

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Apr 25, 2024</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p>DRAFT</p>	
<p>Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p> <p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault None</p> <p>Sean Fitzpatrick Nicholas Del Prete & Alyssa Pangilinan</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

None

Adoption of April 4, 2024, 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 April 4, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

None

Call for Items Requiring Separate Discussion

**Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item:	File No:	Property
6.1	B023/23	555 Nashville Road, Kleinburg
6.2	A192/23	555 Nashville Road, Kleinburg
6.3	A193/23	555 Nashville Road, Kleinburg
6.7	A036/24	207 Lisa Crescent, Thornhill

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.4	A012/24	57 Napier Street, Kleinburg
6.5	A021/24	9 Rosshaven Crescent, Woodbridge
6.6	A026/24	126 Klein's Ridge, Kleinburg
6.8	A044/24	7575 Hwy 27 Bldg C, Vaughan
6.9	A047/24	105 Kilmuir Gate, Woodbridge
6.10	A207/23	351 New Enterprise Way, Woodbridge

Moved By: Member Steve Kerwin
 Seconded By: Member Mark Milunsky

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

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

CARRIED

ITEM: 6.1	FILE NO.: B023/23 PROPERTY: 555 NASHVILLE ROAD, KLEINBURG
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Adjournment History: None

Applicant: Marcela Diaz

Agent: Punya Marahatta

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 1,865.40 square metres. The retained parcel is approximately 1,865.19 square metres. The existing dwelling on the retained lands is to be demolished. Consent is being requested to sever a parcel of land for residential purposes approximately 1,865.40 square metres. The retained parcel is approximately 1,865.19 square metres. The existing dwelling on the retained lands is to be demolished.

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

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

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

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

Applicant Representation at Hearing:
Punya Marahatta

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B023/23:

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.
Punya Marahatta	Applicant Representation		Summary of Application Addressed public comments
Amar Jaiswal	Public	78 English Daisy Court	Requested Clarification Concerns Raised: <ul style="list-style-type: none"> ▪ Impact on Privacy ▪ Future Development

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

Moved By: Brandon Bell
Seconded By: Steve Kerwin

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

THAT Application No. B023/23 for 555 Nashville Road, 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>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</p>		
1	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 3. That Minor Variance Application(s) A192/23 and A193/23 are approved at the same time as the Consent application and become final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section christian.tinney@vaughan.ca	<ol style="list-style-type: none"> 1. A surveyor’s certificate of lot areas, frontages, and depth as per the definitions in Section 3.0 of Bylaw 001-2021, as amended is required in order to confirm compliance with the by-law. 2. A demolition permit shall be obtained for the existing dwelling and shall be demolished as well as the required permit shall be closed.
3	Development Planning Nicholas.delprete@vaughan.ca	<p>That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the subject lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.</p>
4	Real Estate francesca.laratta@vaughan.ca	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.</p>
5	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. Consent Application B023/23 shall be read in conjunction with Minor Variance Application A192/23 and A193/23. 2. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE in order to clear this condition. 3. The Owner shall convey a 9.05 metre section of the existing 0.3m reserve as per the approved and deposited Draft Reference Plan to allow legal access to the site along Whisper Lane municipal road allowance to the City of Vaughan at no cost and free of charge and encumbrance to the City. 4. The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access. 5. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca. The Final Lot Grading and/or Servicing Plan will be required for

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.
6	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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). 2. 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).
7	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1. Applicant/owner shall supply an arborist report to the satisfaction of the forestry division. 2. Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any demolition/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: 6.2	FILE NO.: A192/23 PROPERTY: 555 NASHVILLE ROAD, KLEINBURG
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Adjournment History: None

Applicant: Marcela Diaz

Agent: Punya Marahatta

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained lands to facilitate Consent Application B023/23. Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained lands to facilitate Consent Application B023/23.

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

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

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

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

Applicant Representation at Hearing:

Punya Marahatta

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A192/23:

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.
Punya Marahatta	Applicant Representation		Summary of Application Addressed public comments
Amar Jaiswal	Public	78 English Daisy Court	Requested Clarification Concerns Raised: <ul style="list-style-type: none"> ▪ Impact on Privacy ▪ Future Development

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

Moved By: Brandon Bell

Seconded By: Steve Kerwin

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

THAT Application No. A192/23 for 555 Nashville Road, 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	Committee of Adjustment cofa@vaughan.ca	That Consent Application B023/23 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Nicholas.delprete@vaughan.ca	That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the subject lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.

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.: A193/23 PROPERTY: 555 NASHVILLE ROAD, KLEINBURG
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Adjournment History: None

Applicant: Marcela Diaz

Agent: Punya Marahatta

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B023/23. Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B023/23.

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

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

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

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

Applicant Representation at Hearing:

Punya Marahatta

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A193/23:

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.
Punya Marahatta	Applicant Representation		Summary of Application Addressed public comments
Amar Jaiswal	Public	78 English Daisy Court	Requested Clarification Concerns Raised: <ul style="list-style-type: none"> ▪ Impact on Privacy ▪ Future Development

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

Moved By: Brandon Bell

Seconded By: Steve Kerwin

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

THAT Application No. A193/23 for 555 Nashville Road, 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	Committee of Adjustment cofa@vaughan.ca	That Consent Application B023/23 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Nicholas.delprete@vaughan.ca	That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the subject lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.

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: 6.7	FILE NO.: A036/24 PROPERTY: 207 LISA CRESCENT, THORNHILL
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Adjournment History: None

Applicant: Sauzteq Orel Peretz & Luis Fernando Guzman

Agent: Mohammad Atashi

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

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

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

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

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

Applicant Representation at Hearing:
Mohammad Atashi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A036/24:

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.
Mohammad Atashi	Applicant Representation		Summary of Application
Isaac Kraus	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Parking on Street ▪ Safety ▪ Property Standards (i.e. garbage)
Luis Guzman	Owner		Addressed the concerns regarding parking and management of garbage.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation	Requested clarification on when the basement apartment was constructed.

Moved By: Steve Kerwin
 Seconded By: Mark Milunsky

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

THAT Application No. A036/24 for 207 Lisa Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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 jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Brandon Bell

THAT the meeting of Committee of Adjustment be adjourned at 6:37 p.m., and the next regular meeting will be held on May 16, 2024.

Motion Carried

April 25, 2024, Meeting Minutes were approved at the May 16, 2024, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: