

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: March 19, 2026</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center"><b>DRAFT</b></p>	
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)                  Stephen Kerwin (Vice-Chair)                  Brandon Bell                  Jordan Kalpin                  Mark Milunsky</p>
<p>Secretary Treasurer:                  Senior Manager of Adjudicative Services:                  Adjudicative Services Coordinators:</p>	<p>Gianluca Russo                  Christine Vigneault                  Andrea Buchanan</p>
<p>Zoning Staff:                  Planning Staff:</p>	<p>Christian Tinney                  Alesia Lamaj</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Item # / File	Nature of Interest
N/A		

**Adoption of February 26, 2026, Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin  
 Seconded By: Mark Milunsky

THAT the minutes of the Committee of Adjustment Meeting of February 26, 2026, be adopted as circulated.

**Motion Carried.**

**Adjournments:**

Item	File No.	Adjournment Information
N/A		

**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
6.5	A019/26	9810 Bathurst Street, Vaughan
6.8	A138/25	12 Loma Vista Drive, Thornhill
6.11	B001/26	1260, 1272, 1282, 1294, 1304, and 1314 Centre Street, Thornhill
6.12	B016/25	8300 Hwy 27 Building A, Vaughan
6.13	A137/25	8300 Hwy 27 Building A, Vaughan

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.1	A002/26	229 Spring Gate Boulevard, Thornhill
6.2	A004/26	9990 Weston Road, Vaughan
6.3	A020/26	9970 Weston Road, Vaughan
6.4	A011/26	35 Ryerson Drive, Kleinburg
6.6	A113/25	32 Venkata Drive, Kleinburg
6.7	A117/25	258 Pine Valley Crescent, Woodbridge
6.9	A148/25	76 Upper Post Road, Maple
6.10	A159/25	76 Renaissance Court, Thornhill

Moved By: Member Steve Kerwin  
 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**

Opposed By: None

<b>ITEM: 6.5</b>	<b>FILE NO.: A019/26</b> <b>PROPERTY: 9810 BATHURST STREET, VAUGHAN</b>
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**Adjournment History:** N/A

**Applicant:** 1979350 Ontario Inc.

**Purpose:** Relief from the Zoning By-law is requested to permit the internal parking area of Townhouse Block A and Townhouse Block C.

A site-specific Official Plan Amendment (OPA 674) and Zoning By-law Amendment (By-law 216-2007) have been approved to permit medium and high-density residential uses on the Subject Lands including townhouse, multi-family, and apartment dwelling units with heights up to fifteen (15) storeys.

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

<b>Public Correspondence</b>			
*Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
N/A			

<b>Late Public Correspondence</b>			
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Sarit Kapon	Gesher Crescent	03/18/2026	Letter of concern
Applicant		03/17/2026	Applicant Presentation

<b>Staff &amp; Agency Correspondence (Addendum)</b>			
* Processed as an addendum to the Staff Report			
N/A			

**Applicant Representation at Hearing:**  
**Courtney Fish**

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A019/26:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Gianluca Russo	Hearing Clerk		Hearing Clerk reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Courtney Fish	Applicant Representation		Summary of Application
Steve Kerwin	Committee Member		Requested the applicant to address the letter of concern.
Courtney Fish	Applicant Representation		Addressed letter of concern stating that the transportation capacity is available on the City’s website and the site servicing permit was issue October 2025.

Moved By: Mark Milunsky  
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. A019/26 for 9810 Bathurst Street, Vaughan 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 “<b>if required</b>”. 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 (<b>see condition chart below for contact</b>). 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	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	That the Certificate of Official for consent application B006/23 be registered on title. A copy of the registered transfer, with the Certificate of Official for B006/23 attached, confirming the finalized transaction at the Land Registry Office be emailed to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>
2	Development Planning <a href="mailto:Alesia.lamaj@vaughan.ca">Alesia.lamaj@vaughan.ca</a>	That all comments on Site Development Application File DA.24.038 be addressed to the satisfaction of the Development and Parks Planning Department.

**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**

<b>ITEM: 6.8</b>	<b>FILE NO.: A138/25</b> <b>PROPERTY: 12 LOMA VISTA DRIVE, THORNHILL</b>
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**Adjournment History:** N/A

**Applicant:** Ian Michael Fine & Jacqueline Rachael Fine

**Purpose:** Relief from the Zoning By-law is being requested to permit an existing cabana in the rear yard.

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

<b>Public Correspondence</b> *Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
N/A			

<b>Late Public Correspondence</b> * Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Marc A. Brown and Margot C. Rosen	416 Beverley Glen Boulevard	06/16/2026	Letter of concern

<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report			
N/A			

**Applicant Representation at Hearing:**  
Ian Fine

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A138/25:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Gianluca Russo	Hearing Clerk		Hearing Clerk reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Ian Fine	Applicant Representation		Summary of Application Addressed letter of concern stating that height was not mentioned as an issue before and opined that there is no adverse impact to 416 Beverley Glen Boulevard. Noted that multiple inspections have been approved.

Moved By: Mark Milunsky  
Seconded By: Brandon Bell

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. 12 Loma Vista Drive, Thornhill 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**

Opposed By: None

<b>ITEM: 6.11</b>	<b>FILE NO.: B001/26</b> <b>PROPERTY: 1260, 1272, 1282, 1294, 1304, AND 1314 CENTRE STREET, THORNHILL</b>
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**Adjournment History:** N/A

**Applicant:** Concen Development Limited

**Purpose:** Consent is being requested to sever a parcel of land approximately 5,277.2 m2 for residential purposes with frontage along Concord Road and Centre Street. The parcel of land to be retained is approximately 6,768.2 m2 and will have frontage along Centre Street.

The proposed development on the subject land contemplates two mixed-use, 12-storey mid-rise buildings containing 828 units. Phase 1 of the proposed development will be on Parcel A (retained land), and Phase 2 will be on Parcel B (severed land). Phase 1 is intended to be an affordable rental housing development consisting of approximately 416 units.

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

<b>Public Correspondence</b>			
*Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant		02/27/2026	Application Cover Letter
Applicant		02/26/2026	SCS Consulting group Confirming separate servicing of parcels
Joe Cultraro	24 Mountfield Crescent	03/09/2026	Letter of Concern
Joe Cultraro	24 Mountfield Crescent	03/09/2026	Letter of concern/opposition
Jodi Gold	11 Forest Lane Drive	03/13/2026	Letter of concern/opposition
Viktoria Goyzman	35 Concord Road	03/17/2027	Letter of concern/opposition
Rhonda Cartoon	38 Langtry Place	03/16/2026	Letter of concern/opposition
Mark Goldstein	46 Lawrie Road	03/17/2026	Letter of concern/opposition
Nives Lio and Pierina Lio	71 and 75 Lawrie Road	03/18/2026	Letter of concern/opposition
Nives Lio and Pierina Lio	75 and 71 Lawrie Road	03/18/2026	Letter of concern/opposition
Gino Muia	75 Quaker Ridge Road	03/16/2028	Letter of concern/opposition
Anna Dreyzin	78 Lawrie Road	03/16/2026	Letter of concern/opposition
Tony Wang	81 Lawrie Road	03/18/2026	Letter of concern/opposition
Sophia D'Angelo	91 Jaimie Road	03/16/2026	Letter of concern/opposition
Beverley Golden	94 York Hill Boulevard	03/13/2026	Letter of concern/opposition
Dmitri Zolotorev	98 Lawrie Road	03/19/2026	Letter of concern/opposition
Mona Wasserman	110 Promenade Circle	03/16/2026	Letter of concern/opposition
Joseph Brunaccioni	2 Maison Parc Ct.	03/16/2026	Letter of concern/opposition
Rebecca Richter	228 Chelwood Drive	03/16/2026	Letter of concern/opposition
John Kucharczuk	361 Beverley Glen Blvd	03/18/2026	Letter of concern/opposition
Renu Chandna	Mullen Drive	03/19/2026	Letter of concern/opposition
Violet Burko	(unknown)	03/18/2026	Letter of concern/opposition
Jennifer Chow	34 Mountfield Crescent	03/18/2026	Letter of concern/opposition
Vinayak Ethiraju	34 Mountfield Crescent	03/18/2026	Letter of concern/opposition

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Development Planning Comments: Recommend approval subject to condition(s)

**Applicant Representation at Hearing:**  
Bryanne Robinson

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Consent Application B001/26:

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.
Bryanne Robinson	Applicant Representation		Summary of Application Addressed letters of concern.
Michelle Burko	Public	65 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Construction dust</li> <li>- Noise from heavy equipment</li> <li>- Prolonged construction period</li> <li>- Affordable housing was not disclosed during settlement discussion with residents.</li> </ul>
Ajay Kapur	Public	105 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Developer went straight to the OLT and did not fulfil settlement discussion</li> <li>- Increased number of units</li> <li>- No prior discussion regarding affordable housing units</li> <li>- Prolonged construction period.</li> </ul>
Nishtha Kapur	Public	105 Lawrie Road	Registered but was unable to attend the Hearing
Anna Colucci	Public	53 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Affordable housing units will create more issues in the neighbourhood</li> <li>- Not everyone received the notice of Hearing</li> </ul>
Bruno Colucci	Public	53 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Notification on related development applications was done through the Vaughan Liberal tabloid which is not widely read. Had discussion with the councillor to increase the 60m polling radius.</li> <li>- The Notice of Hearing was received on short notice, so the community was not prepared.</li> <li>- The possibility of the west side requesting a separate laneway in the future.</li> </ul>
Robert Burko	Public	65 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Community continues to experience more inconvenience while the developer requests more flexibility after an agreement was made.</li> <li>- Construction dust</li> <li>- Noise from heavy equipment</li> <li>- Prolonged construction period</li> <li>- Severance being requested because the developer requires CHMC financing.</li> </ul>
Hamid Chahaki	Public	295 Brownridge Drive	Requested access to the survey that was done
Dmitri Rogojanski	Public	25 Concord Road	Concerns raised: <ul style="list-style-type: none"> <li>- Residents negotiated with developer in good faith through the OLT process. Affordable housing intention was not disclosed.</li> </ul>
Ed Goyzman	Public	35 Concord Road	Concerns raised: <ul style="list-style-type: none"> <li>- Opposed to the application.</li> </ul>
Jeffrey Peters	Public	61 Lawrie Road	Concerns raised: <ul style="list-style-type: none"> <li>- Residents did not have sufficient to prepare and attend due to the meeting being held during March break</li> </ul>
Katherine Savo	Public	68 Lawrie Road	Concurred with previous speakers

Name	Position/Title	Address (Public)	Nature of Submission
Lyudmila Petrova	Public	32 Mountfield Crescent	Concurred with previous speakers
Michael Frank	Public	1 King High Drive	Registered but was unable to attend the Hearing (Hearing Clerk reviewed concerns from Request to Speak Form)
Robert Savo	Public	64 Lawrie Road	Registered but was unable to attend the Hearing (Hearing Clerk reviewed concerns from Request to Speak Form)
Teresa Savo	Public	68 Lawrie Road	<p>Concerns raised:</p> <ul style="list-style-type: none"> <li>- Did not receive notification of the hearing. The 65m polling radius does not include the property across the street from the subject land.</li> <li>- The Hearing being held during March break impacts attendance</li> <li>- No prior discussion regarding affordable housing units</li> <li>- Opposed to the severance</li> <li>- That the distribution area be expanded for any future notices</li> </ul>
John Kucharczuk	Public	361 Beverley Glen Blvd	Concurred with previous speakers and added that the narrow road would impact snow removal.
Luisa Navarro	Public	97 Lawrie Road	<p>Concerns raised:</p> <ul style="list-style-type: none"> <li>- Opposed to the severance</li> <li>- Noted that the Developer's changes were fundamental in nature therefore residents should have a chance to review.</li> <li>- Lack of transparency</li> </ul>
Bryanne Robinson	Applicant Representation		<p>In response to the Chair and public comments, staff confirmed that the proposed development has not changed, noting the consent application is intended solely to satisfy CHMC requirements for affordable housing on a separate parcel while maintaining balanced housing outcomes. The technical studies previously approved by the OLT remain valid, as no changes have been made that would trigger new studies. Although the site will consist of two parcels, the development will function as a cohesive project, with shared underground parking constructed in Phase 1 and secured through registered easements. Both parcels will remain under common ownership and subject to a single site plan approval, with City staff currently addressing agency and departmental comments. A construction management plan will be prepared and submitted for City approval in accordance with municipal by-laws.</p>
Steve Kerwin	Committee Member		Requested clarification on the number of units approved by the OLT.
Bryanne Robinson	Applicant Representation		In response to Member Kerwin, advised that the timeframe for construction was not available as the process was ongoing.
Jordan Kalpin	Committee Member		<p>Advised that the OLT approval and Council enacted By-law provides specific development requirements.</p> <p>He reviewed the Committee's role, with respect to approval of the severance and ensuring consistency with all the policies.</p>

Name	Position/Title	Address (Public)	Nature of Submission
Bryanne Robinson	Applicant Representation		In response to Member Milunsky advised that it would be challenging to connect both buildings with a podium.
Bryanne Robinson	Applicant Representation		In response to Member Milunsky advised that the only requirement for CHMC funding was for the affordable units to be on its own parcel. This means that the other parcel could still contain condos.
Brandon Bell	Committee Member		Reviewed the jurisdiction of the Committee and noted that the Committee cannot consider issues relating to future construction. However, he was confident the issues would be considered through the site plan approval process and reviewed the Development Planning condition of approval.
Bryanne Robinson	Applicant Representation		In response to Member Milunsky advised that it is the developer's intention to develop Phase 2 and that easements will be established which create restrictions on future development.
Christine Vigneault	Senior Manager of Adjudicative Services		Provided Development Engineering comments confirming that all shared infrastructure will be secured through an agreement to be registered on title. They are satisfied with the existing studies and they remain valid. Once the agreements are registered they will run with the land.
Bryanne Robinson	Applicant Representation		Advised that the servicing will be independent for both buildings. They will have 2 years to meet the consent decision of the agreement which will be registered on title.
Jordan Kalpin	Committee Member		Noted that if the proposed development were to result in any future zoning non-compliance, a new application would be required to be submitted to the Committee, at which time statutory public notice would apply.

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. B001/26 for 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street, Thornhill 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 <b>“if required”</b>. 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 (<b>see condition chart below for contact</b>). 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	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of the severed and retained land by providing a copy of the draft transfer.</li> <li>2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land which conforms substantially with the application.</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<ol style="list-style-type: none"> <li>3. That the applicant email an electronic copy of the deposited plan of reference to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Planning <a href="mailto:Alesia.Lamaj@vaughan.ca">Alesia.Lamaj@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the Owner shall enter into a Consent Agreement with the City of Vaughan, to be registered on title to both Parcel A and Parcel B, to address the establishment of required easements for the shared driveway access, underground parking, and amenity space that are bisected by the proposed severance line.</li> <li>2. The Consent Agreement shall secure the Owner's obligation to establish and register appropriate reciprocal easements between the parcels to the satisfaction of the City.</li> <li>3. The Owner shall also enter into or obtain any such additional agreements, instruments, restrictions, or postponements of interest to be registered on title as may be permitted under the Land Titles Act, R.S.O. 1990, c.L.5, as determined by the Office of the City Solicitor, to ensure that the obligation to establish and register the reciprocal easements is preserved and enforceable in the event of any transfer or sale of either Parcel A or Parcel B prior to the finalization and registration of the reciprocal easements. The final location and extent of these easements shall be determined through the review and approval of the Site Plan Application (SPA), recognizing that the proposed development phases are interconnected and that detailed design review is required to accurately delineate the necessary easement areas.</li> <li>4. The Owner shall bear all costs for the preparation and registration of the Consent Agreement and any other agreements, instruments, restrictions or postponements described in this condition, which shall be pursuant to the City's Fees and Charges By-law.</li> </ol>
3	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	<p>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 5% 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.</p>
4	Development Engineering <a href="mailto:rex.bondad@vaughan.ca">rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Applicant shall retain an Ontario Land Surveyor to prepare a Reference Plan, at the Owner's expense. The Reference Plan shall depict all existing and proposed lot boundaries, easements, and conveyances applicable to the Consent Application.</li> <li>2. The Applicant shall submit a draft Reference Plan to the Development Engineering Department for review and approval prior to deposit with the Land Registry Office.</li> <li>3. Following approval, the Applicant shall register the Reference Plan with the Land Registry Office and submit a copy of the deposited and registered Reference Plan to the Development Engineering Department to satisfy this condition.</li> </ol>
5	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> </ol>

**For the following Reasons:**

The proposed severance conforms to Sections 51 and 53 of the Planning Act, is consistent with the Provincial Planning Statement 2024, conforms to the York Region Official Plan and the Vaughan Official Plan, complies with Zoning By-law 001-2021, and represents good planning. The Committee is satisfied that both resulting parcels meet minimum lot area and frontage requirements, the severance is necessary to facilitate the approved phased development, and the required Consent Agreement will ensure the site functions as one integrated development through reciprocal easements for shared access, underground parking, and amenity areas.

**Motion Carried**

Opposed By: Mark Milunsky

<b>ITEM: 6.12 &amp; 6.13</b>	<b>FILE NO.: B016/25 &amp; A137/25</b> <b>PROPERTY: 8300 HWY 27, BUILDING A, VAUGHAN</b>
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**Adjournment History:** N/A

**Applicant:** SRF5 Vaughan Centre Inc.

**Purpose:** Consent is being requested to sever a parcel of land for employment/mortgage purposes approximately 77,347.0 m2 described as Parts 1 to 22, inclusive and Part 42 on the Draft R-Plan submitted, together with an easement for access and servicing over the retained parcel (in favour of the severed land) and reserving an easement for access and servicing over the severed parcel (in favour of the retained land). Easements have been further described below.

The retained lands are approximately 27,948 m2, and are described as Parts 23 – 41, inclusive.

The severed land will maintain frontage along Milani Blvd and the retained land will maintain frontage along Milani Blvd and Highway 27.

**Easement Descriptions:**

The easement for servicing purposes over the retained land (servient land) in favour of the severed land (dominant land) is described as Parts 25, 27, 29, 32, 35, 36, 39 and 40.

The easement for access purposes over the retained land (servient land) in favour of the severed land (dominant land) is described as Parts 24, 26, 38 and 41.

The easement for servicing purposes over the severed land (servient land) in favour of the retained land (dominant land) is described as Parts 4, 7, 9, 13, 15, 17, 19, 21.

The easement for access purposes over the severed land (servient land) in favour of the retained land (dominant land) is described as Parts 2, 3, 5, 18, 20, 22 (on the severed land).

Relief from the Zoning By-law is being requested to permit a reduced minimum rear yard setback for the existing building on the retained lands to facilitate Consent Application B016/25.

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

<b>Public Correspondence</b>			
*Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Maninder Waraich	39 Lamp Crescent	03/19/2026	Letter of concern
Balraj Waraich	39 Lamp Crescent	03/19/2026	Letter of concern
Karmvir Mashiana	67 Lamp Crescent	03/19/2026	Letter of concern

<b>Late Public Correspondence</b>			
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Maninder Waraich	39 Lamp Crescent	03/20/2026	Letter of concern
Balraj Waraich	39 Lamp Crescent	03/20/2026	Letter of concern
Karmvir Mashiana	67 Lamp Crescent	03/20/2026	Letter of concern

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Correspondence_B016_25_Development_Planning_No_Condition
Correspondence_B016_25_Real_Estate_Condition
Correspondence_A137_25_Development_Planning_No_Condition

**Applicant Representation at Hearing:**

Jim Kotsopoulos

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Consent Application **B016/25** and Minor Variance Application **A137/25**:

Name	Position/Title	Address (Public)	Nature of Submission
Gianluca Russo	Hearing Clerk		Hearing Clerk reviewed the proposal, confirmed/reviewed public written submissions/deputations and recommended conditions of approval.
Jim Kotsopoulos	Applicant Representation		Summary of Application Addressed public comments/concerns.

Moved By: Steve Kerwin  
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. B016/25 & A137/25 for **8300 Hwy 27, Building A, Vaughan** 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 (<b>see condition chart below for contact</b>). 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	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>That the applicant’s solicitor confirms the legal description of both the severed and retained land.</li> <li>That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land which conforms substantially with the application.</li> <li>That Minor Variance Application A137/25 is approved at the same time as the Consent application and become final and binding.</li> <li>Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> <li>That Consent Application B016/25 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.</li> </ol>
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/Applicant has provided a marked-up servicing plan for both the severed and retained parcels, to the satisfaction of the Development Engineering Department. As existing services and stormwater management infrastructure cross the proposed severance line, and as vehicular access, pedestrian circulation, and parking are shared between the severed and retained parcels, the Owner/Applicant shall provide a draft Reciprocal Easement and Operating Agreement (REOA), or equivalent easement agreement, to the satisfaction of the Development Engineering Department. The REOA shall address, at minimum: <ul style="list-style-type: none"> <li>Shared servicing easements for all water, sanitary sewer, storm sewer, and fire main connections that cross the severance line, including maintenance and repair responsibilities for each owner;</li> </ul> </li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<ul style="list-style-type: none"> <li>• Shared vehicular access, pedestrian circulation, and parking arrangements across the severance line, including maintenance responsibilities for each owner; and</li> <li>• Stormwater management infrastructure (including underground storage, oil-grit separators, and quality/quantity control devices) that serves or straddles both parcels.</li> </ul> <p>The agreement shall include sufficient language to clearly describe the nature and extent of each easement and the maintenance responsibilities of each owner.</p> <ol style="list-style-type: none"> <li>2. The Owner/Applicant shall retain an Ontario Land Surveyor to prepare a Reference Plan, at the Owner's expense. The Reference Plan shall depict all existing and proposed lot boundaries, easements, and conveyances applicable to the Consent application, including all easements identified through the fulfillment of Conditions 1 and 2 above. The Owner/Applicant shall submit a draft Reference Plan to the Development Engineering Department for review and approval prior to deposit with the Land Registry Office. Following approval, the Owner/Applicant shall register the Reference Plan with the Land Registry Office and submit a copy of the deposited and registered Reference Plan to the Development Engineering Department to satisfy this condition.</li> <li>3. Consent Application B016/25 must be approved by the Committee of Adjustment, concurrently with or prior to A137/25; and</li> <li>4. All servicing, grading, access, parking, and easement conditions imposed on Consent Application B016/25 must be satisfied to the satisfaction of the Development Engineering Department prior to the issuance of any building permits on either parcel.</li> </ol>
3	Real Estate <a href="mailto:Ashley.Ben-Lolo@vaughan.ca">Ashley.Ben-Lolo@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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 or 5%) 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.</li> <li>3. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</li> </ol>

**For the following Reasons:**

The Committee is satisfied that the proposals together meet the intent of the Provincial Planning Statement 2024, conform to the York Region Official Plan and the Vaughan Official Plan, comply with Zoning By-law 001-2021, and satisfy the criteria of Sections 51(24) and 53 of the Planning Act. The Committee accepts Planning staff's opinion that the severance and associated easements are compatible with the surrounding area, provide appropriate access and servicing, and are suitable for the intended purpose, and that the requested variance is minor in nature, maintains the general intent of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Motion Carried**

Opposed By: 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 8:25 p.m., and the next regular meeting will be held on April 9, 2026.

**Motion Carried**

**March 19, 2026, Meeting Minutes are to be approved at the April 9, 2026, Committee of Adjustment Hearing.**

**Chair: Assunta Perrella**

**Secretary Treasurer: Gianluca Russo**