

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: September 12, 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 (Remote) 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 Gianluca Russo</p> <p>Faegheh Gholami Nicholas Del Prete & Harry Zhao</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest

Adoption of August 22, 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 22, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.10	B008/24	50 Pine Ridge Avenue, Woodbridge Application Adjourned to October 3, 2024 hearing.
6.11	A115/24	50 Pine Ridge Avenue, Woodbridge Application Adjourned to October 3, 2024 hearing.
6.12	A116/24	50 Pine Ridge Avenue, Woodbridge Application Adjourned to October 3, 2024 hearing.
6.15	A124/24	39 Hillside Avenue, Concord Application Adjourned Sine Die

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	A098/24	9701 Hwy 50, Vaughan
6.5	A101/24	73 View North Court, Woodbridge
6.14	A118/24	71 Appian Way, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A037/24	370 New Enterprise Way, Woodbridge
6.2	A038/24	372 New Enterprise Way, Woodbridge
6.3	A092/24	32 Hazelridge Court, Kleinburg
6.6	A104/24	775 Applewood Crescent, Concord
6.7	A106/24	15 Ferdinand Avenue, Maple
6.8	A107/24	300 Atkinson Avenue, Thornhill
6.9	A108/24	110 Pine Valley Crescent, Woodbridge
6.13	A117/24	100 Lady Fenyrose Avenue, Maple
6.16	A129/24	1840 - 1900 Major Mackenzie Drive, Vaughan
6.17	A130/24	143 Thornridge Drive, Thornhill
6.18	A131/24	335 Vellore Avenue, Woodbridge
6.19	B009/24	8800 Huntington Road, Vaughan

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

ITEM: 6.4	FILE NO.: A098/24 PROPERTY: 9701 HWY 50, VAUGHAN
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Adjournment History: August 22, 2024

Applicant: Consolidated Fastfrate (Ontario) Holdings Inc.

Agent: Valdemar Nickel, NORR Architects & Engineers

Purpose: Relief from the Zoning By-law is being requested to permit a transportation terminal with accessory storage of intermodal containers and to facilitate related Site Plan Application DA.22.030.

***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: Comments & Recommendations				
Date Received: 09/11/2024				

Applicant Representation at Hearing:

Valdemar Nickel

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A098/24:

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.
Valdemar Nickel	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. A098/24 for 9701 Hwy 50, 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
		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 Planning Nicholas.delprete@vaughan.ca	That all comments on Site Development Application File DA.22.030 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall obtain approval for the related Site Development Application (DA.22.030) from the Development Engineering (DE) Department.
3	TRCA Yorkplan@trca.ca	1. That the applicant provides the required fee amount of \$1,250 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Conservation Authorities Act – Section 28.

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.: A101/24 PROPERTY: 73 VIEW NORTH COURT, WOODBRIDGE
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Adjournment History: None

Applicant: Deokallie Mahadan & Shameer Azib Mootoo

Agent: Ravinder Singh

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite and an existing shed onsite.

***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	Joseph Lombardo		09/04/2024	Letter of Opposition

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: 09/11/2024				

Applicant Representation at Hearing:

Ravinder Singh

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A101/24:

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.
Ravinder Singh	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: 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. A101/24 for 73 View North Court, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.14	FILE NO.: A118/24 PROPERTY: 71 APPIAN WAY, WOODBRIDGE
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Adjournment History: None

Applicant: Maria Assunta Paterino & Vincenzo Paterino

Agent: Eddie Peres of EKP Designs Inc.

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

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

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Teresa DiNardo	67 Appian Way	09/09/2024	Letter of Concern
Public	Mario DiNardo	67 Appian Way	09/10/2024	Letter of Concern
Public	Tony Lorini	50 Cityview Blvd	09/10/2024	Letter of Concern

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Rocki Guzzo	N/A	09/11/2024	Letter of Concern

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

Applicant Representation at Hearing:
Eduardo Peres

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A118/24:

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.
Eduardo Peres	Applicant Representation		Summary of Application Addressed public concerns/objections
Vincenzo Paterino	Owner/Applicant		Addressed public concerns/objections
Mario Di Nardo	Public	67 Appian Way	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Historically no deviation to by-law ▪ Spoke to history regarding subdivision ▪ Impact of culmination of variances ▪ Length of home will impact privacy, view and give a 'closed in' feeling ▪ Over 50% of back yard will be covered by a wall
Tony Lorini	Public	50 Cityview Blvd	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Character of R1 Zone will not be maintained (provided historical context of R1 Zone) ▪ Opined the variance not minor

Name	Position/Title	Address (Public)	Nature of Submission
Monica Fiorini	Public	116 Appian Way	<ul style="list-style-type: none"> ▪ Size of proposed dwelling (excessive) Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact on neighbourhood ▪ Established lots to conform with Zoning By-law ▪ Proposed Lot Coverage ▪ Opined the variance not minor

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Planning	Responded to public concerns raised regarding lot coverage and provide analysis on development planning recommendations. Provided additional context regarding planning considerations pertaining to the R1 Zone.
Jordan Kalpin	General	Commented that the bungalow is low in height, modest and the setbacks are being adhered to and noted that the lot size was previously approved through the OLT; only a variance for lot coverage is before the Committee.

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. A118/24 for 71 Appian Way, 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. 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 Planning Nicholas.delprete@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of Urban Design and the Development Planning Department.
2	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 The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing serviceconnections@vaughan.ca . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan’s website: Service Connections City of Vaughan for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		the Service Connection Application process typically takes 4-6 weeks.

For the following Reasons:

1. Increased lot coverage requested to support a one-storey bungalow.
2. The general intent and purpose of the by-law will be maintained.
3. The general intent and purpose of the official plan will be maintained.
4. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
5. The requested variance(s) is/are minor in nature.

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 6:57 p.m., and the next regular meeting will be held on October 3, 2024.

Motion Carried

September 12, 2024 Meeting Minutes were approved at the October 3, 2024 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: