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|---|---|
|  | <b>Committee of Adjustment Minutes</b><br>Hearing Date: May 11, 2023<br>Time: 6:00 p.m.<br><br>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> .<br><br>In the event of technical difficulties an audio/video recording may not be available. |
| <b>DRAFT</b>  |   |
| <b>Committee Member &amp; Staff Attendance</b>                                    |   |
| Committee Members:  | Assunta (Sue) Perrella (Chair)<br>Stephen Kerwin (Vice-Chair)<br>Brandon Bell<br>Jordan Kalpin  |
| Secretary Treasurer:<br>Administrative Coordinator in Attendance:                 | Christine Vigneault<br>None   |
| Zoning Staff in Attendance::<br>Planning Staff in Attendance::                    | Sarah Scauzillo<br>Roberto Simbana  |
| Members / Staff Absent:   | Mark Milunsky   |

**Disclosure of Pecuniary Interest**

| Member       | Item # / File                             | Nature of Interest                  |
|--------------|---|-------------------------------------|
| Steve Kerwin | Item 6.2, A019/23<br>(167 National Drive) | Public participant known to member. |

**Adoption of May 11, 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 May 11, 2023, be adopted as circulated.

**Motion Carried.**

**Adjournments:**

| Item | File No. | Adjournment Information   |
|------|----------|---|
| 6.3  | A023/23  | Adjourned to June 1 to accommodate statutory public notice and submission of an Arborist Report |
| 6.12 | A326/22  | Adjourned to June 22 to permit time to accommodate review of revised submission                 |

**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                        |
|-------|----------|---------------------------------|
| 6.2   | A019/23  | 167 National Drive, Woodbridge  |
| 6.6   | A046/23  | 138 Thornridge Drive, Thornhill |
| 6.8   | A051/23  | 194 Polo Crescent, Woodbridge   |
| 6.10  | A272/22  | 23 Redelmeier Court, Maple      |
| 6.11  | A322/22  | 23 Jackson Street, Maple        |

**Approval of Items Not Requiring Separate Discussion**

| Item: | File No: | Property                             |
|-------|----------|--------------------------------------|
| 6.1   | A002/23  | 50 Clarence Street, Woodbridge       |
| 6.4   | A038/23  | 326 Jevlan Drive, Woodbridge         |
| 6.5   | A042/23  | 110 Retreat Blvd, Woodbridge         |
| 6.7   | A047/23  | 310 Woodgate Pines Drive, Kleinburg  |
| 6.9   | A245/22  | 623 Pleasant Ridge Avenue, Thornhill |
| 6.13  | A328/22  | 3940 Hwy 7, Vaughan                  |

Moved By: Steve Kerwin  
Seconded By: Brandon Bell

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 these applications are considered to conform to Section 45, 51 and 53 of the Planning Act, as applicable.

**CARRIED**

|                  |   |
|------------------|---|
| <b>ITEM: 6.2</b> | <b>FILE NO.: A019/23</b><br><b>PROPERTY: 167 NATIONAL DRIVE, WOODBRIDGE</b> |
|------------------|---|

Adjournment History: April 20 & 24, 2023

Applicant: Carmelo and Milena Calabro

Agent: FrankFranco Architects (Francesco Di Sarra)

Purpose: Relief from the Zoning By-law is being requested to permit an architectural/design element (landscape wall) to support enclosed exit stairs and enclosed ramp to underground garage.  
**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

| <b>Public Correspondence</b>                                    |                      |  |                      |
|---|----------------------|--|----------------------|
| *Public correspondence received and considered by the Committee |                      |  |                      |
| <b>Name</b>   | <b>Address</b>       | <b>Date Received</b><br>(mm/dd/yyyy)   | <b>Summary</b>       |
| Ken & Elinore Wragge  | 182 National Drive   | 04/21/2023<br>05/10/2023               | Letters of Objection |
| Maria & Boris Guitline  | 136 National Drive   | 04/21/2023<br>05/04/2023               | Letters of Objection |
| Pasqua & Randy Melchior   | 160 National Drive   | 04/20/2023<br>05/03/2023               | Letters of Objection |
| Lou Pompili   | #1901-5000 Yonge St. | 04/18/2023<br>04/19/2023<br>04/26/2023 | Letters of Objection |
| Nick & Fiorella Marinelli                                       | 135 National Drive   | 04/21/2023                             | Letter of Objection  |
| Roy & Joan Hintsa   | 198 National Drive   | 04/21/2023<br>05/05/2023               | Letters of Objection |
| Sylvia Kada   | 215 National Drive   | 04/21/2023<br>05/04/2023               | Letters of Objection |
| Anna Bortolus   | 25 Hanson Court      | 05/10/2023                             | Letter of Objection  |
| Christopher Dew,<br>The National Golf Club of Canada            | 134 Clubhouse Road   | 05/09/2023                             | Letter of Objection  |

| <b>Late Public Correspondence</b>  |                 |                                      |  |
|--|-----------------|--------------------------------------|--|
| * Public Correspondence received after the correspondence deadline<br>(Deadline: Noon on the last business day prior to the scheduled hearing) |                 |                                      |  |
| <b>Name</b>  | <b>Address</b>  | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>   |
| Rose Savage,<br>National Estates Ratepayers Association  | 39 Buck's Place | 05/11/2023                           | Summary of Presentation to Committee (spoke in opposition) |

| <b>Staff &amp; Agency Correspondence (Addendum)</b>                                   |  |
|---|--|
| * Processed as an addendum to the Staff Report  |  |
| Department: Planning<br>Nature of Correspondence: Comments<br>Date Received: 05/10/23 |  |

**Applicant Representation at Hearing:**  
Frank Di Sarra

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A019/23:

| 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.   |
| Frank Di Sarra                                       | Applicant Representation |                      | Summary of Application<br>Addressed Public /Committee Comments  |
| Lou Pompili  | Public                   | #1901-5000 Yonge St. | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Reviewed plans submitted by the applicant and page 5 of the justification report.</li><li>▪ Objected to encroachments into the 15m front yard setback (including garage, exit stairs, driveway and part of the home (entrance of home and bedroom on second floor).</li><li>▪ Opined variances not minor and that architecturally variances could be mitigated.</li><li>▪ House is not located on table land which is a concern that should be addressed.</li><li>▪ Objected to front yard setback, homes on the street maintain by-law requirements for front yard setback.</li></ul> |
| Randy Melchior                                       | Public                   | 160 National Drive   | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Those on street have opposed the application.</li><li>▪ Not opposed to home but concerned with proximity of wall to road.</li><li>▪ Wall could be redesigned.</li><li>▪ Opined that the distance and height of wall is not minor.</li><li>▪ Concerned that multiple houses could be approved based on provincial updates to legislation.</li><li>▪ Requested clarification on the height of the wall.</li><li>▪ Proposal not in keeping with the Zoning By-law.</li></ul>  |
| Rose Savage, National Estates Ratepayers Association | Public                   | 39 Buck's Place      | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Expressed concern setting precedence</li><li>▪ Impact on erosion, wildlife habitats and movement.</li><li>▪ Impact on the character of the established neighborhood.</li><li>▪ A modest single-family home could be development without the requirement of variances.</li><li>▪ Changing landscape from soft to hard will impact water movement, stormwater, waterflow to neighbouring golf course and may cause erosion.</li></ul>  |

The following points of clarification were requested by the Committee:

| Committee Member | Addressed to:            | Point of Clarification/Comments:   |
|------------------|--------------------------|--|
| Jordan Kalpin    | Applicant Representation | Requested clarification on the changes made during the review process and whether the proposed trees will grow to cover/hide the wall. |
| Brandon Bell     | N/A                      | Opined that the variances fail to maintain the intent and purpose of the front yard setback  |

| Committee Member | Addressed to: | Point of Clarification/Comments:  |
|------------------|---------------|---|
|                  |               | requirement, creating a condition that is not minor or desirable. Requested that the applicant finalize planting plan and consider ways to orient the dwelling to reduce impact on streetscape so that it is more compatible with neighborhood. |

Steve Kerwin (Member) declared a conflict, as a public participant was known to him. Mr. Kerwin left the room prior to the approval taking place.

Moved 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. A019/23 for 167 National Drive, Woodbridge be **REFUSED** for the following reasons:

- Application does meet the general intent and purpose of the Zoning By-law;
- Application is not desirable; and
- Application is not minor in nature.

Motion failed to receive a seconder. Motion failed.

