

	Committee of Adjustment Minutes Hearing Date: July 10, 2025 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email cofa@vaughan.ca . In the event of technical difficulties an audio/video recording may not be available.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Jordan Kalpin Mark Milunsky
Secretary Treasurer: Senior Manager of Adjudicative Services: Adjudicative Services Coordinators:	Gianluca Russo Christine Vigneault Andrea Buchanan
Zoning Staff: Planning Staff:	Sean Fitzpatrick Janany Nagulan & Alyssa Pangilinan
Members / Staff Absent:	Stephen Kerwin (Vice-Chair) Brandon Bell

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of June 19, 2025, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Jordan Kalpin
Seconded By: Mark Milunsky

THAT the minutes of the Committee of Adjustment Meeting of June 19, 2025, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.6	A065/25	A065/25 has been adjourned to permit time for zoning staff to review revised plans submitted by the applicant. The application will be rescheduled once the zoning review has been completed.
6.9	A070/25	A070/25 has been adjourned to permit time for the applicant to provide further information outlined in the Development Planning Report to the satisfaction of the Development Planning and Forestry Departments.

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
6.10	A072/25	194 Polo Crescent, Woodbridge
6.11	A073/25	6 Peter Morse Way, Thornhill
6.13	A152/24	295 Deepsprings Crescent, Maple
6.15	B014/24	11701 & 11801 Keele Street, Vaughan
6.16	A165/24	11801 Keele Street, Vaughan
6.17	A166/24	11701 Keele Street, Vaughan

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A009/24	27 Tiburon Trail, Kleinburg
6.2	A042/25	49 Longbridge Road, Thornhill
6.3	A058/25	180 Richard Lovat Court, Kleinburg
6.4	A060/25	137 Balding Boulevard, Woodbridge
6.5	A063/25	173 Langtry Place, Thornhill
6.7	A066/25	321 Woodgate Pines Drive, Kleinburg
6.8	A068/25	227 Camlaren Crescent, Kleinburg
6.12	A126/24	7 Lancer Drive, Maple
6.14	A214/24	125 Deepsprings Crescent, Maple

Moved By: Member Mark Milunsky
Seconded By: Member Jordan Kalpin

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: 6.10	FILE NO.: A072/25 PROPERTY: 194 POLO CRESCENT, WOODBRIDGE
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Adjournment History: N/A

Applicant: Nada & Charles Francis Di Maria

Purpose: Relief from the Zoning By-law is being requested to permit the existing shed and reduction in 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			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Bernie Di Vona (President, Pine Valley Village Community Association)	N/A	07/02/2025	Letter of Support
Robert Costabile	188 Polo Crescent	July 9, 2025	Presentation Material

Late Public Correspondence * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
John Arcadi	57 Velmar Drive	July 9, 2025	Letter of Support
Various Residents	54 Green Manor Crescent 216 Village Green Drive 51 Mellings Drive, 1 Colucci Drive	July 9, 2025	Petition of Support

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report
Committee of Adjustment (Elevation Plans)

Applicant Representation at Hearing:
Daniel Venturuzzo (Verus Design Inc.)

Persons Before the Committee:
The following people appeared before the Committee of Adjustment in connection with Minor Variance Application A072/25:

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.
Daniel Venturuzzo	Applicant Representation		Summary of Application Addressed public and Committed comments.
Elaine Costabile	Public	188 Polo Crescent	Concerns and comments raised: <ul style="list-style-type: none">- Provided history regarding non-compliant structure (cabana)- Reviewed photos submitted and explained impact to property- Blocks sunlight, impacts privacy- Impact on property values
Robert Costabile	Public	188 Polo Crescent	Concerns and comments raised: <ul style="list-style-type: none">- Update to variances did not change much (0.60 m to 0.76 m)

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none">- Impacts on drainage, sightlines, sunlight- Structure built without a permit- Requested compliance with Zoning By-law- Opined that the variances are not minor.
Jordan Kaplin	Committee Member		Requested that elevations be reviewed.
Mark Milunsky	Committee Member		Noted that a permit was already issued for the lanai and that the Committee is reviewing the variances pertaining to the shed/pool equipment.
Christine Vigneault	Senior Manager of Adjudicative Services		Stated that a grading permit would be required through the building permit process.
Assunta (Sue) Perrella	Chair		Reviewed the variances before the Committee.
Alyssa Pangilinan	Development Planning		In response to the Committee, Development Planning reviewed recommendations and change made from the previous application which was only partially approved by the Ontario Land Tribunal.
Mark Milunsky	Committee Member		Noted modifications have been made to the structure, including a reduction in height, and noted that the Committee has previously considered and approved similar applications.

Moved By: Mark Milunsky
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. A072/25 for 194 Polo Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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. and The Committee supported the position and recommendations from Development Planning.

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: Sue Perrella
Members Absent: Brandon Bell, Steve Kerwin

ITEM: 6.11	FILE NO.: A073/25 PROPERTY: 6 PETER MORSE WAY, THORNHILL
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Adjournment History: N/A

Applicant: Christian Robert & Juliana-Nicole Zanetti

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana in the rear yard and to increase lot coverage.

*See the Notice of Decision for breakdown of approved variances, if applicable.

Public Correspondence			
*Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant		05/22/2025	Planning Justification Report
Teresa Baldassarra	19 Donna Mae Crescent	06/03/2025	Letter of Support
Matthew Baldassarra	11 Donna Mae Crescent	06/03/2025	Letter of Support
Roy Sepal	9 Peter Morse Way	06/03/2025	Letter of Support
Illegible	10 Peter Morse Way	06/03/2025	Letter of Support
T. Baldassarra	5 Peter Morse Way	06/03/2025	Letter of Support
Amir Mizrahi	21 Donna Mae Crescent	06/03/2025	Letter of Support

Late Public Correspondence			
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Tina Raimondd	24 Donna Mae rescent	07/10/2025	Letter of support
Applicant		07/09/2025	Presentation

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Forestry Department (recommendations/conditions)	
Development Planning (recommendations/conditions)	

Applicant Representation at Hearing:
Jonathan Sasso

Persons Before the Committee:
The following people appeared before the Committee of Adjustment in connection with Minor Variance Application A073/25:

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.
Jonathan Sasso	Applicant Representation		Requested that the application be adjourned due to the timing of receiving Development Planning comments at 4 p.m. July 10, 2025.

Moved By: Mark Milunsky
Seconded By: Jordan Kalpin

THAT Application No. A073/25 for 6 Peter Morse Way, Thornhill be **ADJOURNED** to the July 30, 2025 Committee of Adjustment hearing.

For the following Reasons:

To permit time to review the Development Planning staff report issued on July 10, 2025.

Motion Carried

Members Opposed: None

Members Absent: Brandon Bell, Steve Kerwin

ITEM: 6.13	FILE NO.: A152/24 PROPERTY: 295 DEEPSPRINGS CRESCENT, MAPLE
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Adjournment History: N/A

Applicant: Jani Kociu & Renata Alliu

Purpose: Relief from the Zoning By-law is being requested to accommodate an additional residential unit which requires reduced parking and 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			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant		09/30/2024	Application Cover Letter
Mauricio Dos Santos	Deepsprings Crescent	07/03/2025	Letter of objection
Natalia Gues	297 Deepsprings Crescent	07/08/2028	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)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A			

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report			
Development Planning (recommendations/conditions)			

Applicant Representation at Hearing:
Steven Sunderland

Persons Before the Committee:
The following people appeared before the Committee of Adjustment in connection with Minor Variance Application A152/24:

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.
Steven Sunderland	Applicant Representation		Summary of Application Addressed letters of concern at the request of the Chair.

Moved By: Jordan Kalpin
Seconded By: Mark Milunsky

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. A152/24 for 295 Deepsprings Crescent, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent: Brandon Bell, Steve Kerwin

ITEM: 6.15, 6.16 & 6.17	FILE NO.: B014/24, A165/24 & A166/24 PROPERTY: 11701 & 11801 KEELE STREET
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Adjournment History: N/A

Applicant: Jonathan Sasso

Purpose:

B014/24:

Consent is being requested to sever a parcel of land as a new lot, approximately 3.4 hectares (34,000 square metres) which contains a single detached dwelling which is utilized as a Home Industry for purposes of a carpentry shop and small motor/equipment repair shop. The retained lands, approximately 37.3 hectares (373,000 square metres), will continue to be used for agricultural purposes. The dwelling on the retained lands is to remain.

A165/24:

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. The retained lands will contain a detached dwelling and will continue to be used for agricultural purposes.

A166/24:

Relief from the Zoning By-law is being requested to permit reduced lot frontage and lot area requirements regarding the severed lands subject to Consent Application B014/24. The severed lands will contain a detached dwelling is currently being utilized for a home industry.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence *Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Brendan Charters	11700 Keele Street	07/02/2025	Letter of Support

Late Public Correspondence * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A			

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report	
Development Planning (recommendations (refusal))	

Applicant Representation at Hearing:
Jonathan Sasso

Persons Before the Committee:
The following people appeared before the Committee of Adjustment in connection with Consent Application B014/24 and Minor Variance Applications A165/24 and A166/24:

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.
Jonathan Sasso	Applicant's Representative		<ul style="list-style-type: none">- Reviewed the application and provided the Committee with a presentation.- Did not concur with Development Planning interpretation of applicable policies.- Opined that the policies of the ORMCP take precedence and prevail

Name	Position/Title	Address (Public)	Nature of Submission
			over any other policies or conflict contained in the Official Plan or Zoning By-law.
Jordan Kaplin	Committee Member		Reviewed Development Planning recommendations and noted that it appeared the proposed development did not comply with any applicable policies.
Alyssa Pangilinan	Development Planning		At the request of the Chair, reviewed Development Planning recommendations.

Moved By: Jordan Kalpin
Seconded By: Assunta Perrella

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. B014/24, A165/24 & A166/24 11701 & 11801 Keele Street, Vaughan be **REFUSED** for the following reasons:

The applications were refused as they do not conform to Section 45, 51 and 53 of the Planning Act.

Motion Carried

Members Opposed: Mark Milunsky
Members Absent: Brandon Bell, Steve Kerwin

Other Business

Process Update: Development Engineering, Grading Condition

Christine Vigneault, Senior Manager of Adjudicative Services, indicated that the standard grading condition from Development Engineering will generally no longer be applied to Minor Variance Applications, as it is already addressed through the Building Permit process.

Motion to Adjourn

Moved By: Jordan Kalpin

Seconded By: Assunta Perrella

THAT the meeting of Committee of Adjustment be adjourned at 7:38 p.m., and the next regular meeting will be held on July 30, 2025.

Motion Carried

July 10, 2025, Meeting Minutes are to be approved at the July 30, 2025, Committee of Adjustment Hearing.

Chair: Assunta Perrella

Secretary Treasurer: Gianluca Russo