

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Aug 22, 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 align="center">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p> <p>Zoning Staff in Attendance:: Planning Staff in Attendance:: Development Engineering Staff in Attendance:</p>	<p>Christine Vigneault Gianluca Russo</p> <p>Niloufar Youssefi & Lindsay Haviland David Harding, Alyssa Pangilinan, Harry Zhao</p> <p>Jonal Hall, Melanie Nguyen, Samar Saadi Nejad, Christopher Tam</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of August 1, 2024 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Mark Milunsky

THAT the minutes of the Committee of Adjustment Meeting of August 1, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.8	A098/24	9701 Hwy 50, Vaughan Application adjourned to the September 12 hearing to accommodate statutory public notice

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
6.4	A029/24	55 Logwood Drive, Maple
6.5	B003/24	81 Hilda Avenue, Thornhill
6.6	A042/24	81 Hilda Avenue, Thornhill
6.7	A043/24	81 Hilda Avenue, Thornhill
6.11	A121/24	112 Thornridge Drive, Thornhill

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A010/24	3300 Steeles Avenue, Vaughan
6.2	A023/24	27 Campbell Avenue Unit E/S, Thornhill
6.3	A027/24	212 Cook's Mill Crescent, Maple
6.9	A111/24	7242 Hwy 27, Vaughan
6.10	A114/24	160 Polo Crescent, Woodbridge
6.12	A123/24	2601 Rutherford Road, Vaughan
6.13	A166/23	38 Corkwood Crescent, Maple
6.14	A209/23	3201 Hwy 7, Vaughan

Moved By: Member Brandon Bell
 Seconded By: Member Steve Kerwin

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

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

CARRIED

ITEM: 6.4	FILE NO.: A029/24 PROPERTY: 55 LOGWOOD DRIVE, MAPLE
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Adjournment History: None

Applicant: Ron and Anna Annabelle

Agent: None

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

***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	Lynn Younis	51 Logwood Drive	08/23/2024	Claim of inaccurate representation regarding the height of the shed.
Public	Michele Urciuoli	59 Logwood Drive	02/25/2024	Letter of Support
Public	Michele and Mauro Urciuoli	59 Logwood Drive	08/15/2024	Letter of Support
Public	Eric Llores	66 Logwood Drive	02/28/2024	Letter of Support

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

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

Applicant Representation at Hearing:

Ron and Anna Annabelle

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A029/24:

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.
Ron and Anna Annabelle	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. A029/24 for 55 Logwood Drive, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

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: 6.5	FILE NO.: B003/24 PROPERTY: 81 HILDA AVENUE, THORNHILL
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Adjournment History: July 10, 2024

Applicant: Victor Kwong-Yan Kam

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 422.96 square metres. The retained parcel is approximately 348.67 square metres and the subject lands are currently vacant.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Silvano & Paulette Novacco	83 Crestwood Road	07/10/2024	Letter of Objection
Public	Afrouz Sarmadi	85 Crestwood Road	08/21/2024	Letter of Objection

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024

Applicant Representation at Hearing:

Jonathan Sasso & Victor Kam

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B003/24:

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.
Jonathan Sasso	Applicant Representation		Summary of Application Conducted Presentation Addressed Development Planning & Engineering Recommendations Addressed public comments/concerns
Victor Kam	Applicant/Owner		Conducted Presentation Addressed Development Planning & Engineering Recommendations
Afrouz Sarmadi	Public	85 Crestwood Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Opposed to Variance #2 ▪ Impact of view ▪ Impact to daylight triangle ▪ Lack of consultation

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> Increased height will result in loss of view/looking at wall

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Brandon Bell	Planning	Requested clarification of Planning Comments, including reference to large lot policies in the Official Plan.
Assunta Perrella	Applicant Representation	Requested clarification on neighbourhood consultation
Jordan Kalpin	General Comment	Clarified that new home is located within site triangle. Expressed concerns regarding traffic and safety and noted that the situation is unique and complex, requiring the Committee to be diligent. Recommended that the application be adjourned to obtain more information.
Assunta Perrella	General Comment	Opined that the variance was not minor.
Brandon Bell	General Comment	Commented that further information is required to assess proposal i.e. reports and studies requested by staff.
Brandon Bell	Development Engineering	Requested clarification on Development Engineering comments and recommendations and timeline for construction of driveway on Royal Pine Avenue.

Moved By: Steve Kerwin

Seconded By: Brandon Bell

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B003/24 on behalf of 81 Hilda Avenue be **ADJOURNED SINE DIE**.

For the following Reasons:

Given the feedback received from Development Planning & Engineering, the Committee rendered a decision that Consent Application B003/24 and related Minor Variance Applications A042/24 and A043/24 be adjourned to permit time for further consultation with staff.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.6	FILE NO.: A042/24 PROPERTY: 81 HILDA AVENUE, THORNHILL
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Adjournment History: July 10, 2024

Applicant: Victor Kwong-Yan Kam

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area on the severed land to facilitate Consent Application B003/24. Relief is also being sought to permit a proposed dwelling to be constructed on the severed land.

***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	Silvano & Paulette Novacco	83 Crestwood Road	07/10/2024	Letter of Objection
Public	Afrouz Sarmadi	85 Crestwood Road	08/21/2024	Letter of Objection

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

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024	
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024	

Applicant Representation at Hearing:

Jonathan Sasso & Victor Kam

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A042/24:

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.
Jonathan Sasso	Applicant Representation		Summary of Application Conducted Presentation Addressed Development Planning & Engineering Recommendations Addressed public comments/concerns
Victor Kam	Applicant/Owner		Conducted Presentation Addressed Development Planning & Engineering Recommendations
Afrouz Sarmadi	Public	85 Crestwood Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Opposed to Variance #2 ▪ Impact of view ▪ Impact to daylight triangle ▪ Lack of consultation

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> Increased height will result in loss of view/looking at wall

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Brandon Bell	Planning	Requested clarification of Planning Comments, including reference to large lot policies in the Official Plan.
Assunta Perrella	Applicant Representation	Requested clarification on neighbourhood consultation
Jordan Kalpin	General Comment	Clarified that new home is located within site triangle. Expressed concerns regarding traffic and safety and noted that the situation is unique and complex, requiring the Committee to be diligent. Recommended that the application be adjourned to obtain more information.
Assunta Perrella	General Comment	Opined that the variance was not minor.
Brandon Bell	General Comment	Commented that further information is required to assess proposal i.e. reports and studies requested by staff.
Brandon Bell	Development Engineering	Requested clarification on Development Engineering comments and recommendations and timeline for construction of driveway on Royal Pine Avenue.

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. A042/24 on behalf of 81 Hilda Avenue be **ADJOURNED SINE DIE**.

For the following Reasons:

Given the feedback received from Development Planning & Engineering, the Committee rendered a decision that Consent Application B003/24 and related Minor Variance Applications A042/24 and A043/24 be adjourned to permit time for further consultation with staff.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.7	FILE NO.: A043/24 PROPERTY: 81 HILDA AVENUE, THORNHILL
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Adjournment History: July 10, 2024

Applicant: Victor Kwong-Yan Kam

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area on the retained land to facilitate Consent Application B003/24. Relief is also being sought to permit a proposed dwelling to be constructed on the retained land.

***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	Silvano & Paulette Novacco	83 Crestwood Road	07/10/2024	Letter of Objection
Public	Afrouz Sarmadi	85 Crestwood Road	08/21/2024	Letter of Objection

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

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024	
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: August 22, 2024	

Applicant Representation at Hearing:

Jonathan Sasso & Victor Kam

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A043/24:

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.
Jonathan Sasso	Applicant Representation		Summary of Application Conducted Presentation Addressed Development Planning & Engineering Recommendations Addressed public comments/concerns
Victor Kam	Applicant/Owner		Conducted Presentation Addressed Development Planning & Engineering Recommendations
Afrouz Sarmadi	Public	85 Crestwood Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Opposed to Variance #2 ▪ Impact of view ▪ Impact to daylight triangle ▪ Lack of consultation

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> Increased height will result in loss of view/looking at wall

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Brandon Bell	Planning	Requested clarification of Planning Comments, including reference to large lot policies in the Official Plan.
Assunta Perrella	Applicant Representation	Requested clarification on neighbourhood consultation
Jordan Kalpin	General Comment	Clarified that new home is located within site triangle. Expressed concerns regarding traffic and safety and noted that the situation is unique and complex, requiring the Committee to be diligent. Recommended that the application be adjourned to obtain more information.
Assunta Perrella	General Comment	Opined that the variance was not minor.
Brandon Bell	General Comment	Commented that further information is required to assess proposal i.e. reports and studies requested by staff.
Brandon Bell	Development Engineering	Requested clarification on Development Engineering comments and recommendations and timeline for construction of driveway on Royal Pine Avenue.

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. A043/24 on behalf of 81 Hilda Avenue be **ADJOURNED SINE DIE**.

For the following Reasons:

Given the feedback received from Development Planning & Engineering, the Committee rendered a decision that Consent Application B003/24 and related Minor Variance Applications A042/24 and A043/24 be adjourned to permit time for further consultation with staff.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: A121/24	FILE NO.: A121/24 PROPERTY: 112 Thornridge Drive, Thornhill
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Adjournment History: None

Applicant: Aziz & Rania Abdelshahid

Agent: Manarch Design (Mahir Manios)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed accessory structure (Cabana) 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	Arash Ajdari	15 Charles Street	08/21/2024	Letter of Objection

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: 08/16/2024

Applicant Representation at Hearing:
Mahir Manios

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A121/24:

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.
Mahir Manios	Applicant Representation		Summary of Application Addressed public 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. A121/24 for 112 Thornridge Drive, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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 submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	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

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:32 p.m., and the next regular meeting will be held on September 12, 2024.

Motion Carried

August 22, 2024, Meeting Minutes were approved at the September 12, 2024 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: