

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: October 3, 2024</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p>DRAFT</p>	
<p>Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin (ABSENT) Mark Milunsky (ABSENT)</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p>	<p>Christine Vigneault Josie Filippelli Gianluca Russo</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Sean Fitzpatrick Nicholas Del Prete & Harry Zhao</p>
<p>Members / Staff Absent:</p>	<p>Jordan Kalpin Mark Milunsky</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
N/A	N/A	N/A

Adoption of September 12, 2024, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of September 12, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
N/A		

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
6.7	A127/24	11363 Highway 27, Vaughan
6.8	A136/24	9000 Bathurst Street, Vaughan
6.9	A140/24	8274 Islington Avenue, Vaughan
6.12	B008/24	50 Pine Ridge Avenue, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A068/24	208 Centre Street, Thornhill
6.2	A091/24	15 Wainfleet Crescent, Kleinburg
6.3	A095/24	2 Balderson Drive, Kleinburg
6.4	A102/24	31 Northfield Court, Kleinburg
6.5	A105/24	65 Robert Green Crescent, Maple
6.6	A113/24	53 Whisper Lane, Kleinburg
6.10	A141/24	275 Factor Street, Kleinburg
6.11	A235/22	15 Cardish Street, Kleinburg

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: 6.7	FILE NO.: A127/24 PROPERTY: 11363 HIGHWAY 27, VAUGHAN
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Adjournment History: None

Applicant: Copper Kirby Developments Limited

Agent: Steven McIntyre (Malone Given Parsons Ltd.)

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

***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 <small>(mm/dd/yyyy)</small>	Summary
Public	Ghulam H.Y.	5920 Kirby Road	09/25/2024	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 <small>(mm/dd/yyyy)</small>	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments & Recommendations Date Received: 10/02/2024

Applicant Representation at Hearing:
Steven McIntyre

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A127/24:

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.
Steven McIntyre	Applicant Representation		Summary of Application Claims requested variance is minor in nature.

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

Moved By: Brandon Bell
Seconded By: Steve Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A127/24 for 11363 Highway 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
		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 Rex.bondad@vaughan.ca	The retaining wall shall not be constructed until an alternative access to the existing house has been provided, to the satisfaction of the City. Once the alternate access road is completed, the Owner/Applicant must submit proof, i.e. as-built drawings, inspection report, verifying that the road has been constructed.
2	Parks, Forestry and Horticulture Operations Kari.SthyrHansen@vaughan.ca	A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury of the 2 municipally owned trees of any size and any trees located within 6 meters of the subject property, as per By-Law 052-2018.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: Jordan Kalpin & Mark Milunsky

ITEM: 6.8	FILE NO.: A136/24 PROPERTY: 9000 BATHURST STREET, VAUGHAN
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Adjournment History: None

Applicant: Mazahair Dhirani (Islamic Shia Ithna-Asheri Jamaat of Toronto)

Agent: Martin Quarcoopome (Weston Consulting)

Purpose: Relief from the Zoning By-law is requested to facilitate the development of a 6-storey senior's building and an 8-storey mixed-use apartment building as well as related Site Plan Application DA.22.037.

***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	Larissa Korkina	Not Provided	10/01/2024	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 and Recommendations Date Received: 10/02/2024

Applicant Representation at Hearing:
Hanieh Alyassin (Weston Consulting)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A136/24:

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.
Hanieh Alyassin	Applicant Representation		Summary of Application

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

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. A136/24 for 9000 Bathurst Street, 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
<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	<p>Development Planning Alyssa.Pangilinan@vaughan.ca</p>	<p>That all comments on Site Development Application DA.22.037 be addressed to the satisfaction of the Development Planning Department.</p>
2	<p>Development Engineering jonal.hall@vaughan.ca</p>	<p>The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.22.037) and Subdivision Development Application (19T-22V004).</p>
3	<p>TRCA yorkplan@trca.ca</p>	<p>That the applicant provides the required fee amount of \$1,250 payable to the Toronto and Region Conservation Authority.</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 of the Planning Act.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Jordan Kalpin & Mark Milunsky

ITEM: 6.9	FILE NO.: A140/24 PROPERTY: 8274 ISLINGTON AVENUE, VAUGHAN
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Adjournment History: None

Applicant: 8274- 8286 Islington Avenue Inc.

Agent: Blackthorn Development Corp.

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a seven (7) storey apartment building and retaining wall.

***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
Rosanna Nicolucci	8302 Islington Avenue	09/24/2024	Letter of Objection	Rosanna Nicolucci

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 and Recommendations Date Received: 09/30/2024

Applicant Representation at Hearing:
Maurizio Rogato (Blackthorn Development Corp.)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A140/24:

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.
Maurizio Rogato	Applicant Representation		Summary of Application Addressed Public Correspondence

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

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. A140/24 for 8274-8286 Islington Avenue, 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 Harry.Zhao@vaughan.ca	That all comments on Site Development Application DA.24.039 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.24.039) from the Development Engineering (DE) Department.
3	TRCA yorkplan@trca.ca	That the applicant provides the required fee amount of \$2,110.00 payable to the Toronto and Region Conservation Authority.

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: Jordan Kalpin & Mark Milunsky

ITEM: B008/24	FILE NO.: B008/24 PROPERTY: 50 PINE RIDGE AVENUE, WOODBRIDGE
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Adjournment History: September 12, 2024

Applicant: Simran Kahlon & Eshmith Firdausi

Agent: Francesco Di Sarra (FrankFranco Architects)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 1159.00 square metres. The retained parcel is approximately 1159.00 square metres. All existing structures, including the dwelling and basketball court are to be demolished.
***See the Notice of Decision for breakdown of approved variances, if applicable.**

CORRESPONDENCE LISTED BELOW CONSIDERED AT THE SEPTEMBER 12, 2024 HEARING FOR APPLICATIONS B008/24, A115/24 AND A116/24:

****MINOR VARIANCE APPLICATIONS A115/24 & A116/24 HAVE BEEN WITHDRAWN****

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Michelle Jorge		08/07/2024	Letter of Concern/Objection
Public	Not Provided		08/28/2024	Letter of Concern/Objection
Public	Franca Porretta on behalf of all opposing residents as per petition	See Petition	09/03/2024	Letter of Concern/Objection with Petition
Public	Tania Marinelli- Crawford		09/06/2024	Letter of Concern/Objection
Public	Corey Crawford		09/06/2024	Letter of Concern/Objection
Public	Helen & Selim Eiraheb		09/10/2024	Letter of Concern/Objection

CORRESPONDENCE LISTED BELOW CONSIDERED AT THE OCTOBER 3, 2024 HEARING FOR APPLICATION B008/24:

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Marino Cona	Not Provided	09/26/2024	Letter of Concern/Objection
Member of Provincial Parliament	Michael Tibollo	Unit 3 – 5100 Rutherford Road	10/01/2024	Letter of Concern/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
Marino Cona	Not Provided	10/02/2024	Letter of Objection	Marino Cona

Staff & Agency Correspondence (Addendum)

* Processed as an addendum to the Staff Report

N/A

Applicant Representation at Hearing:

Francesco Di Sarra

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B008/24:

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.
Francesco Di Sarra	Applicant Representation		Summary of Application Addressed public concerns/objections. Confirmed that applicant not agreeable to adjournment.
Franca Poretta	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Unwanted Intensification ▪ Potential flooding issues for surrounding properties ▪ Traffic concerns ▪ Precedence Additional Comments: <ul style="list-style-type: none"> ▪ Request for a condition to be imposed that a hydrological, tree and traffic study to be conducted
Gerardo De Lauro	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Neighborhood preservation ▪ Traffic and drainage concerns

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Secretary Treasurer	Requested clarification on the Committee's ability to impose conditions.
Assunta Perrella	Planning	Requested clarification on the City's grading requirements through Development Engineering.
Brandon Bell	General	Commented that if future development did not comply with Zoning By-law, relief would be required.
Steve Kerwin	Applicant Representation	Requested clarification on what consultation had been done with neighbours and what changes were made to address concerns.
Brandon Bell	Applicant Representation	Questioned if the applicant would be agreeable to an adjournment to permit further consultation with the TRCA on development requirements.
Brandon Bell	General	Clarified rationale for his adjournment request was to allow the community more time to research the TRCA process.

THAT Application No. B008/24 for 50 Pine Ridge Avenue, Woodbridge be **ADJOURNED** to permit time for the applicant to obtain TRCA approval.

Moved By: Steve Kerwin

Motion Failed

In accordance with section 7.2 of By-law 069-2019, the motion to adjourn the application failed because it did not receive a seconder.

THAT Application No. B008/24 for 50 Pine Ridge Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

Moved By: Brandon Bell

Seconded By: Assunta Perrella

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee
2	Building Standards, Zoning Section Niloufar.youssefi@vaughan.ca	That all existing buildings on the existing lot are demolished and the required demolition permit is to be closed.
3	Development Planning Nicholas.delprete@vaughan.ca	That the Owner shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.
4	Real Estate francesca.laratta@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at serviceconnections@vaughan.ca or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		is encouraged to allow sufficient time for the entire procedure to be completed.
6	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
7	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 demolition & construction works on the subject property.
8	TRCA Yorkplan@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$1,590 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for development activity for each property 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 the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

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

Motion Carried

Members Opposed: Steve Kerwin

Members Absent from Hearing: Jordan Kalpin & Mark Milunsky

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Brandon Bell

THAT the meeting of Committee of Adjustment be adjourned at 7:07 p.m., and the next regular meeting will be held on October 30, 2024.

Motion Carried

October 3, 2024, Meeting Minutes were approved at the October 30, 2024, Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: