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|    | <p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: June 20, 2024</p> <p>Time: 6:00 p.m.</p>   |
| <p align="center"><b>DRAFT</b></p>  | <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p> |
| <p align="center"><b>Committee Member &amp; Staff Attendance</b></p>  |  |
| <p>Committee Members:</p>   | <p>Assunta (Sue) Perrella (Chair)<br/>                 Stephen Kerwin (Vice-Chair)<br/>                 Brandon Bell<br/>                 Jordan Kalpin<br/>                 Mark Milunsky</p>                             |
| <p>Secretary Treasurer:<br/>                 Administrative Coordinator in Attendance:<br/>                 Zoning Staff in Attendance:<br/>                 Planning Staff in Attendance:<br/>                 Planning Staff in Attendance:</p> | <p>Christine Vigneault<br/>                 Lenore Providence<br/>                 Greg Segganfredo<br/>                 Alyssa Pangilinan<br/>                 Nicholas Del Prete</p>                                     |
| <p>Members / Staff Absent:</p>  | <p>None</p>  |

**Disclosure of Pecuniary Interest**

| Member | Nature of Interest |
|--------|--------------------|
| N/A    | N/A                |

**Adoption of May 16, 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 May 16, 2024, Hearing, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the June 20, 2024 Hearing:**

| Item Number | Application Number/Address        | Adjournment Date | Reason for Adjournment                   |
|-------------|-----------------------------------|------------------|--|
| 6.14        | A066/24<br>75 Pullman Road, Maple | July 10, 2024    | To accommodate applicant representation. |

**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                          |
|-------|----------|-----------------------------------|
| 6.5   | A028/24  | 5 Keatley Drive, Maple            |
| 6.6   | A034/24  | 6 Campbell Avenue, Thornhill      |
| 6.10  | A058/24  | 62 Hawkview Boulevard, Woodbridge |
| 6.12  | A062/24  | 142 Fifth Avenue, Woodbridge      |
| 6.15  | A070/24  | 116 Farrell Road, Maple           |
| 6.18  | A076/24  | 101 Bellini Avenue, Woodbridge    |

**Approval of Items Not Requiring Separate Discussion**

| <b>Item:</b> | <b>File No:</b> | <b>Property</b>   |
|--------------|-----------------|---|
| 6.1          | A003/24         | 43 Roxana Avenue, Woodbridge                                |
| 6.2          | A011/24         | 484 Cranston Park Avenue, Maple                             |
| 6.3          | A015/24         | 16 Rimwood Circle, Maple                                    |
| 6.4          | A020/24         | 30 Oxbow Court, Woodbridge                                  |
| 6.7          | A046/24         | 77 Balderson Drive, Kleinburg                               |
| 6.8          | A052/24         | 132 Coldspring Road, Kleinburg                              |
| 6.9          | A055/24         | 185 Doughton Road & 108, 110 & 112 Maplecrete Road, Concord |
| 6.11         | A060/24         | 2701 Rutherford Road C, Vaughan                             |
| 6.13         | A065/24         | 65 Balding Boulevard, Woodbridge                            |
| 6.16         | A071/24         | 582 Rivermede Road, Concord                                 |
| 6.17         | A072/24         | 147 Findhorn Crescent, Maple                                |
| 6.19         | B004/24         | 11110 Jane Street, 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, 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**

|                  |  |
|------------------|--|
| <b>ITEM: 6.5</b> | <b>FILE NO.: A028/24</b><br><b>PROPERTY: 5 KEATLEY DRIVE MAPLE</b> |
|------------------|--|

Adjournment History: None

Applicant: Bita Rezazedenbaghael & Mohammad Vakili Rad

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a proposed gazebo in the rear yard and reduced front yard landscaping requirements.

**\*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>Correspondence Type</b>                                      | <b>Name</b>    | <b>Address</b>  | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>             |
| Public  | Property Owner | 1 Keatley Drive | 06/18/2024                           | Letter of Objection/Photos |

| <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: Development Planning<br>Nature of Correspondence: Comments/Recommendations<br>Date Received: 06/20/2024    |
| Department: Development Engineering<br>Nature of Correspondence: Comments/Recommendations<br>Date Received: 06/18/2024 |
| Department: Building Standards<br>Nature of Correspondence: Amended Comments<br>Date Received: 06/14/2024              |

**Applicant Representation at Hearing:**

Mohammad Vakili Rad

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A028/24:

| <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.  |
| Mohammad Vakili Rad | Applicant Representation |                         | <ul style="list-style-type: none"> <li>• Summary of Application</li> <li>• Addressed public written submission.</li> <li>• Applicant concurred with Development Planning recommendations.</li> </ul> |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b>     | <b>Point of Clarification/Comments:</b>  |
|--------------------------|--------------------------|--|
| Assunta Perrella         | Applicant Representation | Requested that the applicant address resident letter regarding snow removal concerns and installation of gazebo. |

