

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: December 5, 2024</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</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>Video recordings will be accessible for six months following the hearing date.</p>
<p align="center">Committee Member Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p align="center">Staff Attendance</p>	
<p>Committee of Adjustment:</p> <p>Senior Manager, Adjudicative Services:</p> <p>Zoning Staff:</p> <p>Planning Staff:</p>	<p>Gianluca Russo (Secretary Treasurer) Matthew Ka (Secretary Treasurer - Minutes)</p> <p>Christine Vigneault</p> <p>Christian Tinney</p> <p>Janany Nagulan Harry Zhao</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

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

Adoption of November 14, 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 November 14, 2024, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
None		

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
6.3	A137/23	116 Renaissance Court, Thornhill
6.7	A173/24	40 Appian Way, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A039/24	112 Lady Jessica Drive, Maple
6.2	A078/24	376 Stegman's Mill Road, Kleinburg
6.4	A157/24	7082 Islington Avenue, Vaughan
6.5	A168/24	280 Nativio Street, Woodbridge
6.6	A169/24	57 Sculpture Garden Lane, Kleinburg
6.8	A174/24	278 Hunterwood Chase, Maple
6.9	A176/24	8118 Dufferin Street, Vaughan
6.10	A177/24	8001 Bathurst Street, Vaughan
6.11	B012/24	110 Citation Drive, Concord

Moved By: Member Brandon Bell
 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: 6.3	FILE NO.: A137/23 PROPERTY: 116 RENAISSANCE COURT, THORNHILL
------------------	---

Adjournment History: May 16, 2024

Applicant: Rafael Lazer

Agent: Spotlight Development Inc.

Purpose: Relief from the Zoning By-law is being requested to permit a proposed swimming pool, accessory structure (fire pit) and reduced rear yard soft landscaping requirements.

***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	Carmine Settino	363 Worth Boulevard	06/06/2024	Letter of Objection/Concern
Public	Carmine Settino	363 Worth Boulevard	12/03/2024	Letter of Objection/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

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

Applicant Representation at Hearing:

Aaron Gillard

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A137/23:

Name	Position/Title	Address (Public)	Nature of Submission
Gianluca Russo	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Aaron Gillard	Applicant Representation		Summary of Application Addressed resident letters of concern. Advised that three oak trees were planted.

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. A137/23 for 116 Renaissance Court, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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: 6.7	FILE NO.: A173/24 PROPERTY: 40 APPIAN WAY, WOODBRIDGE
------------------	--

Adjournment History: None

Applicant: Suganthy Maheson

Agent: George Andreoglou (Westlake Contractors 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	Mario Di Nardo	N/A	12/04/2024	Letter of Objection
Public	Syed M. Iqbal & Sanober Iqbal	34 Appian Way, Woodbridge	12/03/2024	Letter of Objection
Public	Tony Lorini	N/A	12/04/2024	Letter of Objection
Public	Monica Fiorini	116 Appian Way, Vaughan	12/04/2024	Letter of Objection
Public	Sonia Fiorini	116 Appian Way, Vaughan	12/04/2024	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				
None				

Applicant Representation at Hearing:

George Andreoglou

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A173/24:

Name	Position/Title	Address (Public)	Nature of Submission
Gianluca Russo	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
George Andreoglou	Applicant Representation		Summary of Application Addressed letters of concern/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. A173/24 for 40 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	<p>Development Engineering Rex.bondad@vaughan.ca</p>	<ol style="list-style-type: none"> 1. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca 2. 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 the Service Connection Application process typically takes 4-6 weeks.
2	<p>Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca</p>	<p>Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property for the City owned boulevard tree.</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: 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 6:23 p.m., and the next regular meeting will be held on January 16, 2025.

Motion Carried

December 5, 2024, Meeting Minutes were approved at the January 16, 2025, Committee of Adjustment Hearing.

Chair: Assunta (Sue) Perrella

Secretary Treasurer: Gianluca Russo