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a covered shed, including roof overhang.

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

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Rose Vella	73 Kingly Crest Way	09/22/2023	No flooding or drainage issues
Public	Frank Paguandas	10 Royal Pine venue	09/22/2023	No flooding or drainage issues

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**

Luigi & Consolata Maffeo

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A136/23:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended refusal by the planning department.
Connie & Louie Maffeo	Applicant Representation		Summary of Application Addressed Planning Recommendations.

The following points of clarification were requested by the Committee:

<b>Committee Member</b>	<b>Addressed to:</b>	<b>Point of Clarification/Comments:</b>
Steve Kerwin	Development Planning	Requested overview of Development Planning recommendations.
Brandon Bell	Planning	Requested clarification on previous approval at 2 Royal Pine Avenue.
Brandon Bell	Committee	Commented that the structure was open on all sides, there are no drainage concerns from staff and noted that he did not share the same concerns as Development Planning.
Jordan Kalpin	Committee	Requested clarification on whether some of the existing paving stones could be removed to provided screening.

Jordan Kalpin	Development Planning	Requested clarification on whether there was sufficient space to plant a hedge/tree.
Steve Kerwin	Committee	Commented that he agrees with Development Planning recommendations.
Brandon Bell	Applicant Representation	Encouraged applicant to install screening (plantings)

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. A136/23 for 69 Kingly Crest Way, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: Jordan Kalpin Opposed; Steve Kerwin, Vice Chair, refrained from voting in accordance with Section 7.7 of the Committee of Adjustment Procedural By-law.

Members Absent from Hearing: Assunta Perrella

<b>ITEM: 6.2</b>	<b>FILE NO.: A164/23</b> <b>PROPERTY: 3 REDELMEIER COURT, MAPLE</b>
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Adjournment History: None

Applicant: Galina, Eduard, Yosef & Sofiya Gandelman

Agent: Aduard Gandelman

Purpose: Relief from the Zoning By-law is being requested to permit a proposed deck and access stairs in the rear yard. Relief from the Zoning By-law is being requested to permit a proposed deck and access stairs in the rear yard.

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

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> <small>(mm/dd/yyyy)</small>	<b>Summary</b>
Public	Jiyeong Koh,	12 Fanning Mills Court	11/29/2023 & 02/20/2024	Letter of Objection
Public	Haiwen Li	6 Fanning Mills Court	02/12/2024	Letter of Objection

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**

Edward Gendelman

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A164/23:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Edward Gendelman	Applicant Representation		Summary of Application Address Letters of Objection

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

Moved By: Brandon Bell

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. A164/23 for 3 Redelmeier Court, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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: Assunta Perrella

<b>ITEM: 6.3</b>	<b>FILE NO.: A203/23</b> <b>PROPERTY: 51 HILLSIDE AVENUE, CONCORD</b>
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Adjournment History: None

Applicant: Amaninder & Rasneet Bharj

Agent: Mechways Inc.

Purpose: Relief from the Zoning By-law is being requested to permit a proposed deck and access stairs in the rear yard. Relief from the Zoning By-law is being requested to permit a proposed deck and access stairs in the rear yard.

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

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Janet MacIlroy	47 Hillside Avenue	02/16/2024	Letter of Objection

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**  
Syed Shams

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A164/23:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Syed Shams	Applicant Representation		Summary of Application Address Public Letter of Objection

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

Moved By: Jordan Kalpin  
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. A203/23 for 51 Hillside Avenue, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

<b>#</b>	<b>DEPARTMENT / AGENCY</b>	<b>CONDITION(S) DESCRIPTION</b>
		All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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 ( <b>see condition chart below for contact</b> ). 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 <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . 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: <a href="#">Service Connections   City of Vaughan</a> 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. 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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>
2	Parks, Forestry and Horticulture Operations <a href="mailto:ryan.cochrane@vaughan.ca">ryan.cochrane@vaughan.ca</a>	Obtain a tree removal permit from the Forestry division.

**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: Assunta Perrella



**Other Business**

Education Session rescheduled to Thursday, March 14, 2024, at 4:30 p.m.

**Motion to Adjourn**

Moved By: Jordan Kalpin  
Seconded By: Brandon Bell

THAT the meeting of Committee of Adjustment be adjourned at 6:53 p.m., and the next regular meeting will be held on March 14, 2024

**Motion Carried**

**February 22, 2024 Meeting Minutes were approved at the March 14, 2024 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**