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. A028/24 for 5 Keatley Drive, be **APPROVED, AS AMENDED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION  |
|---|--|---|
| 1 | Development Planning<br><a href="mailto:alyssa.pangilinan@vaughan.ca">alyssa.pangilinan@vaughan.ca</a> | <ol style="list-style-type: none"> <li>1. The applicant is to submit a revised site plan indicating compliance with the Committee of Adjustment approval pertaining to Variance 2 to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>. This plan shall form part of the Committee of Adjustment decision.</li> <li>2. Submit a Landscape Plan containing tree plantings within the soft landscape strip to the satisfaction of the Development Planning Department.</li> <li>3. Provide the Development Planning Department with satisfactory photographic evidence of the tree plantings proposed in the approved Landscape Plan.</li> </ol> |

**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

|                  |   |
|------------------|---|
| <b>ITEM: 6.6</b> | <b>FILE NO.: A034/24</b><br><b>PROPERTY: 6 CAMPBELL AVENUE, THORNHILL</b> |
|------------------|---|

Adjournment History: None

Applicant: Naftali Rabinowitz & Ella Segal-Pillemer

Agent: Evans Planning

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

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

| <b>Public Correspondence</b>                                    |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

| <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) |      |         |                               |         |
| Correspondence Type  | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None   |      |         |                               |         |

| <b>Staff &amp; Agency Correspondence (Addendum)</b>   |
|---|
| * Processed as an addendum to the Staff Report  |
| Department: Development Planning<br>Nature of Correspondence: Comments/Recommendations<br>Date Received: 06/18/2024 |

**Applicant Representation at Hearing:**

Simmy Suu, Evans Planning

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A034/24:

| 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. |
| Simmy Suu           | Applicant Representation |                  | Summary of Application  |

Christine Vigneault, Secretary Treasurer, provided the Committee with the background regarding the issuance of public notice and requested that the Committee confirm that the public notice requirements were met and satisfactory.

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

That public notice requirements for Minor Variance Application A034/24 were met given that the variances were identified in the original notice, updates were minor, and no public input has been submitted.

**Motion Carried**

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

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. A034/24 for 6 Campbell Avenue, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|---|---|--|
| 1 | Development Engineering<br><a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>                           | The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . The Final Lot Grading and/or Servicing Plan will be required for 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: <a href="#">Service Connections   City of Vaughan</a> 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. 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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> |
| 2 | Parks, Forestry and Horticulture Operations<br><a href="mailto:ryan.cochrane@vaughan.ca">ryan.cochrane@vaughan.ca</a> | That the applicant obtains 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

|                   |   |
|-------------------|---|
| <b>ITEM: 6.10</b> | <b>FILE NO.: A058/24</b><br><b>PROPERTY: 62 HAWKVIEW BLVD, WOODBRIDGE</b> |
|-------------------|---|

Adjournment History: None

Applicant: Malini Das & Monica Roque

Agent: Action Home Services Inc.

Purpose: Relief from the Zoning By-law is being requested to permit a proposed deck to be located in the rear yard.

**\*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>Correspondence Type</b>                                      | <b>Name</b>  | <b>Address</b>   | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>      |
| Public  | Jianjie Ling | 15 Moraine Drive | 06/18/2024                           | 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>Correspondence Type</b>   | <b>Name</b>  | <b>Address</b>   | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>      |
| Public   | Jianjie Ling | 15 Moraine Drive | 06/18/2024                           | Letter of Objection |

| <b>Staff &amp; Agency Correspondence (Addendum)</b> |  |  |  |  |
|---|--|--|--|--|
| * Processed as an addendum to the Staff Report      |  |  |  |  |
| None  |  |  |  |  |

**Applicant Representation at Hearing:**  
Action Home Services Inc. (Shilin Weng)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A058/24:

| <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.  |
| Shilin Weng         | Applicant Representation |                              | Summary of Application<br>Addressed public written and oral submissions.   |
| Raymond Lou         | Public                   | 15 Moraine Drive, Woodbridge | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Loss of Privacy</li> <li>▪ Obstruction to natural light</li> <li>▪ Obstruction of view</li> <li>▪ Decrease in property value</li> <li>▪ Increased noise</li> <li>▪ Construction concerns</li> </ul> |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b>     | <b>Point of Clarification:</b>  |
|--------------------------|--------------------------|---|
| Assunta Perrella         | Applicant Representation | Requested that the applicant address public written letters of concern. |

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 Application No. A058/24 for 62 Hawkview Blvd, 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 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



|                   |  |
|-------------------|--|
| <b>ITEM: 6.12</b> | <b>FILE NO.: A062/24</b><br><b>PROPERTY: 142 FIFTH AVE. WOODBRIDGE</b> |
|-------------------|--|

Adjournment History: None

Applicant: Ali Sirzad Bagheri Sadr

Agent: Mehran Heydari & Winnie Ko

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana located in the rear yard and a utility room located in the side yard (south). Relief is also being requested to permit reduced landscaping requirements in the rear yard.

**\*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>Correspondence Type</b>                                      | <b>Name</b>     | <b>Address</b>    | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>      |
| Public  | Lou Vavaroutsos | 89 Romeo Crescent | 06/18/2024                           | Letter of Support   |
| Public  | Sheila Embleton | 127 Fifth Avenue  | 06/18/2024                           | Letter of Objection |
| Public  | Duc Nguyen      | 136 Fifth Avenue  | 06/18/2024                           | Letter of Support   |
| Public  | Ashok Kumania   | 148 Fifth Avenue  | 06/18/2024                           | Letter of Support   |

| <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      |
| None  |

**Applicant Representation at Hearing:**  
PMP Design Group Inc (Mehran Heydari)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A062/24:

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

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b>        | <b>Point of Clarification:</b>   |
|--------------------------|-----------------------------|--|
| Assunta Perrella         | Applicant<br>Representation | Requested that the applicant address public written letter of concern/objection. |

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. A062/24 for 142 Fifth Avenue, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|---|---|---|
| 1 | Development Engineering<br><a href="mailto:Jonal.hall@vaughan.ca">Jonal.hall@vaughan.ca</a>                                   | 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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <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> | Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.   |

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.15</b> | <b>FILE NO.: A070/24</b><br><b>PROPERTY: 116 FARRELL ROAD, MAPLE</b> |
|-------------------|--|

Adjournment History: None

Applicant: Ruslan Gerchuk

Agent: kris He

Purpose: Relief from the Zoning By-law is being requested to permit a proposed wood deck/gazebo to be located in the rear yard.

**\*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>Correspondence Type</b>                                      | <b>Name</b>         | <b>Address</b>    | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b>       |
| Public  | Helen Zhao          | 112 Farrell Road  | 06/19/2024<br>06/07/2024             | Letter in Support    |
| Public  | Vadim Vainer        | 45 Abner- Miles   | 06/19/2024                           | Letter with Concerns |
| Public  | Victoria Fooks      | 59 Fitzmaurice Dr | 06/17/2024                           | Letter in Support    |
| Public  | Nataliya Makhalik   | 130 Farrell Road  | 06/17/2024                           | Letter in Support    |
| Public  | Jonathan Weingarten | 112 Farrell Road  | 06/18/2024                           | Letter in Support    |

| <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>    |
| Public   | Pouyan Khamassi | 117 Farrell Road | 06/19/2024                           | Letter in Support |
| Public   | Rijenko Oleg    | 258 Farrell Road | 06/20/2024                           | Letter in Support |

| <b>Staff &amp; Agency Correspondence (Addendum)</b> |  |  |  |  |
|---|--|--|--|--|
| * Processed as an addendum to the Staff Report      |  |  |  |  |
| Department: Development Engineering                 |  |  |  |  |
| Nature of Correspondence: Comments/Recommendations  |  |  |  |  |
| Date Received: 06/18/2024                           |  |  |  |  |

**Applicant Representation at Hearing:**  
Kris He

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A070/24:

| <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.   |
| Kris He             | Applicant Representation |                         | Summary of Application<br>Addressed public written submissions  |
| Jonathan Weingarten | Public                   | 120 Farrell Rd          | Opposed to Application<br><br>▪ Request the adjournment of the application to August 1, 2024, as he is out of the country and hasn't have time to seek professional advice. |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b> | <b>Point of Clarification:</b> |
|--------------------------|----------------------|--------------------------------|
| None                     |                      |                                |

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. A070/24 for 116 Farrell Road, be **ADJOURNED** to the August 1, 2024, Hearing, to permit additional time for residents to review application.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.18</b> | <b>FILE NO.: A076/24</b><br><b>PROPERTY: 101 BELLINI AVE. WOODBRIDGE</b> |
|-------------------|--|

Adjournment History: None

Applicant: Adrian and Matilda Muca

Agent: Gpf Design Services Inc.

Purpose: Relief from the Zoning By-law is being requested to permit the location of basement access stairway into the interior side yard.

**\*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>Correspondence Type</b>                                      | <b>Name</b> | <b>Address</b> | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b> |
| None  |             |                |                                      |                |

| <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      |  |  |  |  |
| None  |  |  |  |  |

**Applicant Representation at Hearing:**

Sal Crimi

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A076/24:

| <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.  |
| Sal Crimi           | Applicant Representation |                         | Summary of Application<br>Addressed public oral submission   |
| Ke Chen             | Public                   | 97 Bellini Avenue       | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Possible rental of the Basement unit</li> <li>▪ Privacy</li> <li>▪ Increase noise</li> <li>▪ Safety and Security</li> <li>▪ Decrease in property value</li> </ul> |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b> | <b>Point of Clarification:</b>   |
|--------------------------|----------------------|--|
| Assunta Perrella         | Building Standards   | Requested that clarification on zoning requirements be provided to the public. |

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. A076/24 for 101 Bellini Avenue, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|---|---|---|
| 1 | Development Engineering<br><a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a> | 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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <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: None

**Other Business**

None

**Motion to Adjourn**

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:22 p.m., and the next regular meeting will be held on July 10, 2024.

**Motion Carried**

**June 20, 2024 Meeting Minutes may be approved at the July 10, 2024 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**