

	Committee of Adjustment Minutes Hearing Date: July 25, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Robert Buckler (Chair) Adolfo Antinucci Stephen Kerwin
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Adriana MacPherson Lindsay Haviland, Garrett Dvernichuk Michael Di Febo Roberto Simbana
Members / Staff Absent:	Assunta (Sue) Perrella (Vice-Chair) Hao (Charlie) Zheng

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
10	A076/19	36 Church Street, Maple	Applicant/ Zoning	Revised Application form (coverage breakdown)
10	A076/19	36 Church Street, Maple	Zoning	Zoning Comment Update
10	A076/19	36 Church Street, Maple	Planning	Planning Comment Update
11	A080/19	41 Abell Avenue, Woodbridge	Neighbour	Letter of Objection (33 Abell Avenue)
15	A088/19	126 Tuscana Blvd, Concord	Neighbour	Letter of Objection (129 Belvia Drive)
15	A088/19	126 Tuscana Blvd, Concord	Neighbour	Letter of Support (140 Tuscana Blvd)

Moved By: A. Antinucci
Seconded By: S. Kerwin

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of July 25, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: A. Antinucci
Seconded By: S.Kerwin

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 11, 2019, be adopted at the next hearing where all Committee members are present.

Motion Carried.

Adjournments

None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

5.

File:

A019/19

Ward 2

Applicant:

Piazza Capri Inc

Agent:

Design Plan Services (Dylan Dewbury)

Address:

4585 Hwy 7 Vaughan

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed outdoor (enclosed) play area to support a daycare to be located in Building A, Unit 10-13 and to facilitate Site Plan Application DA.19.032.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Dylan Dewbury, Design Plan Services

Comments

Dylan Dewbury explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A019/19 on behalf of Piazza Capri Inc be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That related Site Development File DA.19.032 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.032) from the Development Engineering (DE) Department.

For the Following Reasons:

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

6.

File:

A060/19

Ward 3
- Applicant:

Royal 400 Centre Inc.
- Agent:

Tony Simonelli
- Address:

3600 Langstaff Rd. Vaughan
- Purpose:

Relief from the by-law is being requested to permit an addition to the existing restaurant located in Building A, Unit #1 and a proposed elevator addition within the existing Building B (as shown on the drawings submitted with the application).

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Tony Simonelli

Comments

Tony Simonelli explained the nature of the application and advised that he reviewed the Staff Report and agrees with the recommended condition of approval.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A060/19 on behalf of Royal 400 Centre Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Rebecca Roach 905-832-8585 x 8626 rebecca.roach@vaughan.ca	That related Site Development file DA.19.040 be approved to the satisfaction of the Development Planning Department.

For the Following Reasons (Minor Variance):

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

7.

File:

A061/19

Applicant:

The Caritas Foundation

Agent:

Harper Dell & Associates Inc. (Nicholas Dell)

Address:

241 Hanlan Rd. Woodbridge

Purpose:

Relief from the By-law is being requested to permit the renovation of the existing second floor within Unit #1 to accommodate a proposed Crises Care Facility / Group Home to support the existing Rehabilitative Office located in Unit #2.

Ward 3

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision <i>(received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)</i>
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Nicholas Dell, Harper Dell & Associates Inc.

Comments

Nicholas Dell explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A061/19 on behalf of The Caritas Foundation be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

8.

File:

A064/19

Applicant:

Adil Jaffer

Agent:

Pool Craft (Rick Johnson)

Address:

119 Isernia Cr. Woodbridge

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed pool and a pool pad to be located in the rear yard. Relief is also being sought to permit the existing gazebo and deck also located in rear yard.

Ward 3

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision. <i>(received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)</i>
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Adil Jaffer

Comments

Adil Jaffer explained the nature of the application.

In response to Member Antinucci, Mr. Jaffer advised that the shed located on the north side of the property is to be demolished.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A064/19 on behalf of Adil Jaffer be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

9.

File:

A074/19

Ward 1
- Applicant:

Maria and Marcelo Paltin
- Agent:

None
- Address:

107 Endless Crcl. Kleinburg
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed shed and gazebo located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Maria Paltin

Comments

Maria Paltin explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A074/19 on behalf of Maria and Marcelo Paltin be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed accessory structures prior to any work being undertaken on the property (greater than 10m2 and therefore requires a grading permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval. 2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (Letter or Email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

- For the Following Reasons:
1.

The general intent and purpose of the by-law will be maintained.

2.

The general intent and purpose of the official plan will be maintained.

3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.

4.

The requested variance(s) is/are minor in nature.
- Motion Carried.

Members Opposed to Motion: N/A

10. File: A076/19 **Ward 1**

Applicant: Lucia Biasini and Carlo Ravenna

Agent: WEB Construction Ltd. (Mike Ragno)

Address: 36 Church St. Maple

Purpose: Relief from the by-law is being requested to permit the construction of a proposed one storey dwelling(bungalow).

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)	
None	

Additional Addendum Reports received and provided to the Committee from:
Applicant (Revised Application) – July 24, 2019, Zoning (Revised Report) July 25, 2019 and Planning (Revised Report) – July 25, 2019

Representation

Lucia Biasini
Jonathan Bencrkowsky (Agent)

Comments

Lucia Biasini explained that increased lot coverage is required for family health reasons.

Jonathan Bencrkowsky explained that massing from the front of the dwelling would remain unchanged given that all other development standards (i.e. setback and height) would be maintained.

In response to Member Antinucci, Mr. Bencrkowsky acknowledged that he was aware that Council approved an increase in lot coverage from 20%-23%. He noted that the increase in coverage is due to an accessory suite located behind the garage and enlarged hallways to support mobility.

Chairman Buckler reviewed Planning comments and gave the applicant an opportunity to adjourn the application to obtain staff support.

In response to Chairman Buckler, Mr. Mr. Bencrkowsky advised that the applicant could not contemplate a two storey dwelling with an elevator. He reiterated that whether the home was at 29% or 23% lot coverage, the look from the street would be the same. He noted that the proposed dwelling is also in line with the adjacent dwellings.

Member Antinucci advised that he could not support the application, he opined that the proposal does not fit the character of the neighbourhood and is outside of the Council approved lot coverage (23%).

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A076/19 on behalf of Lucia Biasini and Carlo Ravenna be **REFUSED** for the following reasons:

For the Following Reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: Chairman Buckler

11.

File:

A080/19

Ward 2
- Applicant:

Monica Coluccio and Michael Mordini
- Agent:

Ida Evangelista
- Address:

41 Abell Ave. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed detached garage located in the rear/interior side yard. Relief is also being requested to permit the existing wood deck located at the rear of the dwelling.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
Name: Terri Hendrix Address: 33 Abell Avenue Nature of Submission: Letter of Objection

Additional Addendum Reports received and provided to the Committee from: None

Representation
Ida Evangelista

Comments

Ida Evangelista explained the nature of the application and provided the Committee with photographs of the proposal. She addressed the letter of objection received and noted that staff support the proposal. The location of the garage supports both spatial separation and the location of the driveway. She reviewed the aerial photograph and provided history regarding the previous state of the home and noted the existing wood deck was covered for esthetic and safety reasons and does not create any drainage issues. She opined that the variances are minor, do not create any adverse impacts and maintain the character of the neighbourhood.

In response to Member Antinucci, Ms. Evangelista advised that the previous accessory structures were in disrepair and the applicant wants to accommodate amenity space (play area) for their children.

In response to Member Kerwin, Ms. Evangelista advised that the moving the footprint of the garage will accommodate increased amenity space and will not infringe on the side lot line.

In response to Chairman Buckler, Ms. Evangelista confirmed that the previous deck had a 0 metre setback to the side lot line. She addressed the objections received and discussed the location of the tandem and detached garage located at 33 Abell Avenue.

In response to Chairman Buckler, Ms. Evangelista advised that she discussed the proposal with her neighbours.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A080/19 on behalf of Monica Coluccio and Michael Mordini be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development

	Department/Agency	Condition
		Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

For the Following Reasons:

- 1. The general intent and purpose of the by-law will be maintained.
- 2. The general intent and purpose of the official plan will be maintained.
- 3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- 4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

12.	File:	A083/19	Ward 1
	Applicant:	Sergio & Manuela Cappuccitti	
	Agent:	Enzo Loccisano	
	Address:	75 Inverness Cl. Maple	
	Purpose:	Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the rear of the existing dwelling. Relief is also being sought to permit the existing shed located in the rear yard.	

<p align="center">Public Written Submissions</p> <p align="center">* Public Correspondence received and considered by the Committee in making this decision <i>(received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)</i></p> <p>None</p>
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Additional Addendum Reports received and provided to the Committee from: None.

Representation

Enzo Loccisano

Comments

Enzo Loccisano explained the nature of the application and advised that the existing shed is less than 10 square metres. He provided photos to the Committee and noted that similar development has occurred in the area.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT Application No. A083/19 on behalf of Sergio & Manuela Cappuccitti be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 Jason.pham@vaughan.ca</p>	<p>The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final Lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.</p>

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

13.

File:

A084/19

Ward 2
- Applicant:

Battaglia Associates Inc. (Anthony Battaglia)
- Agent:

Lloyd and Marilyn Boone
- Address:

60 Gordon Dr. Woodbridge
- Purpose:

Relief from the By-law is being requested to permit the construction of a proposed detached garage located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Anthony Battaglia, Battaglia Associates Inc.

Comments

Anthony Battaglia explained the nature of the application and reviewed comments contained in the Staff Report.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A084/19 on behalf of Battaglia Associates Inc. (Anthony Battaglia) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall submit the Final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed detached garage prior to any work being undertaken on the property (greater than 40m2 and therefore required a grading permit. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

14.

File:

A085/19

Applicant:

Vaughan Court Limited

Agent:

Evans Planning (Joanne Fast)

Address:

9630 Dufferin St. Vaughan

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed two-storey commercial building consisting of a Montessori School (located on the ground floor) with an outdoor play area and office uses on the second floor to facilitate Site Plan Application DA.16.065.
- Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Joanne Fast, Evans Planning

Comments

Joanne Fast explained the nature of the application.

Member Antinucci reviewed the parking study and noted that parking was adequate.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A085/19 on behalf of Vaughan Court Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

15. File: A088/19 **Ward 4**
Applicant: Teresa Paglia
Agent: None
Address: 126 Tuscana Blvd. Concord
Purpose: Relief from the By-law is being requested to permit the existing cabana located in the rear yard.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day <i>prior</i> to the day of the scheduled meeting)	
Name: G. Singh Address: 140 Tuscana Boulevard, Concord Nature of Correspondence: Letter of Support	
Name: G. Bellafigliore Address: 129 Belvia Drive, Concord Nature of Correspondence: Letter of Objection	

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Teresa Paglia
 Natalie Ferrari (20 Baif Blvd, Richmond Hill)

Comments

Teresa Paglia advised that at the time of construction (cabana) she was unaware of the By-law requirements. The cabana replaced a gazebo that was higher.

Chairman Buckler asked if anyone present wished to comment on this application.

Lenard Yuri, 122 Tuscana Blvd, expressed concerns regarding the swimming pool and the height / visual impact of the cabana. He provided the Committee with photographs.

Chairman Buckler reviewed the variances before the Committee.

Lily Marrello, 112 Tuscana Blvd, appeared in support of the application. She advised that the cabana has no impact on view or safety and maintains character of the neighbourhood.

Lyly Duong, 128 Tuscana Blvd, appeared in support the application. She advised that she was representing the owner (her father) and that the cabana has no impact on view or safety.

Pasuolsky Arkady, 110 Tuscana Blvd, appeared in support of the application. She advised that the cabana has no impact on view given that the trees in the area are much higher.

Moved By: S. Kerwin
 Seconded By: A. Antinucci

THAT Application No. A088/19 on behalf of Teresa Paglia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

16.	File:	A093/19	Ward 2
	Applicant:	Navid Mirhakkak	
	Agent:	Chezsa Sanita	
	Address:	326 Firglen Rdge. Woodbridge	
	Purpose:	Relief from the By-law is being requested to permit an addition to the existing two car garage.	

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision <i>(received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)</i>
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Chezsa Sanita

Comments

Chezsa Sanita explained the nature of the application and reviewed the Staff Report.

In response to Member Kerwin, Mr. Sanita advised that garage was partially built in 2018 and completed in March 2019.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: S. Kerwin

THAT Application No. A093/19 on behalf of Navid Mirhakkak be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall submit the final Lot Grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

17.

File:

A227/18

Applicant:

Junjie Meng

Agent:

Nicholas Tozzi

Address:

12 Quail Run Blvd. Maple

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received at 4:00 p.m. on the last business day prior to the day of the scheduled meeting)
Address:8 Quail Run Blvd. Nature of Correspondence: Letter of Support / With Conditions (agreed upon between applicant and neighbour)

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Max Lagace

Comments

Max Lagace explained the nature of the application.

In response to Member Antinucci, Mr. Legace advised that the applicant has addressed conditions noted in the letter of support provided.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A227/18 on behalf of Junjie Meng be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall submit the final Lot Grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

Other Business

None

Motion to Adjourn

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:52 p.m., and the next regular meeting will be held on August 8, 2019.

Motion Carried.

July 25, 2019 Meeting Minutes are to be approved at the August 8, 2019 meeting:

Chair

Secretary-Treasurer