

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: July 10, 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>Christian Tinney Alyssa Pangilinan</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of June 20, 2024, Minutes

Required Amendment	Page Number
None	

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of June 20, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Property	Adjournment Details
6.3	B003/24	0 Hilda Avenue, Thornhill	Adjourned sine die to permit further consultation with staff
6.4	A042/24	0 Hilda Avenue, Thornhill	Adjourned sine die to permit further consultation with staff
6.5	A043/24	0 Hilda Avenue, Thornhill	Adjourned sine die to permit further consultation with staff
6.7	A049/24	70 Condotti Drive, Woodbridge	Adjourned to August 1 accommodate statutory public notice (sign), not issued by staff.
6.8	A053/24	44 Hawman Avenue, Woodbridge	Application adjourned to August 1, 2024 hearing to permit time for staff to review revised submission.
6.11	A069/24	11 Fairlea Avenue, Thornhill	Application adjourned to August 1, 2024 hearing to permit time for staff to review revised submission.

Item	File No.	Property	Adjournment Details
6.16	A083/24	81 Butterfield Crescent, Maple	Application Withdrawn

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
6.10	A066/24	75 Pullman Road, Maple
6.12	A073/23	38 Davidson Drive, Woodbridge
6.14	A075/24	505 Wycliffe Avenue, Woodbridge
6.19	B007/24	6100 Langstaff Road, Vaughan

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A017/24	16 Venkata Drive, Kleinburg
6.2	A035/24	316 Aviva Park Drive, Woodbridge
6.6	A048/24	108 Jackman Crescent, Woodbridge
6.9	A061/24	215 Anthony Lane, Concord
6.13	A073/24	25 Shasta Drive, Thornhill
6.15	A079/24	317 Barons Street, Kleinburg
6.17	A086/24	26 Cannes Avenue, Woodbridge
6.18	A187/23	9683 Hwy 27, Vaughan

Moved By: Steve Kerwin
 Seconded By: 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: 6.10	FILE NO.: A066/24 PROPERTY: 75 PULLMAN ROAD, MAPLE
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Adjournment History: June 20, 2024

Applicant: Tatyana Urussova

Agent: Boris Urussov

Purpose: Relief from the Zoning By-law is being requested to permit access to a secondary suite and reduced front yard landscaping requirements. Relief from the Zoning By-law is being requested to permit access to a secondary suite 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
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:

Boris Urussov

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A066/24:

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.
Boris Urussov	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. A066/24 for 75 Pullman Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

#	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 jonal.hall@vaughan.ca	The Owner/Applicant shall provide a Letter of Undertaking, in accordance with the City's template, confirming the installation of permeable pavers as per design drawing prepared by (Company Name). dated (date), to the satisfaction of the Development Engineering Department.
2	Parks, Forestry and Horticulture Operations Derek.kent@vaughan.ca	The applicant shall apply for a tree protection permit due to the presence of municipally owned tree(s) of any size located within 6 meters of the subject property. As per By-Law 052-2018.

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.: A073/23 PROPERTY: 38 DAVIDSON DRIVE, WOODBRIDGE
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Adjournment History: None

Applicant: Sonja Placido

Agent: Contempo Studio

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana, swimming pool and retaining wall. Relief is also being requested to permit two (2) driveways (located in the front and exterior side yard) and increased maximum driveway width. Relief from the Zoning By-law is being requested to permit a proposed cabana, swimming pool and retaining wall. Relief is also being requested to permit two (2) driveways (located in the front and exterior side yard) and increased maximum driveway width.

***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

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

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

Applicant Representation at Hearing:
Marin Zabzuni

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A073/23:

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.
Marin Zabzuni	Applicant Representation		Summary of Application Addressed Development Planning recommendations.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Applicant Representation	Requested that that applicant address Development Planning recommendations.
Assunta Perrella	Applicant Representation	Requested clarification on how the cabana would be maintained with a 0 metre setback and questioned if the cabana could be moved and when the property was purchased.
Assunta Perrella	Development Planning	Requested that Development Planning provide an overview of their recommendations.

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Applicant Representation	Questioned if neighbours had been consulted.
Jordan Kalpin	Applicant Representation	Questioned what the cabana is used for and commented that the 0 metre setback is concerning.
Brandon Bell	Applicant Representation	Questioned if the applicant would be agreeable to an adjournment.

Moved By: Brandon Bell
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. A073/23 for 38 Davidson Drive, Woodbridge be **ADJOURNED SINE DIE**, to permit time for the applicant to address Development Planning comments.

ITEM: 6.14	FILE NO.: A075/24 PROPERTY: 505 WYCLIFFE AVENUE, WOODBRIDGE
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Adjournment History: None

Applicant: Daniel Battiston & Andrea Jammehdiabadi

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

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

***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	Sam Losiggio	501 Wycliffe Avenue	07/08/2024	Letter of Concern (Grading & Drainage)

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:

Fausto Cortese

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A075/24:

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.
Fausto Cortese	Applicant Representation		Summary of Application Addressed public letter of concern

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation	Clarified that as a condition of approval, Development Engineering will require a grading permit.
Brandon Bell	Secretary Treasurer	Requested that a copy of the public letter from 501 Wycliffe Avenue be forwarded to Development Engineering.

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. A075/24 for 505 Wycliffe Avenue, 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 Rex.bondad@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

ITEM: 6.19	FILE NO.: B007/24 PROPERTY: 6100 LANGSTAFF ROAD, VAUGHAN
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Adjournment History: None

Applicant: 3288212 Nova Scotia Ltd.

Agent: Weston Consulting

Purpose: Consent is being requested to sever a parcel of land for employment purposes to facilitate the construction of a utility substation (Alectra).

The severed parcel of land will have frontage on Line Drive and is approximately 6,000 m2. The retained parcel Consent is being requested to sever a parcel of land for employment purposes to facilitate the construction of a utility substation (Alectra).

The severed parcel of land will have frontage on Line Drive and is approximately 6,000 m2. The retained parcel

***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: Recommendations Date Received: July 4, 2024

Applicant Representation at Hearing:
Rajaram Lamichhane

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B007/24:

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.
Rajaram Lamichhane	Applicant Representation		Summary of Application
Gord Goodwin, J & B Engineering	Public	Representing 100 Line Drive	No objection to severance. Provided general comments regarding ongoing discussions between Microsoft, Costco, Alectra and property owners regarding future location of transmission line (which has not yet been determined)

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. B007/24 for 6100 Langstaff Road, 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>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 two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule
2	Development Planning Nicholas.delprete@vaughan.ca	That all comments on Site Development Application File DA.22.008 be addressed to the satisfaction of the Development Planning Department.
3	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. 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. 2. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.
4	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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		Finance Department (contact Nelson Pereira to have this condition cleared).

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 the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(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 6:47 p.m., and the next regular meeting will be held on August 1, 2024.

Motion Carried

July 10, 2024 Meeting Minutes were approved at the August 1, 2024 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: