

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Oct 19, 2023</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</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">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>Christine Vigneault Prabhdeep Kaur</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Catherine Saluri Michelle Perrone</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of September 21, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of September 21, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

6.14	A149/23	9929 Keele Street, Vaughan *Adjourned Sine Die to permit time to make updates to application.
6.21	B015/23	8850 Hwy 27, Vaughan *Adjourned Sine Die to permit time to make updates to application.
6.22	B016/23	8850 Hwy 27, Vaughan *Adjourned Sine Die to permit time to make updates to application.
6.23	A118/23	8850 Hwy 27, Vaughan *Adjourned Sine Die to permit time to make updates to application.
6.24	A119/23	8850 Hwy 27, Vaughan *Adjourned Sine Die to permit time to make updates to application.
6.25	A120/23	8850 Hwy 27, Vaughan *Adjourned Sine Die to permit time to make updates to application.

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:

6.4	A116/23	53 Thornridge Drive, Thornhill (called by agent)
6.6	A130/23	7420 Bathurst Street Bldg A, Vaughan
6.9	A135/23	101 Edgeley Boulevard, Concord
6.11	A140/23	4080 Hwy 7 Bldg A, Vaughan
6.16	A246/22	49 Nashville Road, Kleinburg

Approval of Items Not Requiring Separate Discussion

6.1	A009/23	89 Isernia Crescent, Woodbridge
6.2	A021/23	22 Crown Crescent, Woodbridge
6.3	A112/23	39 Kortright Place, Woodbridge
6.5	A125/23	5 Lawrie Road, Thornhill
6.7	A131/23	146 Gailcrest Circle, Thornhill
6.8	A132/23	2 Boddy Court, Woodbridge
6.10	A138/23	150 Chelwood Drive, Thornhill
6.12	A145/23	435 Cityview Boulevard, Woodbridge
6.13	A148/23	27 Little Celeste Court, Maple
6.15	A150/23	350 Hunter's Valley Road, Vaughan
6.17	A270/22	68 Cedarpoint Court, Maple
6.18	B020/22	10 Richard Lovat Court, Kleinburg
6.19	A307/22	10 Richard Lovat Court, Kleinburg
6.20	B011/23	9801 Jane Street, Bldg G, Vaughan
6.26	B018/23	8554 Huntington Road Bldg B, Vaughan
6.27	B020/23	Part Lot 11 Concession 10, Vaughan
6.28	B022/23	610 Applewood Crescent Bldg C, Concord

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: 6.4	FILE NO.: A116/23 PROPERTY: 53 THORNTRIDGE DRIVE, THORNHILL
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Adjournment History: None

Applicant: Barsam Ghalyaee

Agent: Manarch Design (Mahir Manios)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling and accessory structure (a cabana to include covered sitting area, pool bathroom / change room and backyard storage).

***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:

Mahir Manios (in person)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A116/23:

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.
Mahir Manios	Applicant Representation		Summary of Application Requested that Planning condition be waived

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

Moved By: Brandon Bell

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 Application No. A116/23 for 53 Thornridge Drive, 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.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	<p>Development Planning Michelle.perrone@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department. 2. That Consent Letters from the two neighbouring properties containing trees that will be impacted by the proposed construction, be provided to the satisfaction of the Development Planning Department.
2	<p>Development Engineering Jonal.hall@vaughan.ca</p>	<ol style="list-style-type: none"> 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 DEPermits@vaughan.ca 2. The Owner/Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at serviceconnections@vaughan.ca to apply for the required service connections for the severed and retained lands as per the City's Design Criteria Standards, which must include the submission of a servicing and lot grading plan. The Development Inspection and Lot 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. <p>Note: The Owner/Applicant is strongly encouraged to initiate the service connection request as early as possible to allow sufficient time to complete the service connection application process. Please be advised there is an expiry timeline for the Owner/applicant to initiate the service connection for the quoted estimate to remain valid. This will be noted by the Development Inspection and Lot Grading Division.</p>
3	<p>Parks, Forestry and Horticulture Operations zachary.quizetti@vaughan.ca</p>	<p>Obtain a tree removal permit from the Forestry division</p>
4	<p>TRCA Kristen.Regier@trca.ca</p>	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$950.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

