

ITEM: 6.16	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A165/24
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Report Date: Friday, July 4, 2025


THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City’s [website](#).

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			05/13/2025	Planning Justification Report
Applicant			10/14/2024	Application Cover Letter
Applicant			06/19/2025	Presentation
Public	Brendan Charters	11700 Keele Street	07/02/2025	Letter of Support

BACKGROUND (SCHEDULE D, IF REQUIRED)	
* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.	
Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
A103/18 (11801 Keele Street)	<div></div> <div>Relief to construct second dwelling on property; APPROVED COA; July 5, 2018.</div>

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
June 19, 2025	Adjourned to accommodate statutory public notice requirements outlined in the <i>Planning Act</i> .

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background

	MINOR VARIANCE APPLICATION FILE NUMBER A165/24
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CITY WARD #:	1
APPLICANT:	Antonio Guglietti
AGENT:	Humphries Planning Group Inc.
PROPERTY:	11801 Keele Street, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): Natural Linkage Area, Natural Core Area, Agriculture, Oak Ridges Moraine Conservation Plan Area
RELATED DEVELOPMENT APPLICATIONS:	B014/24 & A166/24
PURPOSE OF APPLICATION:	<p>Relief from the Zoning By-law is being requested to permit reduced lot frontage and lot area requirements regarding the retained lands subject to Consent Application B014/24.</p> <p>The retained lands will contain a detached dwelling and will continue to be used for agricultural purposes.</p>

The following variances have been requested from the City’s Zoning By-law:

The Severed Lands are zoned A-Agriculture Zone, A-ORM - Agriculture Zone (Oak Ridges Moraine Suffix), and EP- ORM - Environmental Protection Zone (Oak Ridges Moraine Suffix), under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required lot frontage is 100m. [Table 12-3]	To permit a minimum lot frontage of 73.5m.
2	The minimum required lot area is 40 ha. [Table 12-3]	To permit a minimum lot area of 37.3 ha.

HEARING INFORMATION
DATE OF MEETING: Thursday, July 10, 2025 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2 nd Floor), 2141 Major Mackenzie Drive LIVE STREAM LINK: Vaughan.ca/LiveCouncil
PUBLIC PARTICIPATION
<p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.</p> <p>THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.</p>

INTRODUCTION	
<p>Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.</p> <p>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.</p> <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>	

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	June 26, 2025
Date Applicant Confirmed Posting of Sign:	June 25, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To permit a minimum lot area of 33 hectares.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

COMMENTS:
<p><u>Background</u></p> <p>On May 16, 2025, Development Planning advised the applicant:</p> <p>Thank you for preparing an updated PJR for the above noted applications. Staff has had an opportunity to review the report and offer the following comments:</p> <p>The PJR provides an analysis of the lot creation policies for prime agricultural lands, stating that the proposed severance is consistent with Section 4.3.3. of the PPS. Staff have noted that Policy 4.3.3. was incorrectly referenced in the PJR. Please see the wording from both the PJR and PPS, 2024 below which demonstrates the discrepancy. Policy 4.3.3. c, is intended for a farm consolidation which would result in a residential surplus, and it is staff’s understanding that this is not the case for the subject consent application.</p> <p><i>From the Planning Justification Report:</i></p> <p><i>c. One new residential lot for a residence surplus to an agricultural operation, provided that:</i></p> <p><i>1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and</i></p> <p><i>2. the planning authority ensures that new dwellings an additional residential units are prohibited on any remnant parcel of farmland created by severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches to achieve the same objective; and</i></p> <p><i>From the Provincial Planning Statement, 2024:</i></p> <p><i>c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:</i></p> <p><i>1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and</i></p> <p><i>2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and</i></p> <p>With respect to the analysis of the land creation policies of the ORMCP, 2017, the PJR states that the proposed severance would be permitted through policy 32(1)6 which allows the division of land for land uses that are different. The PJR opines that the use located on the property at 11801 Keele St. is an agricultural use, and the use located on the property at 11701 Keele St. is a single detached dwelling and is therefore being interpreted as different uses on the lot. Based on our understanding, the existing dwelling at 11701 Keele St. was only permitted to be erected as a full-time farm labour accommodation</p>

COMMITTEE OF ADJUSTMENT	
<p>associated with the agricultural use. The intended use of that dwelling, and the sole reason for its existence was to be an accessory to the existing farm operation on the subject lands. Staff understand that materials submitted as part of the building permit application at the time clearly states that the dwelling is for the use of farm labour accommodations. Otherwise, the dwelling would not have been permitted by Zoning By-law 1-88 or the ORMCP as a second single detached dwelling on the property. The PJR goes on to state that the single detached dwelling at 11701 Keele St. is “independent and unrelated to the agriculture uses and its primary function and purpose is residential habitation”. Staff are of the understanding that the dwelling would not be lawfully permitted if it is not being used for its intended purpose as an accessory to the agricultural operation and thus cannot be considered a separate use on the lot.</p> <p>Based on our review of the updated PJR, staff are still not in position to support the proposed severance, as it fails to satisfy the lot creation policies of the PPS and ORMCP. Development Planning will require an updated PJR demonstrating how the PPS and ORMCP lot creations policies are being satisfied by this proposal. Development Planning Staff would like to schedule a meeting with you to discuss further.</p> <p>On June 12, 2025, Development Planning followed up with the applicant:</p> <p>Following up on our meeting on May 23, 2025, please confirm if the PJR dated April 2025 will require any changes. Please note the PJR will be submitted to the Committee for their review. If changes are required, please provide an updated PJR by the end of the week.</p> <p>Committee of Adjustment Comments – Application Adjourned at the June 19, 2025, Committee of Adjustment meeting.</p> <p>Applications B014, 24, A165/24 and A166/24 were adjourned at the June 19, 2025, Committee of Adjustment meeting to accommodate statutory public notice requirements outlined in the <i>Planning Act</i>.</p>	
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none">1. That a Surveyors Certificate confirming lot area, frontage is submitted.2. That Consent Application B014/24 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.

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments. Application under Review.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>Development Engineering is aware that Development Planning is refusing the application. Should the committee approve this Minor Variance, the applicant will need to satisfy the following comment and condition:</p> <p>The property should be properly graded, ensuring that surface water from the (fill in proposed development) does not go onto adjacent lots in accordance with the City's Engineering Standards. It's important to note that (fill in proposed development based on Section 2.2.1 - Table 1.0) necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.</p>	
Development Engineering Recommended Conditions of Approval:	The Minor Variance applications A165/24 and A166/24 shall be approved in conjunction with or following the approval of consent application B014/24.

PARKS, FORESTRY & HORTICULTURE (PFH)	
No comments received to date.	

PARKS, FORESTRY & HORTICULTURE (PFH)		
PFH Recommended Conditions of Approval:		None

DEVELOPMENT FINANCE		
No comment no concerns		
Development Finance Recommended Conditions of Approval:		None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES		
No comments received to date.		
BCLPS Recommended Conditions of Approval:		None

BUILDING INSPECTION (SEPTIC)		
No comments received to date.		
Building Inspection Recommended Conditions of Approval:		None

FIRE DEPARTMENT		
No comments received to date.		
Fire Department Recommended Conditions of Approval:		None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment cofa@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B014/24 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 Engineering jonal.hall@vaughan.ca	The Minor Variance applications A165/24 and A166/24 shall be approved in conjunction with or following the approval of consent application B014/24.
<i>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.</i>		

IMPORTANT INFORMATION		
CONDITIONS: 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 above 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.		

IMPORTANT INFORMATION	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>	
<p>DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>	
<p>NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.</p>	

SCHEDULE A: DRAWINGS & PLANS

SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING


Internal Departments *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
A103/18 (11801 Keele Street)	<div></div> <p>Relief to construct second dwelling on property; APPROVED COA; July 5, 2018.</p>