

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: Aug 1, 2024</p> <p>Time: 6:00 p.m.</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><b>DRAFT</b></p>	
<p><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)                  Stephen Kerwin (Vice-Chair)                  Jordan Kalpin                  Mark Milunsky</p>
<p>Secretary Treasurer:                  Administrative Coordinator in Attendance:</p>	<p>Christine Vigneault                  None</p>
<p>Zoning Staff in Attendance::                  Planning Staff in Attendance::</p>	<p>Faegheh Gholami                  Alyssa Pangilinan</p>
<p>Members / Staff Absent:</p>	<p>Brandon Bell</p>

**Disclosure of Pecuniary Interest**

Member	Item # / File	Nature of Interest
None		

**Adoption of July 10, 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 July 10, 2024, be adopted as circulated.

**Motion Carried.**

**Adjournments:**

Item	File No.	Adjournment Information
None		

**Call for Items Requiring Separate Discussion**

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

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

Item:	File No:	Property
6.1	A049/24	70 Condotti Drive, Woodbridge
6.2	A053/24	44 Hawman Avenue, Woodbridge
6.3	A057/24	21 Gosling Road, Maple
6.4	A059/24	16 Cantertrot Court, Thornhill
6.6	A067/24	46 Pierina Court, Woodbridge
6.7	A069/24	11 Fairlea Avenue, Thornhill
6.8	A070/24	116 Farrell Road, Maple
6.15	A096/24	300 Grand Vellore Crescent, Woodbridge
6.16	A097/24	8326 Kipling Avenue, Woodbridge
6.18	A103/24	8585 Hwy 27, Vaughan

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.5	A064/24	95 Klein Mills Road, Kleinburg
6.9	A074/24	102 Arrowhead Drive, Woodbridge
6.10	A077/24	7300 Hwy 27, Vaughan
6.11	A085/24	2 Woodland Trail Court, Woodbridge
6.12	A087/24	2620 Rutherford Road Bldg B, Vaughan
6.13	A088/24	88 Crooked Stick Road, Concord
6.14	A093/24	7501 Martin Grove Road, Woodbridge
6.17	A100/24	67 Davidson Drive, Woodbridge

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

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

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

**CARRIED**

Members Opposed: None  
 Members Absent from Hearing: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.1</b>	<b>FILE NO.: A049/24</b> <b>PROPERTY: 70 CONDOTTI DRIVE, WOODBRIDGE</b>
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Adjournment History: July 10, 2024

Applicant: Augusto & Pearl Ceron

Agent: Kevin Lo & Salik Imtiaz (Permit Works)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed pergola in the rear yard. Relief from the Zoning By-law is being requested to permit a proposed pergola 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> (mm/dd/yyyy)	<b>Summary</b>
None				

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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:**  
Augusto Ceron

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A049/24:

<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.
Augusto Ceron	Applicant Representation		Summary of Application

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

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. A049/24 for 70 Condotti Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

<b>#</b>	<b>DEPARTMENT / AGENCY</b>	<b>CONDITION(S) DESCRIPTION</b>
		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 ( <b>see condition chart below for contact</b> ). This letter must be

#	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 <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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.2</b>	<b>FILE NO.: A053/24</b> <b>PROPERTY: 44 HAWMAN AVENUE, WOODBRIDGE</b>
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Adjournment History: July 10, 2024

Applicant: Muhammad & Robina Ali

Agent: Doug Norton (Measurite)

Purpose: Relief from the Zoning By-law is being requested to permit an addition to the rear of the existing dwelling to be used as a secondary dwelling unit. Relief from the Zoning By-law is being requested to permit an addition to the rear of the existing dwelling to be used as a secondary dwelling unit.

**\*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 (mm/dd/yyyy)	Summary
None				

<b>Late Public Correspondence</b>				
* 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				

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

**Applicant Representation at Hearing:**

Doug Norton

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A053/24:

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.
Doug Norton	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: 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. A053/24 for 44 Hawman 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
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 ( <b>see condition chart below for contact</b> ). 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 <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="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</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 <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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.3</b>	<b>FILE NO.: A057/24</b> <b>PROPERTY: 21 GOSLING ROAD, MAPLE</b>
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Adjournment History: None

Applicant: Amar & Sonica Raithatha

Agent: Kurtis Van Keulen & Jatin Coshal

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling. 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				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Romano Ferrante	18 Gosling Road	07/26/2024	Letter of Objection

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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 Nature of Correspondence: Comments/Recommendations Date Received: 07/29/2024

**Applicant Representation at Hearing:**

Kurtis Van Keulen

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A057/24:

<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.
Kurtis Van Keulen	Applicant Representation		Summary of Application Addressed Letter of Objection

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

Moved By: Mark Milunsky

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. A057/24 for 21 Gosling Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

<b>#</b>	<b>DEPARTMENT / AGENCY</b>	<b>CONDITION(S) DESCRIPTION</b>
		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 ( <b>see condition chart below for contact</b> ). 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 <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 <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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.



<b>ITEM: 6.4</b>	<b>FILE NO.: A059/24</b> <b>PROPERTY: 16 CANTERTROT COURT, THORNHILL</b>
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Adjournment History: None

Applicant: Stephanie Busato & Daniel Pegoraro

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a proposed swimming pool and the location of ground-mounted, uncovered and unenclosed pool equipment. Relief from the Zoning By-law is being requested to permit a proposed swimming pool and the location of ground-mounted, uncovered and unenclosed pool equipment.

**\*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 (mm/dd/yyyy)	Summary
Public	Astrid Acevedo	12 Cantertrot Court	07/25/2024	Letter Expressing Concerns
Public	Astrid Acevedo	12 Cantertrot Court	07/26/2024	Letter Expressing Concerns

<b>Late Public Correspondence</b>				
* 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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: 07/29/2024

**Applicant Representation at Hearing:**  
Daniel Pegoraro

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A059/24:

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 Pegoraro	Applicant Representation		Summary of Application Addressed Letter(s) of Objection

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Applicant Representation	Requested clarification on why the pool equipment was relocated.

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. A059/24 for 16 Cantertrot Court, Thornhill 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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.6</b>	<b>FILE NO.: A067/24</b> <b>PROPERTY: 46 PIERINA COURT, WOODBRIDGE</b>
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Adjournment History: None

Applicant: Daniela Decotis

Agent: Ralph Mazza & Michael Partipilo

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana, reducing landscaping requirements in the rear yard and an existing shed and hot tub onsite. Relief from the Zoning By-law is being requested to permit a proposed cabana, reducing landscaping requirements in the rear yard and an existing shed and hot tub onsite.

**\*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 (mm/dd/yyyy)	Summary
Public	Kristina	Not Provided	07/31/2024	Letter Expressing Concern

<b>Late Public Correspondence</b>				
* 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				

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: 07/29/2024

**Applicant Representation at Hearing:**  
Sarah Kobra

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A067/24:

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.
Sarah Kobra	Applicant Representation		Summary of Application Addressed Letter of Objection

The following points of clarification were requested by the Committee: 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. A067/24 for 46 Pierina 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 “<b>if required</b>”. 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 (<b>see condition chart below for contact</b>). 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 <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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.7</b>	<b>FILE NO.: A069/24</b> <b>PROPERTY: 11 FAIRLEA AVENUE, THORNHILL</b>
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Adjournment History: July 10, 2024

Applicant: Kang Lin

Agent: Ian Robertson, Michael Fraser & BobbiJo Mackinnon

Purpose: Relief from the Zoning By-law is being requested to permit a proposed dwelling. Relief from the Zoning By-law is being requested to permit 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				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
None				

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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 Nature of Correspondence: Comments/Recommendations Date Received: 07/31/2024

**Applicant Representation at Hearing:**

Ian Robertson

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A069/24:

<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.
Ian Robertson	Applicant Representation		Summary of Application

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

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. A069/24 for 11 Fairlea Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

<b>#</b>	<b>DEPARTMENT / AGENCY</b>	<b>CONDITION(S) DESCRIPTION</b>
		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 ( <b>see condition chart below for contact</b> ). 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 <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 <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	1. The applicant will need to apply for a Tree Removal and Protection Permit (Construction or Infill) before beginning any demolition or construction work at this address. 2. For this permit application, a detailed Arborist Report, and Tree Inventory and Protection Plan shall be required.
3	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	That applicant submits adjournment fee for rescheduling the application from the July 10, 2024, Committee of Adjustment hearing.

**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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.8</b>	<b>FILE NO.: A070/24</b> <b>PROPERTY: 116 FARRELL ROAD, MAPLE</b>
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Adjournment History: June 20, 2024

Applicant: Ruslan Gerchuk

Agent: Gord Mahoney

Purpose: Relief from the Zoning By-law is being requested to permit a proposed wood deck/gazebo to be located in the rear yard. 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> (mm/dd/yyyy)	<b>Summary</b>
Public	Helen Zhao	112 Farrell Road	06/07/2024	Letter of Support
Public	Vadim Vainer	45 Abner Miles	06/18/2024	Letter of Support
Public	Victoria Fooks	59 Fitzmaurice Drive	06/14/2024	Letter of Support
Public	Pouyan Khamassi	117 Farrell Road	06/19/2024	Letter of Support
Public	Nataliya Makhlik	130 Farrell Road	06/14/2024	Letter of Support
Public	Rijenko Oleg	258 Farrell Road	06/20/2024	Letter of Support
Public	Jonathan & Vered Weingarten et al.	120 Farrell Road et al.	06/18/2024	Letter of Objection
Public	Jonathan & Vered Weingarten et al.	120 Farrell Road et al.	07/31/2024	Consent from Neighbours
Public	Jonathan & Vered Weingarten et al.	120 Farrell Road et al.	07/31/2024	Letter of Objection Link to Photos/Video Schedules

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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:**

Gord Mahoney

**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.
Gord Mahoney	Applicant Representation		Summary of Application Addressed Letter(s) of Objection & Responded to Public Oral Submissions
Jonathan & Vered Weingarten	Public	120 Farrell Road	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Residents should abide by the law</li> <li>▪ Height of Shed</li> </ul>

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> <li>▪ Loss of Privacy</li> <li>▪ Impact on View (roof on structure)</li> <li>▪ Not opposed to the hot tub</li> </ul>
Marjan Asmani	Public	48 Fanning Mills Crescent	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ By-laws not adhered to</li> <li>▪ Referenced impact of previous approval in neighborhood</li> <li>▪ Gazebo oversized</li> </ul>
Michael Monosov	Public	126 Farrell Road	Requested to Speak (remotely), did not appear before the Committee.
Eran Gurvich & Ilay Avnin	Public	138 Farrell Road	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Agree with public comments provided</li> <li>▪ Structure can be viewed from 5 houses away</li> <li>▪ Setting precedence</li> <li>▪ Variance not Minor</li> <li>▪ Visual impact</li> <li>▪ Structure not built according to By-law</li> </ul>
Irena & Vadim Yegorov	Public	322 Farrell Road	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Structure too large</li> <li>▪ Concrete base of structure</li> <li>▪ Setback &amp; height variance</li> <li>▪ Impact on home value</li> </ul>

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Steve Kerwin	Applicant Representation	Requested clarification on why building permit was not obtained
Jordan Kalpin	All	As part of the motion, clarified that the Committee considers the four prescribed tests under the Planning Act.  Rationale put forward to support reasons of approval: <ol style="list-style-type: none"> <li>1. Only a portion of the deck infringes on the required setback due to the configuration of the pie shaped lot.</li> <li>2. The height of the deck complies with the by-law, only the pergola portion of the roof requires relief.</li> </ol>

Moved By: Jordan Kalpin  
 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. A070/24 for 116 Farrell Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

Only a portion of the deck infringes on the required setback due to the configuration of the pie shaped lot.

The height of the deck complies with the by-law, only the pergola portion of the roof requires relief.



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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.15</b>	<b>FILE NO.: A096/24</b> <b>PROPERTY: 300 GRAND VELLORE CRESCENT, WOODBRIDGE</b>
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Adjournment History: None

Applicant: Rabia Baqar

Agent: Anthony Del Grosso

Purpose: Relief from the Zoning By-law is being requested to permit a proposed pergola and reduced landscaping requirements in the rear yard. Relief from the Zoning By-law is being requested to permit a proposed pergola and 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> (mm/dd/yyyy)	<b>Summary</b>
Public	Frank Mauro	Not Provided	07/18/2024	Inquiry
Public	Pine Valley Village Community Association	Not Provided	07/23/2024	Letter of Support
Public	Fiorella Amis	16 Grand Vellore Crescent	07/30/2024	Letter Expressing Concerns

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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 Nature of Correspondence: Comments/Recommendations Date Received: 07/25/2024

**Applicant Representation at Hearing:**

Anthony Del Grosso

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A096/24:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission/Comments</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Anthony Del Grosso	Applicant Representation		Summary of Application Addressed Letter(s) of Objection & Responded to Public Oral Submissions
Fiorella Amis	Public	16 Grand Vellore Crescent	Opposed to Application  <b>Concerns Raised:</b> ▪ Privacy (Main Issue) and neighbours to erect screening (i.e. privacy fence/wall)

The following points of clarification were requested by the Committee:

<b>Committee Member</b>	<b>Addressed to:</b>	<b>Point of Clarification/Comments:</b>
Jordan Kalpin	Staff	Questioned requirements from Development Engineering

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Applicant Representation	Commented that the Applicant and Neighbour may benefit from connecting to discuss how they can enhance privacy.

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. A096/24 for 300 Grand Vellore 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 “<b>if required</b>”. 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 (<b>see condition chart below for contact</b>). 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 <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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.16</b>	<b>FILE NO.: A097/24</b> <b>PROPERTY: 8326 KIPLING AVENUE, WOODBRIDGE</b>
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Adjournment History: None

Applicant: Lubov Zilyakov

Agent: Konstantin Alekseev

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite/dwelling unit onsite. Relief from the Zoning By-law is being requested to permit a proposed secondary suite/dwelling unit onsite.

**\*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> (mm/dd/yyyy)	<b>Summary</b>
None				

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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	
Nature of Correspondence: Comments/Recommendations	
Date Received: 07/31/2024	

**Applicant Representation at Hearing:**

Konstantin Alekseev

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A097/24:

<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.
Konstantin Alekseev	Applicant Representation		Summary of Application Responded to Public Oral Submissions
Michelle Valentini (spoke on behalf of Anothony Valentini)	Public	8328 Kipling Avenue	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Concerned about the type of fencing that would be installed and impact on view</li> <li>▪ Noted safety concerns from previous tenants</li> </ul>

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

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. A097/24 for 8326 Kipling 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 “<b>if required</b>”. 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 (<b>see condition chart below for contact</b>). 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  <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a></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: <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></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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

<b>ITEM: 6.18</b>	<b>FILE NO.: A103/24</b> <b>PROPERTY: 8585 HWY 27, VAUGHAN</b>
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Adjournment History: None

Applicant: CP REIT Ontario Properties Ltd.

Agent: Zelinka Priamo Ltd.

Purpose: Relief from the Zoning By-law is being requested to permit the redevelopment of the north-west portion of the subject land to include a new retail unit and reduced parking space requirements onsite. Relief is also required to facilitate related Site Plan Application DA.17.093.  
**\*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> (mm/dd/yyyy)	<b>Summary</b>
Public	No Name Provided	Milano Avenue (no Address Provided)	07/31/2024	Letter Expressing Concerns

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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> (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 Nature of Correspondence: Comments/Recommendations Date Received: 07/31/2024				
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: 07/31/2024				
Department: Building Standards (Zoning) Nature of Correspondence: Comments Date Received: 07/30/2024				

**Applicant Representation at Hearing:**  
Harry Froussios

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A103/24:

<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.
Harry Froussios	Applicant Representation		Summary of Application Addressed Letter(s) of Objection

The following points of clarification were requested by the Committee: 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. A103/24 for 8585 Hwy 27, 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 “<b>if required</b>”. 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 (<b>see condition chart below for contact</b>). 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 Planning <a href="mailto:Nicholas.delprete@vaughan.ca">Nicholas.delprete@vaughan.ca</a>	That all comments on Site Development Application File DA.17.093 be addressed to the satisfaction of the Development Planning Department.

**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: Brandon Bell

Note: Chair, Sue Perrella, refrained from Voting in accordance with Section 7.7 of Procedural By-law 069-2019 given that the Committee was composed of an even number of members.

**Other Business**

None

**Motion to Adjourn**

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

THAT the meeting of Committee of Adjustment be adjourned at 8:12 p.m., and the next regular meeting will be held on August 22, 2024.

**Motion Carried**

**August 1, 2024 Meeting Minutes were approved at the August 22, 2024 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**