Moved By: Jordan Kalpin  
Seconded By: Assunta Perrella

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. A019/23 for 167 National Drive, 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.<br><br>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  | Committee of Adjustment<br><a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>                        | That the applicant submit the outstanding adjournment fee of \$591.00 (April 20 & 24 hearing).   |
| 2  | Development Planning<br><a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a> | That the final Replanting Plan be approved to the satisfaction of the Development Planning Department.   |
| 3  | Development Engineering<br><a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>        | 1. 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> .<br>2. The Owner / Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to apply (online portal or email) for the required service connections within the subject property in accordance with the City’s Design Criteria Standards, which must include the submission |

| # | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|---|---|---|
|   |   | of a Servicing and Lot Grading Plan. The Development Inspection and Grading Division will provide a cost estimate for the installation of the required services to the Owner / Applicant. The Owner / Applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner / Applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid.  |
| 4 | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | <ol style="list-style-type: none"><li>1. For the new proposed tree removals, the applicant/owner shall obtain clearance from the Policy Planning and Special Programs division as this area is designated as a Significant Woodlot.</li><li>2. The applicant/owner will be required to obtain a retroactive Private Property Tree Removal &amp; Protection permit through the Forestry Division. This is due to multiple days of unauthorized tree removal that occurred on and around April 6th 2021, which was in direct contravention of By-law 052-2018 and the City's 2018 Tree Protection Protocol.</li></ol> |
| 5 | TRCA<br><a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a>  | <ol style="list-style-type: none"><li>1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.</li><li>2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.</li></ol>   |
| 6 | York Region<br><a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a>                                   | Prior to final approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed dwelling.  |

**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: Brandon Bell  
Members Absent from Hearing: Mark Milunsky (Absent) Steve Kerwin (Declared Conflict)

|                  |   |
|------------------|---|
| <b>ITEM: 6.6</b> | <b>FILE NO.: A046/23</b><br><b>PROPERTY: 138 THORNTRIDGE DRIVE, THORNHILL</b> |
|------------------|---|

Adjournment History: None

Applicant: Liangyan Shui

Agent: Frank Feng

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

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

| <b>Public Correspondence</b><br>*Public correspondence received and considered by the Committee |                    |                                      |                     |
|---|--------------------|--------------------------------------|---------------------|
| <b>Name</b>   | <b>Address</b>     | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>      |
| Zuzana Gaspar   | 41 Helena Gardens. | 05/05/23                             | Letter in Objection |

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

| <b>Staff &amp; Agency Correspondence (Addendum)</b><br>* Processed as an addendum to the Staff Report |  |
|---|--|
| Department: Planning<br>Nature of Correspondence: Comments<br>Date Received: 05/10/2023               |  |

**Applicant Representation at Hearing:**  
Frank Feng

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A046/23:

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

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. A046/23 for 138 Thornridge Drive, Thornhill, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|---|---|---|
| It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit. |   |   |
| 1   | Development Engineering<br><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> . |
| 2   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Obtain a tree removal/protection permit from the forestry division  |

**For the following Reasons:**  
**(DELETE – MV)** 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: Mark Milunsky



|                  |  |
|------------------|--|
| <b>ITEM: 6.8</b> | <b>FILE NO.: A051/23</b><br><b>PROPERTY: 194 POLO CRESCENT, WOODBRIDGE</b> |
|------------------|--|

Adjournment History: None

Applicant: Charles & Nada Di Maria

Agent: Verus Design Inc. (Daniel Venturuzzo)

Purpose: Relief from the Zoning By-law is being requested to permit an existing cabana.  
**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

| Public Correspondence   |   |                               |                     |
|---|---|-------------------------------|---------------------|
| *Public correspondence received and considered by the Committee |   |                               |                     |
| Name  | Address   | Date Received<br>(mm/dd/yyyy) | Summary             |
| Ralph Greco   | 182 Polo Crescent   | 05/02/2023                    | Letter of Objection |
| Rob Costabile   | 188 Polo Crescent   | 05/02/2023                    | Letter of Objection |
| Unknown   | Unknown   | 05/05/2023                    | Letter of Objection |
| Anna Palmieri-Salerno   | 164 Polo Crescent   | 05/10/2023                    | Letter in Support   |
| John Arcadi   | 57 Velmar Drive   | 05/09/2023                    | Letter in Support   |
|   | 54 Green Manor Crescent, 216 Village Green Drive, 51 Mellings Drive and 1 Colucci Drive | 05/10/2023                    | Petition in Support |

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

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

**Applicant Representation at Hearing:**  
Daniel Venturuzzo

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A051/23:

| 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.<br><br>Read comments provided by Josie Lacaria (58 Polo Crescent) in Request to Speak Form (did not attend hearing) |
| Daniel Venturuzzo   | Applicant Representation |                   | Summary of Application<br>Addressed public and Committee comments.  |
| Robert Costabile    | Public                   | 188 Polo Crescent | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>Provided presentation to Committee</li><li>Opined incorrect measurements taken from top of slab</li><li>Loss of enjoyment of yard</li></ul>                        |

| Name | Position/Title | Address (Public) | Nature of Submission  |
|------|----------------|------------------|---|
|      |                |                  | <ul style="list-style-type: none"><li>▪ Loss of view</li><li>▪ Creation of drainage and grading issues</li><li>▪ Impact on property values</li><li>▪ Loss of sunlight/shadowing</li><li>▪ Impact on character of neighbourhood</li><li>▪ Protection of zoning standards</li><li>▪ Development insensitive</li></ul> |

The following points of clarification were requested by the Committee:

| Committee Member | Addressed to:            | Point of Clarification:  |
|------------------|--------------------------|--|
| Assunta Perrella | Planning                 | Requested clarification on whether the measurements were accurate.   |
| Steve Kerwin     | Applicant Representation | Requested clarification on whether the applicant had any intent to minimize the length of the cabana and if the applicant wanted to adjourn the application. |

Moved By: Steve Kerwin  
Seconded By: Jordan Kalpin

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

**THAT** Variance #1 (as identified in the Notice of Decision) pertaining to Application No. A051/23 for 194 Polo Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following condition(s):

| # | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION  |
|---|--|---|
|   | All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. 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<br><a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@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> . |

**REASONS:**

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

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance is acceptable for the appropriate development of the subject lands.
4. The requested variance is minor in nature.

**AND THAT** Variance #2 (as identified in the Notice of Decision) pertaining to Application No. A051/23 for 194 Polo Cr Woodbridge be **REFUSED**, as it is the opinion of the Committee that this variance fails to meet all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will not be maintained.

2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance is not acceptable for the appropriate development of the subject lands.
4. The requested variance is not minor in nature.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

|                   |   |
|-------------------|---|
| <b>ITEM: 6.10</b> | <b>FILE NO.: A272/22</b><br><b>PROPERTY: 23 REDELMEIER COURT, MAPLE</b> |
|-------------------|---|

Adjournment History: March 2, April 20 & 24, 2023.

Applicant: Richard & Yuin Yee Cheung

Agent: Michael Guido

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

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

| <b>Public Correspondence</b>                                    |   |                                      |   |
|---|---|--------------------------------------|---|
| *Public correspondence received and considered by the Committee |   |                                      |   |
| <b>Name</b>   | <b>Address</b>  | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>  |
| Paul Koffman  | 2 Fanning Mills Circle  | 02/26/23                             | Letter of Objection                                       |
| Jiyeong Koh   | 12 Fanning Mills Circle   | 02/25/23                             | Letter of Objection                                       |
| Feng Xin  | 16 Fanning Mills Circle   | 02/25/23                             | Letter of Objection                                       |
| Feng Xin  | 16 Fanning Mills Circle   | 03/02/23                             | Letter <b>retracting objection</b> letter dated 02/25/23. |
| Nick Minchella  | 28 Fanning Mills Circle   | 02/24/23                             | Letter of Objection                                       |
| Ebrahim Motaharynia   | 28 Fanning Mills Circle   | 02/24/23                             | Letter of Objection                                       |
| Zaheed Alibahi  | 32 Fanning Mills Circle   | 03/01/23                             | Letter of Objection                                       |
| Marjan Asmani Gowhartaj   | 48 Fanning Mills Circle   | 02/28/23                             | Letter of Objection                                       |
| Mohammad Mahdi  | N/A   | 02/28/23                             | Letter of Objection                                       |
| Zaheed Alibahi  | 32 Fanning Mills Circle   | 03/01/23                             | Presentation in support of Objection Letter               |
| Marjan Asmani Gowhartaj   | 48 Fanning Mills Circle   | 04/11/23                             | Record of Complaint (received through Access & Privacy)   |
| Jiyeong Koh   | 12 Fanning Mills Circle   | 04/29/2023                           | Letter <b>retracting objection</b> letter dated 02/25/23. |
| Jessica Liu   | 23 Redelmeier Court   | 04/11/2023                           | Letter of Support   |
| Multiple  | 3, 8, 11, 12, 15, 16, 20, 22 Redelmeier Court, 5, 36, 39, 42, 47, 76, 3, 99 Foley Crescent, 0, 12, 22, 25, 26, 52, 7, 68, 69, 71 Fanning Mills Circle, 18, 76, 80, 0, 96, 98, 102 Via Romano Blvd |                                      | Petition of Support                                       |
| Applicant   |   |                                      | Presentation Materials                                    |

| <b>Late Public Correspondence</b>  |             |                |                                      |                |
|--|-------------|----------------|--------------------------------------|----------------|
| * Public Correspondence received after the correspondence deadline<br>(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><br>(mm/dd/yyyy) | <b>Summary</b> |
| None   |             |                |                                      |                |

| <b>Staff &amp; Agency Correspondence (Addendum)</b>                                     |  |
|---|--|
| * Processed as an addendum to the Staff Report  |  |
| Department: Planning<br>Nature of Correspondence: Comments<br>Date Received: 05/10/2023 |  |

**Applicant Representation at Hearing:**  
Michael Guido

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A272/22:

| 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.   |
| Michael Guido       | Applicant Representation |                         | Summary of Application<br>Address public and Committee comments.  |
| Zaheed Alibhai      | Public                   | 32 Fanning Mills Circle | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Provided presentation to Committee</li><li>▪ Loss of privacy</li><li>▪ Loss of enjoyment of property</li><li>▪ Requested that trees be higher to cover the deck.</li></ul> |
| Marjan Asmani       | Public                   | 48 Fanning Mills Circle | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Loss view</li><li>▪ Loss of privacy</li><li>▪ Impact on property values</li></ul>  |

The following points of clarification were requested by the Committee:

| Committee Member | Addressed to:            | Point of Clarification:  |
|------------------|--------------------------|--|
| Assunta Perrella | Applicant Representation | Requested clarification on the history of construction, why permits were not obtained and when the deck was built.                   |
| Assunta Perrella | Planning                 | Requested clarification on whether there were similar developments in the neighbourhood. Expressed concern about setting precedence. |
| Jordan Kalpin    | Planning                 | Requested clarification on whether a variance would be required to support 2.11m projection (of deck).                               |
| Assunta Perrella | Planning                 | Requested clarification on whether the height of trees could be increased to 4 metres.   |

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. A272/22 for 23 Redelmeier 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 “ <b>if required</b> ”. 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.<br><br>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 Planning<br><a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a> | 1. 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: <ul style="list-style-type: none"><li>a. Plant cedar hedge trees at least 2 metres in height in the location depicted in the Site Plan attached to this decision to the satisfaction of the Urban Design Division - Development Planning Department; and</li><li>b. Submit photographic evidence to the satisfaction of the Urban Design</li></ul> |

| # | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
|---|--|--|
|   |  | Division of Development Planning<br>Department confirming the completion of the planting works.  |
| 2 | TRCA<br><a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a> | 1. That the applicant provides the required fee amount of \$660 payable to the Toronto and Region Conservation Authority.<br>2. That the applicant obtains a permit for TRCA pursuant to Ontario Regulation 166/06 for the proposed works. |

**For the following Reasons:**

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.

Motion did not receive a seconder. Motion failed.

Moved By: Brandon Bell

THAT Application No. A272/22 for 23 Redelmeier Court, Maple be **REFUSED**, as it is the opinion of the Committee that this application does not meets all four tests under Section 45(1) of the Planning Act.

Motion did not receive a seconder. Motion failed.

Moved By: Jordan Kalpin  
Seconded By: Steve Kerwin

THAT Application No. A272/22 for 23 Redelmeier Court, Maple be **ADJOURNED TO JUNE 1, 2023**, to permit time for Development Planning to confirm the maximum height of the cedar hedge that can be supported by way of condition.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: Mark Milunsky

|                   |   |
|-------------------|---|
| <b>ITEM: 6.11</b> | <b>FILE NO.: A322/22</b><br><b>PROPERTY: 23 JACKSON STREET, MAPLE</b> |
|-------------------|---|

Adjournment History: None

Applicant: Frank & Livia Belcamino

Agent: Faraz Pouyandeh

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a cabana and swimming pool.

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

| <b>Public Correspondence</b>                                    |                        |                                      |                                  |
|---|------------------------|--------------------------------------|----------------------------------|
| *Public correspondence received and considered by the Committee |                        |                                      |                                  |
| <b>Name</b>   | <b>Address</b>         | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>                   |
| Franca Carapellucci   | 9880, Keele Street     | 05/09/2023                           | Letter/Email of Objection        |
| Vince Garofalo  | 9882, Keele Street     | 05/09/2023<br>(a.m.)                 | Letter/Email of Objection        |
| Vince Garofalo  | 9882, Keele Street     | 05/09/2023<br>(p.m.)                 | Letter/Email of Objection        |
| Natalie Waite   | 9888 Keele Street      | 05/09/2023                           | Letter/Email of Objection        |
| Gabriela Lozneau and Mihnea Licu                                | 9902 Keele Street      | 05/09/2023                           | Letter/Email of Objection        |
| Frank Belcamino   | See Petition           | 05/10/23                             | Petition in Support              |
| Ada Ruzza, Maple Village Homeowners Association                 | 9880-9918 Keele Street | 05/09/2023                           | Letter in Objection, Photographs |
| Maple Village Homeowners Association                            | 9880-9918 Keele Street | 05/09/2023                           | Photographs                      |

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

| <b>Staff &amp; Agency Correspondence (Addendum)</b>                                     |  |
|---|--|
| * Processed as an addendum to the Staff Report  |  |
| Department: Planning<br>Nature of Correspondence: Comments<br>Date Received: 05/10/2023 |  |

**Applicant Representation at Hearing:**  
Faraz Pouyandeh

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A322/22:

| <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. |
| Faraz Pouyandeh     | Applicant Representation |                         | Summary of Application<br>Addressed public and Committee comments.  |
| Vince Garofalo      | Public                   | 9882, Keele Street      | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>Property annexed by fence</li></ul>            |



| Name  | Position/Title | Address (Public)  | Nature of Submission  |
|---|----------------|-------------------|---|
|   |                |                   | <ul style="list-style-type: none"><li>▪ Hedges and shrubs planted on neighbouring properties.</li><li>▪ Requested adjournment to permit time for owners to meet with applicant to discuss issues.</li></ul>   |
| Mirella Mosca –<br>(on behalf of<br>Maple Village<br>Homeowners<br>Association) | Public         | 9886 Keele Street | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Construction taking place prior to obtaining a permit.</li><li>▪ Size of cabana (compared to garage).</li><li>▪ Encroachment onto property line.</li><li>▪ Potential of development to not adhere to Building Code.</li><li>▪ Location of cabana.</li><li>▪ Trees planted on neighbouring property line.</li></ul> |
| Rubi Abril  | Public         | 9894 Keele Street | Advised that the proposal did not impact them.  |
| Diana Leon  | Public         | 9912 Keele Street | Opposed to Application<br><br><b>Comments:</b> <ul style="list-style-type: none"><li>▪ Private easements to be respected.</li><li>▪ Wall on west side needs to be repaired and access should be provided to accommodate accessible parking spot.</li></ul>  |

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. A322/22 for 23 Jackson Street, 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.<br><br>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<br><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: Mark Milunsky

**Other Business**

In response to an email inquiry, the Secretary Treasurer reviewed the vote for Item 6.2, A019/23 (167 National Drive, Woodbridge).

Assunta Perrella, Chair, clarified her intention was to second the motion for approval for Item 6.2, A019/23 (167 National Drive, Woodbridge).

**Motion to Adjourn**

Moved By: Brandon Bell

Seconded By: Steve Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 8:32 p.m., and the next regular meeting will be held on June 1, 2023.

**Motion Carried**

**May 11, 2023 Meeting Minutes were approved at the June 1, 2023 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**