

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: May 16, 2024</p> <p>Time: 6:00 p.m. **Meeting started at 6:12 p.m. due to technical difficulties.</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: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Prabhdeep Kaur Niloufar Youssefi Nicholas Del Prete & Alyssa Pangilinan</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest

Adoption of April 25, 2024, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Brandon Bell
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of April 25, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.7	A137/23	Adjourned to the June 20, 2024 hearing to accommodate statutory public notice (additional variances determined after review of revised plan)

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	A007/24	15 Modesto Valley Court, Woodbridge
6.4	A033/24	50 Tansley Road, Thornhill
6.10	A185/23	113 Twin Hills Crescent, Woodbridge
6.12	A283/22	25 Shale Crescent, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A004/24	28 Janesville Road, Thornhill
6.3	A025/24	76 White Boulevard, Thornhill
6.5	A045/24	8101 Weston Road, Vaughan
6.6	A054/24	53 Dimarino Drive, Maple
6.8	A142/23	89 Rosshaven Crescent, Woodbridge
6.9	A184/23	2316 Major Mackenzie Drive, Vaughan
6.11	A202/23	7117 Bathurst Street, Vaughan

Moved By: Member Mark Milunsky
 Seconded By: Member Brandon Bell

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: 6.2	FILE NO.: A007/24 PROPERTY: 15 MODESTO VALLEY COURT, WOODBRIDGE
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Adjournment History: None

Applicant: Deepak and Leena Chopra

Agent: Lasonne Engineering Ltd.

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana, two pavillions (shown as Pavillion A and Pavillion B on the plan submitted with the application) and reduced rear yard soft landscaping requirements.

***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
Public	John	116 Julia Valentina Ave	05/15/2024	Letter of Objection

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

Applicant Representation at Hearing:

Daniel Falzon

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A007/24:

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.
Daniel Falzon	Applicant Representation		Summary of Application Addressed public written submission

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comment:
Assunta Perrella	Applicant Representation	Requested that the applicant address the letter of objection received.

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. A007/24 for 15 Modesto Valley Court, 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
<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 Engineering Rex.bondad@vaughan.ca</p>	<p>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</p>
2	<p>TRCA kristen.regier@trca.ca</p>	<p>That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.</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: 6.4	FILE NO.: A033/24 PROPERTY: 50 TANSLEY ROAD, THORNHILL
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Adjournment History: None

Applicant: Maria Vaira

Agent: Vizion Media Inc. Architectural Consulting

Purpose: Relief from the Zoning By-law is being requested to permit proposed access stairs and a walkway located in the southerly side yard to facilitate access to a secondary suite in the basement.

***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	Jogor Golfman	48 Tansely Road	05/06/2024	Letter of Support
Public	Maria Leonardo Vaira	50 Tansely Road	05/06/2024	Letter of Support

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

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

Applicant Representation at Hearing:

Raymond McCarthy

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A033/24:

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.
Raymond McCarthy	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comment:
Alyssa Pangilinan	Applicant Representation	Advised that Planning Staff have reviewed the revised plan submitted and recommend support of the application.
Brandon Bell	Applicant Representation	Advised that the industrial shed does not form part of the approval given that it can be relocated to comply with the zoning by-law.

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. A033/24 for 50 Tansley Road, 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
<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	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	Obtain a tree removal permit through the Forestry division

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: 6.10	FILE NO.: A185/23 PROPERTY: 113 TWIN HILLS CRESCENT, WOODBRIDGE
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Adjournment History: March 14, 2024

Applicant: Alfonso & Diana Giorgi

Agent: Great Room Inc.

Purpose: Relief from the Zoning By-law is being requested to permit an existing shed and cabana located in the rear yard and reduced front yard landscaping requirements.

***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		91, 105, 106, 109, 110, 114, 117, 118, 121 and 125 Twin Hills Crescent.	02/16/2024	Letters of Support
Public		101 & 105 Twin Hills Crescent	05/14/2024	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
None

Applicant Representation at Hearing:

George Shama

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A185/23:

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.
George Shama	Applicant Representation		Summary of Application Addressed public written submission in objection to the application.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comment:
Assunta Perrella	Applicant Representation	Requested that the applicant address the letter of objection received.

Moved By: Mark Milunsky

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. A185/23 for 113 Twin Hills Crescent, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering 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
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 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

ITEM: 6.12	FILE NO.: A283/22 PROPERTY: 25 SHALE CRESCENT, MAPLE
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Adjournment History: June 22, 2023

Applicant: Melita and Eyal Sager

Agent: Millennium Landscape Design & Construction

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

***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	Sari Liem	21 Shale Crescent	11/16/2022	Letter of Support
Public	Rajit Seahra	29 Shale Crescent	08/11/2022	Letter of Support
Public	Nancy Zhu	86 Valley Vista Drive	06/20/2023	Letter of Objection
Public	Sari Liem	21 Shale Crescent	11/16/2022	Letter of Support

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

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

Applicant Representation at Hearing:

Joshua Chitiz

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A283/22:

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.
Joshua Chitiz	Applicant Representation		Summary of Application Addressed public written submission in objection to the application.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comment:
Assunta Perrella	Applicant Representation	Requested that the applicant address the letter of objection received.

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. A283/22 for 25 Shale Crescent, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment cofa@vaughan.ca	Applicant to submit Adjournment Fee to reschedule the application from the June 22, 2023, hearing.
<i>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.</i>		

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 6:46 p.m., and the next regular meeting will be held on June 20, 2024.

Motion Carried

May 16, 2024, Meeting Minutes were approved at the June 20, 2024, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: