

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Nov 16, 2023</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Pravina Attwala Christian Tinney Nicholas Del Prete</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of October 19, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of October 19, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

6.19	A282/22	293 Castlehill Road, Maple *Adjourned to January 11, 2024 to permit time for applicant to make revisions to proposal.
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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	A040/23	108 Esther Crescent, Thornhill, Thornhill
6.3	A129/23	71 Dorengate Drive, Woodbridge
6.5	A143/23	11260 Jane Street
6.10	A154/23	34 Oxbow Court, Woodbridge
6.17	A169/23	3 Ahchie Court, Maple
6.18	A170/23	4 Ahchie Court, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A126/23	74 Casa Nova Drive, Woodbridge
6.4	A139/23	97 Rosshaven Crescent, Woodbridge
6.6	A144/23	307 Wycliffe Avenue, Woodbridge
6.7	A146/23	217 Copper Ridge Drive, Woodbridge
6.8	A151/23	32 Villandry Crescent, Maple
6.9	A152/23	7685 Martin Grove Road, Woodbridge
6.11	A157/23	250 Blue Willow Drive, Woodbridge
6.12	A158/23	122 Purple Creek Road, Woodbridge
6.13	A159/23	4535 Hwy 7, Vaughan
6.14	A163/23	144 Pierre Berton Boulevard, Kleinburg
6.15	A165/23	120 Stephanie Boulevard, Woodbridge
6.16	A168/23	2901 Rutherford Road, Vaughan
6.20	B021/23	2 Commerce Street, 30-150 Interchange Way, Concord

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

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

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

CARRIED

ITEM: 6.1	FILE NO.: A040/23 PROPERTY: 108 ESTHER CRESCENT, THORNHILL
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Adjournment History: None

Applicant: Avraham and Shoshana Kutner

Agent: Idels Architect Incorporated (Richard Idels)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed second storey addition located at the rear of existing dwelling, ground floor addition located at the front of the existing dwelling and the existing front yard landscaping. Relief from the Zoning By-law is being requested to permit a proposed second storey addition located at the rear of existing dwelling, ground floor addition located at the front of the existing dwelling and the existing front yard landscaping.

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Lipton	97 Esther Crescent	11/15/2023	Letter of Support
Public	Siegried Romick	100 Esther Crescent	11/15/2023	Letter of Support
Public	Shifra Robinowz	101 Esther Crescent	11/15/2023	Letter of Support
Public	Harry Roz	105 Esther Crescent	11/15/2023	Letter of Support
Public	Yural Kelnerman	107 Esther Crescent	11/15/2023	Letter of Support
Public	Eileen Nemzer	118 Esther Crescent	11/15/2023	Letter of Support
Public	Kim Faber	120 Esther Crescent	11/15/2023	Letter of Support
Public	Michael Ehrentreu	123 Esther Crescent	11/15/2023	Letter of Support
Public	Zack Garelick	125 Esther Crescent	11/15/2023	Letter of Support
Public	John Marshall	105 Esther Crescent	11/15/2023	Letter of Objection

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

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Richard Idels (Remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A040/23:

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.
Richard Idels	Applicant Representation		Summary of Application Address Public Letter of Objection

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

Moved By: Steve Kerwin

Seconded By: Brandon Bell

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

THAT Application No. A040/23 for 108 Esther Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	Obtain a tree 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: None

ITEM: 6.3	FILE NO.: A129/23 PROPERTY: 71 DORENGATE DRIVE, WOODBRIDGE
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Adjournment History: None

Applicant: MHBC Planning Limited (Daniel Della Torre)

Agent: David McKay

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

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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
Public	Claudia Storto (on behalf of her father)	75 Dorengate Drive	11/16/2023	Photos

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

David Mackay (Remote)

Persons Before the Committee:

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

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
David Mackay	Applicant Representation		Summary of Application Addressed public comments
Claudia Storto	Public	65 Firglen Ridge	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Opposed to variances 1 & 2 ▪ Development does not conform to OP Policies 2.1.3.2, 2.1.3.3, 2.2.5, 9.1.2.1 and 9.1.2.2 ▪ Opined variances 1 & 2 not minor ▪ Impact of proposed height of structure (from grade) ▪ Development not consistent with character of area ▪ Have not reviewed Arborist Report ▪ Cedar hedge does not provide sufficient screening ▪ Loss of privacy ▪ Visual impact ▪ Reviewed previous OLT Orders pertaining to A037/22 (17 Winterlude

			Court) and A168/21 (40 Johnswood Crescent) ▪ Impact on mental health
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The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Steve Kerwin	Applicant Representation	Requested clarification on why construction of structure continued.

Moved By: Steve Kerwin

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

THAT Application No. A129/23 for 71 Dorengate Drive, Woodbridge be **REFUSED**.

Motion Failed (No Seconder)

Moved 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. A129/23 for 71 Dorengate Drive, Woodbridge be **APPROVED**, together with the following conditions of approval:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

Motion Failed (No Seconder)

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT Application No. A129/23 for 71 Dorengate Drive, Woodbridge be **ADJOURNED SINE DIE**, to permit time for applicant to address comments provided by neighbour.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.5	FILE NO.: A143/23 PROPERTY: 11260 JANE STREET, VAUGHAN
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Adjournment History: None

Applicant: Jane Street Nominee Inc

Agent: KLM Planning Partners Inc. (Billy Tung)

Purpose: Relief from the Zoning By-law is being requested to permit reduced parking requirements devoted to employment use to facilitate the construction of two proposed buildings, to be used for industrial and warehouse uses. Relief is also required to facilitate related Site Plan Applications DA.23.011 and DA.23.012. Relief from the Zoning By-law is being requested to permit reduced parking requirements devoted to employment use to facilitate the construction of two proposed buildings, to be used for industrial and warehouse uses. Relief is also required to facilitate related Site Plan Applications DA.23.011 and DA.23.012.

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Billy Tung (in person)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A143/23:

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.
Billy Tung	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Applicant Representation	Reviewed staff request for adjournment
Jordan Kalpin	Applicant Representation	Questioned the urgency of the proposal
Brandon Bell	Applicant Representation	Questioned status of site plan approval process and whether additional variances would be required to finalize this process. Recommended including the following condition: That all comments on the related Site Development Applications be addressed to the

		satisfaction of the Development Planning Department.
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Moved By: Brandon Bell
 Seconded By: Steve Kerwin

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

THAT Application No. A143/23 for 11260 Jane Street, 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 Michelle.perrone@vaughan.ca	That all comments on the related Site Development Applications be addressed to the satisfaction of the Development Planning 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: 6.10	FILE NO.: A154/23 PROPERTY: 34 OXBOW COURT, WOODBRIDGE
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Adjournment History: None

Applicant: Caroline Hanna

Agent: Permit Works (Kelvin Lo)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed balcony at the rear of the existing dwelling. Relief from the Zoning By-law is being requested to permit a proposed balcony at the rear of the existing dwelling.

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Dongho Kim	26 Oxbow Court	11/06/2023	Letter of Objection

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Alvin Tanoko (Remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A154/23:

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.
Alvin Tanoko (Remote)	Applicant Representation		Summary of Application

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

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

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

THAT Application No. A154/23 for 34 Oxbow Court, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		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 (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	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
2	Development Planning Joshua.cipolletta@vaughan.ca	That the final Arborist Report be approved to the satisfaction of the Development Planning 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: 6.17 & 6.18	FILE NO.: A169/23 & A170/23 PROPERTY: 3 & 4 AHCHIE COURT, MAPLE
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Adjournment History: None

Applicant: Dufferin Vistas Ltd.

Agent: Lucas And Associates (Glenn Lucas)

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

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	John Karkoutlian	19 Lady Bianca Crt	11/14/23	Letter of Objection

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Glen Lucas (Remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A169/23:

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.
Glen Lucas	Applicant Representation		Summary of Application Addressed public comments
John Karkoutlian	Public	19 Lady Bianca Court	Registered but did not attend hearing (was called during hearing to confirm attendance)

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

Moved By: Brandon Bell

Seconded By: Steve Kerwin

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

THAT Application No. A169/23 & A179 for 3 and 4 Ahchie Court, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<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>		
	<p>Development Engineering jonal.hall@vaughan.ca</p>	<ol style="list-style-type: none"> <li data-bbox="662 384 1541 693">1. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca. <li data-bbox="662 693 1541 1255">2. The Owner/Applicant shall submit an application for a Service Connection and obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections 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.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:20 p.m., and the next regular meeting will be held on December 7, 2023.

Motion Carried

November 16, 2023 Meeting Minutes were approved at the December 7, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: