

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: April 20, 2023</p> <p>Time: 6:00 p.m.</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>DRAFT</b></p>	
<p align="center"><b>Committee Member &amp; Staff Attendance</b></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:                  Planning Staff in Attendance:</p>	<p>Christine Vigneault                  Lenore Providence                  Greg Segganfredo                  David Harding                  Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of March 16 and 20, 2023 Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: Vice Chair S. Kerwin  
 Seconded By: Member M. Milunsky

THAT the minutes of the Committee of Adjustment Meeting of March 16, 2023, and March 20, 2023, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the April 20, 2023 Hearing:**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.3	A016/23 / 10680 Islington Avenue, Vaughan	April 24, 2023	To accommodate statutory public notice.
6.4	A019/23 / 167 National Drive, Woodbridge	April 24, 2023	To accommodate statutory public notice.
6.6	A022/23 / 27 Main Street, Kleinburg	April 24, 2023	To accommodate statutory public notice.
6.8	A026/23 / 56 Netherford Road, Maple	April 24, 2023	To accommodate statutory public notice.
6.12	A272/22 / 23 Redelmeier Court, Maple	May 11, 2023	To accommodate statutory public notice & applicant representation.
6.15	A316/22 / 10 Pierre Berton Blvd, Kleinburg	April 24, 2023	To accommodate statutory public notice.

**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
6.5	A020/23	98 Panorama Crescent, Woodbridge
6.11	A033/23	29 Orleans Circle, Woodbridge
6.16	A341/22	26 Cherhill Drive, Maple
6.18	A343/22	90 Sofia Olivia Crescent, Maple
6.20	B017/22	5875 Hwy 7, Vaughan
6.21	B018/22	5875 Hwy 7, Vaughan

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.1	A006/23	147 Vaughan Mills Road, Woodbridge
6.2	A014/23	1 Rosshaven Crescent, Woodbridge
6.7	A024/23	11 Tarbert Road, Maple
6.9	A030/23	8750 Jane Street, Unit 20, Vaughan
6.10	A031/23	519 North Rivermede Road, Concord
6.13	A288/22	310 Discovery Trail, Maple
6.14	A315/22	98 Dorengate Drive, Woodbridge
6.17	A342/22	50 Painted Pony Trail, Kleinburg
6.19	B004/23	3255 Rutherford Road, Vaughan

Moved By: Member S. Kerwin  
 Seconded By: Member J. Kaplin

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

THAT the items **not** requiring separate discussion be **APPROVED**, together with all recommended conditions of approval, as it is the opinion of the Committee that these applications meet all four tests under Section 45(1) of the Planning Act.

**CARRIED**

<b>ITEM: 6.5</b>	<b>FILE NO.: A020/23</b> <b>PROPERTY: 98 PANORAMA CRESCENT</b>
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Adjournment History: None

Address: 98 Panorama Cr. Woodbridge

Applicant: Lisa Marchese and Rachid Wehbi

Agent: Lisa Wehbi

Purpose: Relief from the Zoning By-law is being requested to permit a swimming pool, the location of pool equipment and a retaining wall.

**The subject lands are zoned R4(EN) – Forth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.642 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres. [Section 4.21, 3.]	To permit a minimum rear yard setback of 1.31 metres to a pool.
2	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres. [Section 4.21, 3.]	To permit a minimum interior side yard setback of 1.47 metres to a pool (North side).
3	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres. [Section 4.21, 3.]	To permit a minimum interior side yard setback of 1.39 metres to a pool (South side).
4	Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres. [Section 4.1.2, b.]	To permit a minimum interior side yard setback of 0.5 metres to pool equipment.
5	A retaining wall greater than 1.0 metre in height shall be setback an equal distance to the height of the highest portion of the retaining wall. [Table 4-1]	To permit a rear and interior side yard setback of 0.0 metres to a retaining wall 1.2 metres in height.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Antonio and Carolina Pedo	118 Panorama Crescent	02/28/2023	Letter of Support
Public	Maurizzio Colorsai	102 Panorama Crescent	02/28/2023	Letter of Support
Public	Gino & Carol Pellegrino	94 Panorama Crescent	04/15/2023	Letter of Objection
Public	Carolina Pedo	118 Panorama Crescent	04/18/2023	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
Department: Planning Department Nature of Correspondence: Recommending Support Date Received: April 16, 2023

**Applicant Representation at Hearing:**  
Rachid Wehbi

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A020/23:

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.
Rachid Wehbi	Applicant Representation		Summary of Application Address public comments
Carol Pellegrino	Public	94 Panorama Cr Vaughan, Ontario L4H 1J9	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Height of retaining wall</li> <li>▪ Alteration of grading (drainage issues)</li> <li>▪ Structural soundness of wall</li> <li>▪ Potential of pool overflow</li> <li>▪ Loss of sunlight</li> <li>▪ Noise from wind tunnel created by retaining wall</li> <li>▪ Loss of property enjoyment</li> <li>▪ Esthetic and visual impact of retaining wall</li> </ul>

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 how wind sound could be alleviated and the height of retaining wall.
Member J. Kaplin	Applicant Representation	Requested clarification on the slop of the property prior to the retaining wall being constructed and historical drainage issues.

Moved By: Vice Chair S. Kerwin

Seconded By: Member B. 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. A020/23 for 98 Panorama Cr. Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

**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

<b>ITEM: 6.11</b>	<b>FILE NO.: A033/23</b> <b>PROPERTY: 29 ORLEANS CIRCLE, WOODBRIDGE</b>
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Adjournment History: None

Address: 29 Orleans Crcl. Woodbridge

Applicant: Michael and Gabriella Fraidakis

Agent: GTA Design & Engineering (Nabil Mamiza)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed addition to the existing dwelling, being an attached cabana and swimming pool.

**The subject lands are zoned R2A–Residential Zone and subject to the provisions of Exception 14.928 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback is 7.5m to the rear addition. Section 7.2.3 Table 7.4	To permit a minimum rear yard setback of 1.2m to the rear addition.
2	The minimum required interior side yard setback is 1.2m to the rear addition. Section 7.2.3 Table 7.4	To permit a minimum interior side yard setback of 0.60m to the rear addition.
3	An outdoor swimming pool shall only be permitted in the rear yard of a lot.	To permit the outdoor swimming pool that will not be in the rear yard of the lot

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Samantha Gera & Denish Bhausar	23 Orleans Circle	02/22/23	Letter of Support

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Planning Department Nature of Correspondence: Recommending Refusal Date Received: April 19, 2023

**Applicant Representation at Hearing:**  
GTA Design & Engineering (Nabil Mamiza)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A033/23:

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.
Bill (Nabil) Mamiza	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

<b>Committee Member:</b>	<b>Addressed to:</b>	<b>Point of Clarification:</b>
Vice Chair S. Kerwin	Planning	Requested clarification on why refusal is being recommended.
Member M. Milunsky	Building Standards	Requested clarification on why pool considered to be located in side yard.
Chair A. Perrella	Applicant Representation	Provided applicant opportunity to adjourn application.

Moved By: Vice Chair S. Kerwin

Seconded By: Member B. Bell

THAT Application No. A033/23 for 29 Orleans Crcl. Woodbridge be **ADJOURNED, SINE DIE**, to permit the applicant time to address Planning Department concerns.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

<b>ITEM: 6.16</b>	<b>FILE NO.: A341/22</b> <b>PROPERTY: 26 CHERHILL DRIVE, MAPLE</b>
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Adjournment History: None

Address: 26 Cherhill Dr. Maple

Applicant: Chris & Aphrodite Mikroyiannakis

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit an existing cabana.

**The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.295 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum required interior side yard setback for the Residential Accessory structure is 2.4m. Section 4.1.2 1b.	To permit a minimum interior side yard setback of 1.37m to the Residential accessory structure.
2	The maximum building height for the Residential Accessory structure is 3.0m. Section 4.1.4 1.	To permit a maximum building height of 3.39m for the Residential accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Adrian & Anahita Jakibchuck	30 Cherhill Drive	03/01/23	Letter of Objection/Concern

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: Planning Department Nature of Correspondence: Recommending Approval Date Received: April 16, 2023

**Applicant Representation at Hearing:**

Chris Tsatsanis

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A341/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Chris Tsatsanis	Applicant Representation		Summary of Application
Adrian Jakibchuk	Public	30 Cherhill Dr Maple , Ontario L6A 1H6	In Support of Application subject to the recommended conditions of approval from Development Planning.

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

Moved By: Vice Chair S. Kerwin

Seconded By: Member M. 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. A341/22 for 26 Cherhill Dr. 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 (<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.</p>		
1	Development Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	<p>That prior to the issuance of a building permit, the Owners shall submit a letter of undertaking to carry out the following within 1 year of the issuance of said building permit:</p> <ul style="list-style-type: none"> <li>a) Plant twelve (12) coniferous trees 2.5 metres in height of a species satisfactory to the Urban Design Division - Development Planning Department in the location depicted in the Site Plan attached to this decision;</li> <li>b) Construct a privacy screening fence (2.4 m wide by 1.8 m high) and submit photographic evidence to the satisfaction of the Development Planning Department confirming its construction; and</li> <li>c) Submit photographic evidence to the satisfaction of the Urban Design Division of Development Planning Department confirming the completion of the planting works.</li> </ul>
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<p>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 Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</p>

**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



<b>ITEM: 6.18</b>	<b>FILE NO.: A343/22</b> <b>PROPERTY: 90 SOFIA OLIVIA CRESCENT, MAPLE</b>
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Adjournment History: None

Address: 90 Sofia Olivia Cr. Maple

Applicant: Sophia Lee

Agent: LAND DESIGN CANADA (Anthony Zambri)

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

**The subject lands are zoned R1 and subject to the provisions of Exception 14.850 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	The minimum required interior side yard setback for the residential accessory structure is 2.4m. 4.1.2 1 b	To permit an interior side yard setback of 1.23m to the residential accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Yifu & Ming	1 Sofia Olivia Crescent	04/15/2023	Letter of Objection
Public	N/A	16 Sofia Olivia Crescent	04/15/2023	Letter of Objection
Public	Lily So	23 Sofia Olivia Crescent	04/15/2023	Letter of Objection
Public	Lewanna Mashaud	8 Sofia Olivia Crescent	04/18/2023	Letter of Objection
Public	Ina Ronen Fairblum	N/A	04/19/2023	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
Department: Planning Department Nature of Correspondence: Recommending Approval Date Received: April 17, 2023

**Applicant Representation at Hearing:**

Land Design Canada (Anthony Zambri)

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A343/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Anthony Zambri	Applicant Representation		Summary of Application Addressed public concerns
Xiao Dan and Le He	Public	16 Sofia Olivia Cr Vaughan , Ontario L6A 4T2	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Visual impact of cabana on their kitchen window</li> <li>▪ Loss of privacy</li> </ul>

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> <li>▪ Initiation of construction (installing posts)</li> <li>▪ Loss of enjoyment of property</li> </ul>
Joseph and Lewanna Mashaud	Public	8 Sofia Olivia Cr Vaughan , Ontario L6A 4T2	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Obstruction of view</li> <li>▪ Overcrowding of space between neighbours</li> <li>▪ Setting precedence</li> <li>▪ Initiation of construction (installing posts)</li> </ul>

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 the initiation of construction prior to permit.
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on the intention of the proposed side yard setback (at 1.23 metres).

Moved By: Vice Chair S. Kerwin  
 Seconded By: Member J. 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. A343/22 for 90 Sofia Olivia Cr. 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. 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:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	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 Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> .

**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:

<b>ITEM: 6.20</b>	<b>FILE NO.: B017/22</b> <b>PROPERTY: 5875 HWY 7, VAUGHAN</b>
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Adjournment History: March 2, 2023

Address: 5875 Hwy 7 Vaughan

Applicant: Bostar Inc. (Riccardo Bozzo)

Agent: Weston Consulting Inc. (Sabrina Sgotto)

Purpose: Consent is being requested for an easement over Parts 1 to 11, inclusive, on the draft reference plan submitted with the application (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 131 Regalcrest Court (dominant land).

The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

<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	Pound & Stewart Planning (Phil Stewart)	305 Renfrew Drive, Suite 101, Markham	04/19/2023	Letter of Support subject to recommended conditions of approval from Development Engineering.
Applicant / Authorized Agent	Jessica Damaren		04/18/2023	Summary of Application

<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:**  
Weston Consulting Inc. (Jessica Damaren)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B017/22:

<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.
Jessica Damaren	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 B. 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. B017/22 for 5875 Hwy 7 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
<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><b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b></p>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirm the legal description of the lands subject to the easement (servient lands).</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/applicant shall provide proof of an agreement or easement documents between Bostar Inc. at 5875 Highway 7 and Westlake Pipe and Fittings at 131 Regalcrest Court, including sufficient language to clearly describe the nature of the shared servicing &amp; access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement.</li> </ol>
3	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**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

<b>ITEM:</b>	<b>FILE NO.: B018/22</b> <b>PROPERTY: 5875 HWY 7, VAUGHAN</b>
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Adjournment History: March 2, 2023

Address: 5875 Hwy 7 Vaughan

Applicant: Bostar Inc. (Riccardo Bozzo)

Agent: Weston Consulting (Sabrina Sgotto)

Purpose: Consent is being requested for an easement over Parts 1 to 11, inclusive, on the draft reference plan submitted with the application (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 155 Regalcrest Court (dominant land).

The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

<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	Pound & Stewart Planning (Phil Stewart)	305 Renfrew Drive, Suite 101, Markham	04/19/2023	Letter of Support
Applicant / Authorized Agent	Jessica Damaren		04/18/2023	Presentation to Committee

<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
Department: Engineering Department Nature of Correspondence: Revised Comments (amended condition of approval) Date Received: April 18, 2023

**Applicant Representation at Hearing:**  
Weston Consulting Inc. (Jessica Damaren)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B018/22:

<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.
Jessica Damaren	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 B. 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. B018/22 for 5875 Hwy 7 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
<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><b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b></p>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirm the legal description of the lands subject to the easement (servient lands).</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/applicant shall provide proof of an agreement or easement documents between Bostar Inc. at 5875 Highway 7 and Westlake Pipe and Fittings at <b>155</b> Regalcrest Court, including sufficient language to clearly describe the nature of the shared servicing &amp; access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement.</li> </ol>
3	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**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: Vice Chair S. Kerwin

Seconded By: Member M. Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:17 p.m., and the next regular meeting will be held on April 24, 2023.

**Motion Carried**

**April 20, 2023 Meeting Minutes to be approved at the May 11, 2023 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**