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.: A130/23 PROPERTY: 7420 BATHURST STREET BLDG A, VAUGHAN
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Adjournment History: September 21, 2023

Applicant: York Region Condominium Corporation No.585

Agent: Pavlo Tourko

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

***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:

Pavlo Tourko (remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A130/23:

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.
Pavlo Tourko	Applicant Representation		Summary of Application

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. A130/23 for 7420 Bathurst Street (Bldg A), 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

Committee of Adjustment Hearing

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
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 within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at 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

ITEM: 6.9	FILE NO.: A135/23 PROPERTY: 101 EDGELEY BOULEVARD, CONCORD
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Adjournment History: None

Applicant: SmartVMC Residences (One) Inc.

Agent: Matthew Kruger

Purpose: Relief from the Zoning By-law is being requested to permit to following changes to the design of the ArtWalk, located within the Vaughan Metropolitan Centre:

Building A – Addition of one new residential floors, comprising of a two-storey residential loft

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Taha Khan		10/14/2023	Letter of concern

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

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

Applicant Representation at Hearing:

Matthew Kruger (in person)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A135/23:

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.
Matthew Kruger	Applicant Representation		Summary of Application Address public comments

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

Moved By: Brandon Bell

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. A135/23 for 101 Edgeley Boulevard, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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

Committee of Adjustment Hearing

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: 6.11	FILE NO.: A140/23 PROPERTY: 4080 HWY 7 BLDG A, VAUGHAN
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Adjournment History: None

Applicant: 5007513 Ontario Inc.

Agent: First Avenue Properties (Adam Grossi)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a second and third floor addition to the existing office building, indicated as Building A on the plans submitted.

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	President, Pine Valley Village Community Association		10/04/2023	Letter of Support
Public	Sigrid Roman	8 Louana Cres	10/18/2023	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: Comments/Recommendations Date Received: October 18, 2023

Applicant Representation at Hearing:
Adam Grossi (in person)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A140/23:

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.
Adam Grossi	Applicant Representation		Summary of Application Addressed public comments.
Sigrid Roman	Public	8 Louana Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of privacy ▪ Loss of view ▪ Safety concerns regarding location of building

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

Moved By: Steve Kerwin
Seconded By: Jordan Kalpin

Committee of Adjustment Hearing

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. A140/23 for 4080 Hwy 7 (Bldg A), Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>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	<p>Development Planning Joshua.cipolletta@vaughan.ca</p>	<p>That all comments on the subsequent Site Development Application be addressed to the satisfaction of the Development Planning Department.</p>

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.16	FILE NO.: A246/22 PROPERTY: 49 NASHVILLE ROAD, KLEINBURG
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Adjournment History: March 16, 2023

Applicant: Rosedale Media Group Inc.

Agent: IBI Group Professional Services (Canada) Inc. (Catriona Moggach)

Purpose: Relief from the Zoning By-law is being requested to permit micromanufacturing uses on the subject land (in the form of a distillery) and to facilitate related Site Plan Application DA.22.063.

***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				
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: October 18, 2023				

Applicant Representation at Hearing:

Saniel Chand (remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A246/22:

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.
Saniel Chand	Applicant Representation		Summary of Application

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

Moved By: Brandon Bell

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. A246/22 for 49 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
		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.

Committee of Adjustment Hearing

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.063) from the Development Engineering (DE) Department.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018. If entering into a TPA (Tree protection Agreement) with Development Planning, please provide a copy of the agreement.
3	Development Planning Joshua.cipolletta@vaughan.ca	That all comments on Site Development Application DA.22.063 be addressed to the satisfaction of the Development Planning Department.
4	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$610.00 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: Steve Kerwin

Seconded By: Jordan Kalpin

THAT the meeting of Committee of Adjustment be adjourned at 6:35 p.m., and the next regular meeting will be held on November 16, 2023.

Motion Carried

October 19, 2023 Meeting Minutes were approved at the November 16, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: