

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Mar 14, 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>DRAFT</p>	
<p>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>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault None</p> <p>Bernd Paessler Nicholas Del Prete</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
N/A		

Adoption of February 22, 2024, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of February 22, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.4	A160/22	8261 Hwy 50, Vaughan **Adjourned to April 4, 2024 to accommodate statutory public notice.
6.5	A177/23	5841 Kirby Road, Vaughan **Adjourned to April 4 hearing to permit time to address Development Planning comments.
6.7	A185/23	113 Twin Hills Crescent, Woodbridge **Adjourned to April 24, 2024 to permit time to address Development Planning comments.
6.13	B001/24	777 New Westminster Drive, Thornhill **Adjourned to April 4, 2024 to permit time to address Development Engineering & Planning comments.

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
6.10	A198/23	28 Malaren Road, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A001/24	13 Boone Crescent, Kleinburg
6.2	A002/24	23 Findhorn Crescent, Maple
6.3	A006/24	8265 Islington Avenue, Vaughan
6.6	A182/23	1 Golfer's Gate, Thornhill
6.8	A188/23	10 Bradwick Drive, Concord
6.9	A191/23	8 Campbell Avenue, Thornhill
6.11	A205/23	84 Timber Lane, Woodbridge
6.12	A206/23	177 Siderno Crescent, Woodbridge
6.14	B002/24	784 Centre Street, Thornhill

Moved By: Member Steve Kerwin
 Seconded By: Member Jordan Kalpin

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: 6.10	FILE NO.: A198/23 PROPERTY: 28 MALAREN ROAD, MAPLE
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Adjournment History: None

Applicant: Rodolfo & Rose Bussoli

Agent: Ozren Stambuk

Purpose: Relief from the Zoning By-law is being requested to permit an existing accessory structure (shed) and the enclosure of an existing concrete deck located in the rear yard. Relief from the Zoning By-law is being requested to permit an existing accessory structure (shed) and the enclosure of an existing concrete deck located in the rear yard.

***See the Notice of Decision for breakdown of approved variances.**

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: Development Planning	
Nature of Correspondence: Comments & Recommendations	
Date Received: 03/04/2024	

Applicant Representation at Hearing:

Ozren Stambuk

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A198/23:

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.
Rodolfo & Rose Bussoli & Ozren Stambuk	Applicant Representation		<ul style="list-style-type: none"> - Provided Summary of Application - Addressed Development Planning comments, spoke to the merits of the application and need to block sound of neighbouring pool equipment, mosquitos and strong winds.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Planning	Requested clarification on the proposed increase in lot coverage based on previous approval A267/15.
Assunta Perrella	Planning	Requested clarification on historical approvals in the area.
Jordan Kalpin	Planning	Requested clarification on total lot coverage calculation for proposed development and whether staff could support increase in coverage if shed was removed.

Steve Kerwin	Applicant Representation	Requested clarification on the proposed enclosure of the concrete deck.
Assunta Perrella	Committee	Provided history of lot coverage approvals in the Old Maple area and opined that the proposal before the Committee would set a precedent.

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. A198/23 for 28 Malaren Road, Maple be **PARTIALLY APPROVED**, whereby Variance # 1, as modified to permit the proposed shed, Variance #2 and Variance #3 are **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:

These variances are approved, as it is the opinion of the Committee that, with the above noted conditions of approval, these variances meet 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.

AND THAT Variance #1 as applied for is **REFUSED** as the variance is not minor in nature, does not maintain the general intent and purpose of the Zoning By-law, and is not desirable and appropriate for the development of the land.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 6:50 p.m., and the next regular meeting will be held on April 4, 2024.

Motion Carried

March 14, 2024, Meeting Minutes were approved at the April 4, 2024, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: