

	Committee of Adjustment Minutes Hearing Date: August 22, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Vice Chair) Adolfo Antinucci Stephen Kerwin Hao (Charlie) Zheng
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Zoning Staff Planning Staff:	Christine Vigneault Pravina Attwala Catherine Saluri Garrett Dvernichuk Michael Di Febo
Members / Staff Absent:	Robert Buckler (Chair)

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
6-7	B025/19 & B026/19	8745 Hwy 50 & 241 Trade Valley Drive	Peel Region	No objections/conditions
12	A224/18	46 Briarose Avenue, Kleinburg	Planning	Site Visit Photos
15	A104/19	14 Riverside Blvd, Thornhill	Neighbour	Letter of Objection (16/18 Riverside Blvd)

Moved By: A. Antinucci
Seconded By: H. Zheng

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
H. Zheng	Item 13 (A096/19) – Conducts business with agent

Adoption of August 8, 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, August 8, 2019, be adopted as circulated.

Motion Carried.

Adjournments

Moved By: H. Zheng
Seconded By: S. Kerwin

That the following adjournment be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
14	A097/19 217 Via Teodoro, Woodbridge	September 5, 2019	To facilitate public notice requirements.

Motion Carried.

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:

B012/19

Ward 4
- Applicant:

Penguin-Calloway (Vaughan) Inc.
- Agent:

Smart Centres (Paula Bustard)
- Address:

175 Millway Ave. Concord
- Purpose:

Consent is being requested to sever a parcel of land for commercial (mixed-use) development purposes approximately 14,749.00 square metres with frontage onto Jane Street and Millway Avenue (as well as future frontage onto Portage Parkway).

The retained parcel is approximately 17,999.00 square metres and has frontage onto Jane Street and Millway Avenue (as well as future frontage onto Apple Mill Road).

The severed and retained lands are currently being used for parking purposes.

A portion of the retained land owned by the applicant (as shown on the sketch submitted with the application) will be conveyed into public ownership as part of the related Site Plan Application (DA.18.074) to support a future road widening of Portage Parkway and Jane Street as well as the creation of Apple Mill Road.

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

Representation
Paula Bustard, Smart Centres

Comments

Chair Perrella 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. B012/19 on behalf of Penguin-Calloway (Vaughan) Inc. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	<div>Committee of Adjustment Christine Vigneault</div> <div>905-832-8585 x 8332 christine.vigneault@vaughan.ca</div>	<div>1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</div> <div>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.</div> <div>3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</div>

	Department/Agency	Condition
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@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 2% 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 Senior Manager of Real Estate. Payment shall be made by certified cheque only.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 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).
4	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	The applicant provides the required \$105.00 fee for TRCA's review of B012/19

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

6.

File:

B025/19

Ward 2
- Applicant:

1791234 Ontario Limited (Vaughan West II Limited)
- Agent:

Humphries Planning Group Inc (Rosemarie Humphries)
- Address:

8745 Hwy 50 Vaughan
- Purpose:

Consent is being requested to permit an easement over 8745 Hwy 50, specifically over Part 2 (as shown on sketch submitted with the application), in favour of the lands to the north municipally known as 241 Trade Valley Drive (dominant land) for access purposes (construction use and maintenance).

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
Comments from Region of Peel – Received August 21, 2019

Representation
Marcus Martins, Humphries Planning Group Inc

Comments

In response to Chair Perrella, Marcus Martins confirmed that he received comments from the Region of Peel.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: H. Zheng

THAT Application No. B025/19 on behalf of 1791234 Ontario Limited (Vaughan West II Limited) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Michael DiFebo 905-832-8585 x 8990 Michael.difebo@vaughan.ca	The related Site Development File DA.18.086 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering (DE). The Owner shall submit a draft reference plan to DE for review prior to deposit. 2. The Owner shall provide proof of a mutual access agreement between the two land

	Department/Agency	Condition
		owners (241 Trade Valley Drive & 8745 Hwy 50) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement Agreement (REA) to be provided to the satisfaction of DE. 3. The proposed mutual access from Highway 50 shall be reviewed and approved by both York & Peel Region.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).

For the Following Reasons:

- 1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
- 2. The proposal conforms to the City of Vaughan Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

7.

File:

B026/19

Ward 2
- Applicant:

Isadan Holdings Limited (Robert Vitullo)
- Agent:

Humphries Planning Group Inc (Rosemarie Humphries)
- Address:

241 Trade Valley Dr. Vaughan
- Purpose:

Consent is being requested to permit an easement over 241 Trade Valley Drive, specifically over Part 1 (as shown on sketch submitted with the application), in favour of the lands to the south municipally known as 8745 Hwy 50 (dominant land) for access purposes (construction use and maintenance).

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
Comments from Region of Peel – Received August 21, 2019

Representation
Marcus Martins, Humphries Planning Group Inc.

Comments

In response to Chair Perrella, Marcus Martins confirmed that he received comments from the Region of Peel.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: H. Zheng

THAT Application No. B026/19 on behalf of Isadan Holdings Limited (Robert Vitullo) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Michael DiFebo 905-832-8585 x 8990 Michael.difebo@vaughan.ca	The related Site Development File DA.17.064 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering (DE). The Owner shall submit a draft reference plan to DE for review prior to deposit. 2. The Owner shall provide proof of a mutual access agreement between the two land owners (241 Trade Valley Drive & 8745 Hwy

	Department/Agency	Condition
		50) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement Agreement (REA) to be provided to the satisfaction of DE. 3. The proposed mutual access from Highway 50 shall be reviewed and approved by both York & Peel Region. 4. The Owner shall obtain approval for the related Site Development Application (DA.17.064) from the Development Engineering (DE) Department.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

8.

File:

B027/19

Applicant:

350467 Ontario Limited

Agent:

WSP Group Canada Limited (Kristopher Hall)

Address:

1531 Langstaff Rd. Vaughan

Purpose:

Consent is being requested for an easement over 1531 Langstaff Road, described as Parts A, B & C (on the Plan submitted with the application) to accommodate shared storm water,, water services and access(easements further described below) in favor of the lands to the east municipally known as 8484 Dufferin Street (dominant land) to facilitate Site Plan Application DA.15.077.

Ward 4
- The easement for storm water services over the 1531 Langstaff Road (in favour of 8470/8484 Dufferin Street) is shown as Part A on the plan submitted with the application.

The easement for water services over the 1531 Langstaff Road (in favour of 8470/8484 Dufferin Street) is shown as Part B on the plan submitted with the application.

The easement for access purposes over the 1531 Langstaff Road (in favour of 8470/8484 Dufferin Street) is shown as Part Con the plan submitted with the application.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Jeremy Humphrey, WSP Group Canada Limited

Comments

Jeremy Humphry explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng
Seconded By: A. Antinucci

THAT Application No. B027/19 on behalf of 350467 Ontario Limited be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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 Minor Variance Application(s) A100/19 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.

2	Development Planning Roberto Simbana 905-832-8585 x 8810 Roberto.simbana@vaughan.ca	1. The Minor Variance Application A100/19 be approved and the decision be Final and Binding. 2. The Consent Application B028/19 and Minor Variance Application A101/19 be approved and the decision be Final and Binding
3	Development Engineering Steve Lysecki 905-832-8585 x 8731 Steve.lysecki@vaughan.ca	The Development Engineering Department shall review and approve Site Plan Applications DA.18.098 and DA.15.077, and approve the final servicing layout between the two properties, prior to approval of this consent application.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

9.

File:

A100/19

Applicant:

350467 Ontario Limited

Agent:

WSP Group Canada Limited (Kristopher Hall)

Address:

1531 Langstaff Rd. Vaughan

Purpose:

Relief from the by-law is being requested to accommodate joint access between subject lands and 8470/8484 Dufferin Street along with modification to the existing servicing, an expansion of the existing parking area and a curb update to facilitate Site Plan Application DA.18.098.
- Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Jeremy Humphrey, WSP Group Canada Limited

Comments

Jeremy Humphry explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng
Seconded By: A. Antinucci

THAT Application No. A100/19 on behalf of 350467 Ontario 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:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That Consent Application B027/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 Roberto.simbana@vaughan.ca	1. The Minor Variance Application A100/19 be approved and the decision be Final and Binding. 2. The Consent Application B028/19 and Minor Variance Application A101/19 be approved and the decision be Final and Binding.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner shall obtain approval for the related Site Development Applications (DA.18.098 & DA.15.077) 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: Member Buckler (Absent)

10.

File:

B028/19

Ward 4
- Applicant:

Shell Canada Limited
- Agent:

WSP Group Canada Limited (Kristopher Hall)
- Address:

8484 Dufferin St. Vaughan
- Purpose:

Consent is being requested for an easement over 8470/8484 Dufferin Street, described as Parts D (on the Plan submitted with the application) to accommodate a sanitary service easement in favor of the lands to the west municipally known as 1531 Langstaff Road (dominant land) to facilitate Site Plan Application DA.18.098.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Jeremy Humphrey, WSP Group Canada Limited

Comments

Jeremy Humphry explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. B028/19 on behalf of Shell Canada Limited be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of the subject lands in writing. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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 Minor Variance Application(s) A101/19 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 Roberto.simbana@vaughan.ca	1. The Minor Variance Application A101/19 be approved and the decision be Final and Binding. 2. The Consent Application B027/19 and Minor Variance Application A100/19 be approved and the decision be Final and Binding.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner shall provide proof of a mutual servicing & access agreement between the two

	Department/Agency	Condition
		land owners (1531 Langstaff & 8484 Dufferin) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement and Operating Agreement (REOA) to be provided to the satisfaction of DE. 3. The Owner shall obtain approval for the related Site Development Application (DA.15.077) from the Development Engineering (DE) Department.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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)

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

11.

File:

A101/19

Applicant:

Shell Canada Limited

Agent:

WSP Group Canada Limited (Kristopher Hall)

Address:

8484 Dufferin St. Vaughan

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed gas station with convenience store and a quick-serve eating establishment with a drive-through to facilitate Site Plan Application DA.17.077.
- Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Jeremy Humphrey, WSP Group Canada Limited

Comments
Jeremy Humphry explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng
Seconded By: A. Antinucci

THAT Application No. A101/19 on behalf of Shell Canada 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:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That Consent Application B028/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 Roberto.simbana@vaughan.ca	1. The Minor Variance Application A101/19 be approved and the decision be Final and Binding. 2. The Consent Application B027/19 and Minor Variance Application A100/19 be approved and the decision be Final and Binding.
3	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.15.077) 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: Member Buckler (Absent)

12.

File:

A224/18

Ward 1
- Applicant:

Bekir Elmaagacli
- Agent:

Andrew Dean or Sandra Wojtecki
- Address:

46 Briarose Ave. Kleinburg
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.

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

Representation
Richard Wengle

Comments

Richard Wengle explained the nature of the application.

In response to Member Antinucci, Mr. Wengle advised the project is strictly for residential use. He provided floor plans to the committee.

Chair Perrella 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. A224/18 on behalf of Bekir Elmaagacli 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 and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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. 2. The owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the proposed driveway does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

- 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: Member Buckler (Absent)

13.

File:

A096/19

Ward 2
- Applicant:

1 Royal Gate Village Properties Ltd. (M. Weber)
- Agent:

Heman Shih Architect Inc (Heman Shih)
- Address:

1 Royal Gate Blvd. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed driveway access point and curb cut along Regalcrest Court to facilitate Site Plan Application DA.19.017.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Member Zheng declared a conflict of interest due to his business dealings with the agent for A096/19. Member Zheng left the room during the hearing of A096/19.

Representation
Patrick Cheung

Comments

Patrick Cheung appeared as the agent and explained the nature of the application.

In response to Chair Perrella, Mr. Cheung explained how the proposed landscaping reconfiguration would impact parking onsite.

Chair Perrella 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. A096/19 on behalf of 1 Royal Gate Village Properties Ltd. (M. Weber) 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 Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	That related Site Development File DA.19.017 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 95-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall obtain approval for the related Site Development Application (DA.19.017) 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: Member Buckler

15.

File:

A104/19

Applicant:

Caterina Baxter

Agent:

Jeffery M. Swartz, Architect

Address:

14 Riverside Blvd. Thornhill

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.

Ward 5

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Joe Montesano Address: 16 & 18 Riverside Blvd.,Thornhill Nature of Correspondence: Letter of Objection

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

Representation
None

Comments

In response to the letter of objection received, Member Antinucci questioned why the front yard setback requirement could not be maintained.

In response to Chair Perrella, Michael Di Febo, Planner, confirmed that the 4.7 metres is to the front of the garage.

There were no members of the public present to speak on the application.

The application was stood down at 6:15 p.m. for 5 minutes to accommodate representation.

The application was recalled at 6:20 p.m.

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

THAT Application No. A104/19 on behalf of Caterina Baxter be **ADJOURNED** to September 5, 2019, to accommodate representation.

Motion Carried.

Members Opposed to Motion: Member Buckler (Absent)

Other Business

None

Motion to Adjourn

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:25 p.m., and the next regular meeting will be held on September 5, 2019.

Motion Carried.

August 22, 2019 Meeting Minutes are to be approved at the September 5, 2019 meeting:

Chair

Secretary-Treasurer