

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: April 24, 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>City Clerk/Acting Secretary Treasurer: Acting Secretary Treasurer: Zoning Staff in Attendance: Planning Staff in Attendance: Planning Staff in Attendance:</p>	<p>Todd Coles Lenore Providence Lindsay Haviland David Harding Joshua Cipolletta</p>
<p>Members / Staff Absent:</p>	<p>Christine Vigneault, Secretary Treasurer</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of April 20 & 24, 2023 Minutes

Adoption of April 20, 2023, and April 24, 2023, minutes will take place at the May 11, 2023 hearing.

Adjournments / Deferrals from the April 24, 2023 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.2	A019/23 / 167 National Drive, Woodbridge	May 11, 2023	To accommodate review of revised submission.
6.5	A272/22 / 23 Redelmeier Court, Maple	May 11, 2023	To accommodate statutory public notice.

ITEM: 6.1	FILE NO.: A016/23 PROPERTY: 10680 ISLINGTON AVE, VAUGHAN
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Adjournment History: None

Address: 10680 Islington Ave. Vaughan

Applicant: Harmeet Malhans, Gurprit Malhans, Charan Malhans & Alessandra Ocampo

Agent: Andrew Solari, Charlie Bancheri & Christopher Marchese

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana, swimming pool, a retaining wall and proposed reduction to landscaping requirements.

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood), subject to Exception 14.307, under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In the R1B zone, any portion of a yard in excess of 135.0 m2 shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1].	To permit the area in excess of 135.0 m2 of the rear yard to be comprised of a minimum of 55.50% soft landscape.
2	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres [Section 4.1.4.1]	To permit a maximum height of 3.82 metres for a residential accessory structure.
3	A retaining wall that is greater than 1 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 retaining wall with a height of 2.17 metres to be setback a minimum of 0.43 metres.
4	A maximum driveway width of 9.0 metres is required for a lot with a frontage of 12.0 metres or greater [Table 6-7].	To permit a maximum driveway width of 9.80 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:

Andrew Solari

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A016/23:

Name	Position/Title	Address (Public)	Nature of Submission
Lenore Providence	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Andrew Solari	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. A016/23 for 10680 Islington Avenue, 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 Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall submit a 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 the grading permit link provided above 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: 6.3	FILE NO.: A022/23 PROPERTY: 27 MAIN STREET, KLEINBURG
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Adjournment History: None

Address: 27 Main St. Kleinburg

Applicant: Stonebrooke Homes Ltd. (Robert DiToro)

Agent: Contempo Studio (Marin Zabzuni)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a second storey addition to the existing dwelling, including a deck and increased maximum driveway width.

The subject lands are currently zoned R1B(EN) - First Density Residential Zone (Established Neighbourhood), and subject to exception 14.525 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum encroachment of an uncovered platform permitted is 2.4 metres into the required rear yard. [Table 4-1]	To permit an uncovered platform (deck) with a 0.0 metre rear yard setback.
2	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required front and rear yard. [Table 4-1]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required front and rear yards.
3	The minimum front yard setback required is 8.71 metres. [Section 4.5]	To permit a minimum front yard setback of 7.72 metres.

The subject lands are currently zoned R1, Residential Zone under By-law 1-88 as amended.

	Zoning By-law 1-88	Variance requested
4	The maximum encroachment of a deck permitted is 1.8 metres into the required rear yard. [Section 3.14 c)]	To permit a deck with a 0.0 metre rear yard setback.
5	The maximum encroachment of a deck permitted is 1.8 metres into the required exterior side yard. [Section 3.14 c)]	To permit a deck to encroach a maximum of 2.66 metres into the required exterior side yard (adjacent to greenway block).
6	The maximum encroachment of eaves and gutters permitted is 0.5 metres into the required rear yard. [Section 3.14 a)]	To permit eaves and gutters to encroach a maximum of 0.76 metres into the required rear yard.
7	The maximum lot coverage permitted is 30.0%. [Schedule 'A' Note 12]	To permit a maximum lot coverage of 30.26%.
8	A maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [Section 4.1.4 f) i)]	To permit a maximum driveway width of 6.44 metres at the street curb and a curb cut.

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: Recommends Approval Date Received: April 21, 2023

Applicant Representation at Hearing:

Contempo Studio (Marin Zabzuni)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A022/23:

Name	Position/Title	Address (Public)	Nature of Submission
Lenore Providence	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Marin Zabzuni	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 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. A022/23 for 27 Main St. 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
<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 lan.reynolds@vaughan.ca	The Owner/applicant shall submit a 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@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.
3	TRCA Kristen.Regier@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA to authorize 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: None

Members Absent from Hearing: None

ITEM: 6.4	FILE NO.: A026/23 PROPERTY: 56 NETHERFORD ROAD, MAPLE
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Adjournment History: None

Address: 56 Netherford Rd. Maple

Applicant: Linda Holt

Agent: Rebecca Muise, David Small Designs

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling (with attached garage and covered porch), cabana, and swimming pool.

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 23% is required [Table 7-3].	To permit a maximum lot coverage of 27.45%
2	A maximum height of 8.5 metres is required [Section 4.5.1.b.]	To permit a maximum height of 9.08 metres for the dwelling.
3	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m. [Section 4.1.4.1].	To permit a maximum height of 3.81 metres for a residential accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Gerry Schiller		04/19/2023	Lot coverage concern in general

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	Gerry Schiller		04/19/2023	Lot coverage concern in general

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

Applicant Representation at Hearing:

Rebecca Muise, David Small Designs
Peter Giordano

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A026/23:

Name	Position/Title	Address (Public)	Nature of Submission
Lenore Providence	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Peter Giordano	Applicant Representation		Summary of Application Addressed Public Comments

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. A026/23 for 56 Netherford Rd. 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 Rex.bondad@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 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 DEPermits@vaughan.ca.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@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: 6.6	FILE NO.: A316/22 PROPERTY: 10 PIERRE BERTON BLVD, KLEINBURG
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Adjournment History: None

Address: 10 Pierre Berton Blvd. Kleinburg

Applicant: Rom-Grand Kipling Two Ltd.

Agent: Malone Given Parsons Ltd. (Joan MacIntrye & Angela Fang)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed residential (townhouse) development and to facilitate site plan application DA.22.051.

The subject lands are zoned RM1 and subject to the provisions of Exception 14.1040 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Street Townhouse Dwelling is not Permitted. [Section 7.3.1]	To permit a Street Townhouse Dwelling.
2	A minimum lot area of 100m ² per unit is permitted. [Section 7.3.3]	To permit a minimum lot area of 97.0 m ² per unit for Block 3.
3	A minimum lot frontage of 30.0 metres is permitted. [Section 7.3.3]	To permit a minimum lot frontage of 5.54 metres for Blocks 1 and 2.
4	A minimum lot frontage of 30.0 metres is permitted. [Section 7.3.3]	To permit a minimum lot frontage of 6.3 metres for Block 3.
5	A minimum rear yard setback of 7.5 metres is required. [Section 7.3.3]	To permit a minimum rear yard setback of 5.0 metres for Block 1.
6	A minimum rear yard setback of 7.5 metres is required. [Section 7.3.3]	To permit a minimum rear yard setback of 5.4 metres for Block 2.
7	A minimum interior side yard setback of 7.5 metres where an RM1 zone abuts any other Residential Zone, except another RM1 or RM2 zone. (Block 1 unit 1) [Section 7.3.3]	To permit a minimum interior side yard setback of 3.0 metres where an RM1 zone abuts any other Residential Zone, except another RM1 or RM2 zone (Block 1 Unit 1).
8	A minimum interior side yard setback of 1.2 metres is required. [Section 7.3.3]	To permit a minimum interior side yard setback of 0.0 metres.
8	A minimum exterior side yard setback of 3.0 metres is required. [14.1040]	To permit a minimum exterior side yard setback of 1.2 metres for Block 2.
9	A minimum exterior side yard setback of 3.0 metres is required. [14.1040]	To permit a minimum exterior side yard setback of 1.5 metres for Block 3.
10	A maximum lot coverage of 50% is permitted. [Section 7.3.3]	To permit a maximum lot coverage of 54% for Block 1.
11	A maximum lot coverage of 50% is permitted. [Section 7.3.3]	To permit a maximum lot coverage of 80% for Block 3.
12	A minimum of 90% of the required amenity area shall be provided as a common space. [Section 4.3.2]	To permit a minimum of 0% of the required amenity area to be provided as common space.
13	A minimum landscaped area of 10% is permitted. [Section 7.3.3]	To permit a minimum landscaped area of 5% for Block 3.
14	A minimum landscape strip width of 3.0 metres along a lot line which abuts a street line is required. [Section 7.3.3]	To permit a minimum landscape strip width of 1.5 metres along a lot line which abuts a street line for Block 3
15	A minimum landscape strip width of 3.0 metres along a lot line which abuts a street line is required. [Section 7.3.3]	To permit a minimum landscape strip width of 1.2 metres along a lot line which abuts a street line for Block 2 unit 12.
16	A minimum of 0.1 Short Term Bicycle parking spaces per dwelling unit is required for Multiple Family Dwellings. [Section 6.5]	To permit a minimum of 0.0 Short Term Bicycle parking spaces per dwelling unit for Multiple Family dwellings.

#	Zoning By-law 01-2021	Variance requested
17	A minimum of 0.5 Long Term Bicycle parking spaces per dwelling unit is required for Multiple Family Dwellings. [Section 6.5]	To permit a minimum of 0.0 Long Term Bicycle parking spaces per dwelling unit for Multiple Family dwellings.
18	A maximum width of 40.0 metres for the front main wall of a block of multiple-unit townhouse dwellings is permitted. [Section 7.3.3]	To permit a maximum width of 52.2 metres for the front main wall of a block of multiple-unit townhouse dwellings.
19	A balcony is permitted to encroach into the minimum required rear yard up to a maximum of 1.5 metres. [Section 4.13]	To permit a balcony to encroach into the minimum required rear yard up to a maximum of 1.6 metres.

	Zoning By-law 1-88	Variance requested
20	A minimum amenity area of 90m ² per unit is required. [Section 4.1.6]	To permit a minimum amenity area of 28m ² per unit for Blocks 1 and 2.
21	A minimum amenity area of 90m ² per unit is required. [Section 4.1.6]	To permit a minimum amenity area of 14m ² per unit for Block 3.
22	A covered porch is permitted to encroach 0.0 metres into the required front yard [Section 3.14]	To permit a covered porch to encroach 0.1 metres into the required front yard for Block 3.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Alessandra Ghazarian	70 Streamside Street	04/18/2023	Presentation to Committee
Public	Claire Cerzosimo	62 Streamside Street	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: Development Planning Nature of Correspondence: Recommends Approval Date Received: April 24, 2023

Applicant Representation at Hearing:

Paul DeMelo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A316/22:

Name	Position/Title	Address (Public)	Nature of Submission
Lenore Providence	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Paul De Melo	Applicant Representation		Summary of Application Presentation to Committee In response to public comments, applicant agreed to redesign/relocate the balcony on TH1 of Block 1.
Alessandra Ghazarian	Public	70 Streamside Street	Opposed to Application Presentation to Committee Concerns Raised:

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> ▪ Loss of Privacy ▪ Requested 15' trees established along the property line where 6' trees are proposed
Diego De Marco	Public	62 Streamside Street	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of Privacy (windows adjacent to side yard) ▪ Increased traffic and insufficient guest parking provided concerns ▪ Request increase buffering
Chiara (Claire) Cerzosimo	Public	62 Streamside Street	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of Privacy (balcony overlooking backyard) ▪ Spill over parking concerns ▪ Noise pollution due to proximity of balcony
Mohana Senthil Kumar	Public	74 Streamside Street	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Concerns regarding the existing single lane with an increase in traffic and problems with street parking on single lane ▪ Ask to know if the City will increase the width of the street. ▪ Requested an increase to the 6' fence
Joseph Di Chiazza	Public	2 Grace Lake Court	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Increase traffic concerns ▪ Insufficient guest parking provided, concerns of spill over street parking
Rupesh Patel	Public	17 Pierre Berton Boulevard	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Collectively as a whole, the application is not minor. ▪ Concerns with the number of variances
Hellas Uddin	Public	58 Streamside Street	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of Privacy (request increase side yard) ▪ Original plan of 15 units increased to 28 units should not be allowed

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 whether the fence height could be altered.
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on the balconies being altered, the type of home ownership (i.e. freehold) and the location of windows on the proposed end units.
Member B. Bell	Planning	Requested clarification on the following: <ol style="list-style-type: none"> 1. Circulation date of related site plan application and deadline for comments; 2. Consideration of public comments as part of staff review; 3. Confirmation if related site plan approval comments have been addressed; 4. Future holding provisions and conditions for removal; and 5. If similar approvals exist where zoning was altered to this extent to accommodate a use that is not permitted.

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. A316/22 for 10 Pierre Berton Blvd. 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
<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 Planning Joshua.cipolletta@vaughan.ca	That all comments on Site Development Application DA.22.051 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering lan.reynolds@vaughan.ca	The Owner/Applicant shall obtain approval for the related Site Development Application (DA.22.051) from the Development Engineering (DE) Department.
3	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$1250.00 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

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: Member B. Bell

THAT the meeting of Committee of Adjustment be adjourned at 7:37 p.m., and the next regular meeting will be held on May 11, 2023.

Motion Carried

April 24, 2023 Meeting Minutes to be approved at the May 11, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: