



Committee of Adjustment Minutes

Hearing Date: May 28, 2020

DRAFT

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting was provided at **Vaughan.ca/LiveCouncil**

Time: 6:15 p.m.

Committee Member & Staff Attendance

Committee Members:	Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin
Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Pravina Atwala Lenore Providence Adriana MacPherson Catherine Saluri Roberto Simbana
Members / Staff Absent:	N/A

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of February 27, 2020 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, February 27, 2020, be adopted as circulated.

Motion Carried.

Adjournments

Christine Vigneault, Secretary Treasurer confirmed the following adjournments from the May 28, 2020 hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
11	A182/19 (1 Edison Place, Maple)	Sine Die	Health issues
15	A012/20 166 Woodbridge Avenue, Woodbridge)	June 11, 2020	Re-issuance of Public Notice Sign.

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:** A137/19 **Ward 1**
- Applicant:** Behrooz Zangooei & Hadis Rashidi
- Agent:** Aphrodite Liaghat
- Address:** 5 Ryder Rd. Maple
- Purpose:** Relief from the Zoning 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

Aphrodite Liaghat

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

The application was stood down at 6:23 p.m. in order to accommodate representation.

Aphrodite Liaghat explained the nature of the application.

Member Antinucci advised that he conducted a site visit and opined that the proposal is consistent with the development in the neighbourhood.

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. A137/19 on behalf of Behrooz Zangooei & Hadis Rashidi 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	The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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: N/A

- 6. File:** A157/19 **Ward 3**
- Applicant:** Millwick Acquisition Corporation
- Agent:** Bernatt Architect Ltd. (Stephen Bernatt)
- Address:** 10395 Weston Rd. Vaughan
- Purpose:** Relief from the by-law is being requested to permit the construction a proposed second storey addition to Building A.
- The second storey addition will be utilized for office purposes.
 - The second storey addition is to be constructed using pillars to support parking spaces below.
 - Site Plan Application DA16.016 facilitated the development of the existing addition to Building A.

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: Danielle Martini Dagostino
Nature of Correspondence: Letter of objection

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

Representation

Stephen Bernatt, Bernatt Architect Ltd.

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Stephen Bernatt, Bernatt Architect Ltd., explained the nature of the application.

In response to Member Buckler, Mr. Bernatt advised that parking on site was determined to be sufficient as part of the related site plan application review process and that the original parking study was used to justify parking onsite.

In response to Member Buckler, Roberto Simbana, Planner, advised that the original parking study was dated November 4, 2019.

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

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT Application No. A157/19 on behalf of Millwick Acquisition Corporation 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 Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development File DA.19.088 be approved to the satisfaction of the Development Planning 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: N/A

7. File: A161/19 **Ward 5**
Applicant: Rudolf & Rachilya Nudel
Agent: None
Address: 91 Vaughan Blvd. Thornhill
Purpose: Relief from the by-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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)
None

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

Representation
 Rudolf Nudel

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

The application was stood down at 6:32 p.m. in order to accommodate representation.

Rudolf Nudel explained the nature of the application.

In response to Member Buckler, Roberto Simbana confirmed that the lot coverage proposal is consistent with previous approvals in the R4 zone.

Catherine Saluri, Zoning Examiner, clarified the following updates to the requested variances:

1. Variance # 2 is to be removed
2. The By-law requirement for variance #5 is 7.5 metres (not 5.7 metres)
3. The By-law requirement for variance #6 is 1.2 metres (not 0.8 metres)

Ms. Saluri confirmed that the requested variances, as submitted by the applicant and circulated as part of the public notice are correct.

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

Moved By: A. Antinucci
 Seconded By: R. Buckler

THAT Application No. A161/19 on behalf of Rudolf & Rachilya Nudel 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.	Parks, Forestry & Horticultural Operations Andrew Swedlo 905-832-8585 x 3615 Andrew.swedlo@vaughan.ca	Applicant shall apply for Private Property Tree Removal & Protection Permit.

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: N/A

8. File: A165/19 **Ward 3**
Applicant: Van Pham and Khoa Nguyen
Agent: Permit Masters (Maryam Azimi)
Address: 20 Flourish St. Woodbridge
Purpose: Relief from the By-law is being requested to permit the construction of a proposed deck and pergola to be located in the rear yard.

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)
None

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

Representation
 Bryan Romanesky

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Bryan Romanesky, Permit Masters explained the nature of the application.

In response to Member Buckler, Mr. Romanesky advised he was assigned to represent the application as the previous agent was not available due to the COVID situation.

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. A165/19 on behalf of Van Pham and Khoa Nguyen 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	Forestry Department Zachary Guizzetti 905-832-8585 x 3614 Zachary.Guizzetti@vaughan.ca	The city owned boulevard tree will need to be hoarded and inspected prior to construction according to the city set back guidelines (hoarding detail MLA 107B).

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: N/A

9. File: A174/19 **Ward 4**
Applicant: Amir Hashemi
Agent: Pool Craft (Kevin Cadenhead)
Address: 76 Chaiwood Ct. Maple
Purpose: Relief from the By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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)

Author Name	Author Address	Nature of Correspondence
Daniel Greenberg	Address not provided.	Letter of Objection
Irina Golikov	Address not provided	Letter of Objection
Kai and Chun Wang	62 Moraine Hill Drive	Letter of Objection
Trina Wang	66 Moraine Hill Drive	Request for adjournment from the March 19 hearing due to COVID-19
Multiple	Signatures were obtained for the following properties in support of the petition: <ul style="list-style-type: none"> - 59 Randolph Drive - 63 Randolph Drive - 73 Randolph Drive - 76 Randolph Drive - 77 Randolph Drive - 80 Randolph Drive - 81 Randolph Drive - 87 Randolph Drive - 90 Randolph Drive - 95 Randolph Drive - 70 Chaiwood Court - 87 Chaiwood Court - 91 Chaiwood Court - 95 Chaiwood Court - 40 Moraine Hill Drive - 47 Moraine Hill Drive - 48 Moraine Hill Drive - Does not agree with toilet concerns - 58 Moraine Hill Drive - 67 Moraine Hill Drive 	Petition in Objection
Kevin Zhang	87 Chaiwood Court	Letter of Objection
Amir Hashemi	76 Chaiwood Court	Agent response to the following public concerns: <ul style="list-style-type: none"> - Drainage - Cabana Height - Odour (toilet) - Sunlight - Privacy/spacing - Proximity of cabana to fence
Evita and Roman Levitin	96 Chaiwood Court	Notice from resident at 96 Chaiwood Court advising that they did not consent to participate in petition and request to be removed.

Author Name	Author Address	Nature of Correspondence
Chun Wang	62 Moraine Hill Drive	Letter to acknowledge that 96 Chaiwood Court was added to petition in error.

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

Representation

Kateryna Hashemi

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Kateryna Hashemi explained the nature of the application.

In response to Member Antinucci, Ms. Vigneault confirmed rear yard setback to the accessory structure is 1.4 metres.

In response to Member Buckler, Ms. Hashemi advised the height of the accessory structure is 3.5 metres.

In response to Member Zheng, Ms. Hashemi advised it would not be feasible to move the accessory structure due to the irregular shape of the subject lands (pie shaped). Moving the cabana would mean insufficient space to accommodate patio furniture.

Ms. Hashemi noted that the cabana is consistent in height and size with similar structures in the area. She noted that Minor Variance Application A218/18 was approved for a similar variance and advised that a number of signatures on the petition submitted have been withdrawn.

In response to Member Kerwin, Ms. Hashemi advised the waterline will be disconnected during the winter months.

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

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT Application No. A174/19 on behalf of Amir Hashemi 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	<ol style="list-style-type: none"> The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed cabana prior to any work being undertaken on the property (greater than 10m2 and therefore required a grading permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering 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: N/A

- 10. File:** A180/19 **Ward 4**
Applicant: 1792104 Ontario Limited (Ely Zipori)
Agent: Humphries Planning Group Inc (Rosemarie Humphries)
Address: 196 Drumlin Crcl. Concord
Purpose: Relief from the By-law is being requested to permit the temporary use of an existing outdoor storage area for a period of three (3) years. The outdoor storage area is required to support a manufacturing business (Granite Concepts Inc.) and is to be located at the rear of the property.

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)
None

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

Representation

Rosemarie Humphries, Humphries Planning Group Inc.

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Rosemarie Humphries explained the nature of the application.

In response to Member Zheng, Roberto Simbana, Planner, acknowledged that the ground floor area of the outside storage is 120 m2.

Ms. Humphries clarified calculation of the ground floor area of the outside storage structure.

In response to Member Antinucci, Ms. Vigneault advised that conditions may be recommended and approved to limit the time frame of a minor variance approval. She clarified that in the absence of limiting the time frame of a variance approval through a condition, the variance is perpetual.

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. A180/19 on behalf of 1792104 Ontario Limited (Ely Zipori) 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 DiFebo 905-832-8585 x 8990 Michae.difebo@vaughan.ca	That Minor Variance Application A180/19 be restricted to a temporary approval of 3 years to permit the outside storage of 120 m2 as shown on the attached sketch from the date of approval at the Committee of Adjustment.

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: N/A

12. File: A005/20 **Ward 1**

Applicant: Anthony & Elsie Baggieri

Agent: None

Address: 51 Cherokee Dr. Maple

Purpose: Relief from the By-law is being requested to permit construction of a proposed gazebo and two (2) sheds on the subject land.

The proposed gazebo is to be located in the rear yard.

The proposed sheds are to be located in the east and west side yards respectively

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)
None

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

Representation
Anthony Baggieri

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Anthony Baggieri explained the nature of the application.

In response to Member Buckler, Mr. Baggieri confirmed that the structures comply with by-law requirements for height.

In response to Member Zheng, Mr. Baggieri advised that a letter of consent was received from his neighbour at 43 Cherokee Drive to remove tree #17 (as shown on the arborist report).

In response to Member Kerwin, Mr. Baggieri advised that the sheds are required to accommodate storage onsite.

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

Moved By: R. Buckler
Seconded By: A. Antinucci

THAT Application No. A005/20 on behalf of Anthony & Elsie Baggieri 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.	Parks, Forestry & Horticultural Operations Patrick Courchesne 905-832-8585 x 3617 patrick.courchesne@vaughan.ca	1. A private property tree removal & protection (construction or infill) permit is required for the proposed construction of the 2 sheds and one gazebo in the rear yard, for protection only as there are no removals over 20cm. 2. Letter of consent from the neighbor #43 Cherokee Dr. (owner of tree 17) for potential of root injury, to ensure the neighbor is in agreement with proposed exaction within his tree's roots. 3. A site plan indicating the proposed access routes shall be provided.

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: N/A

13. File: A008/20 **Ward 3**
Applicant: Enzo and Amalia Garritano
Agent: None
Address: 48 Green Manor Cr. Woodbridge
Purpose: Relief from the by-law is being requested to permit the existing cabana located in the rear yard.

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: Anonymous Nature of Correspondence: Letter of Objection
Name: Sam Rizza Address: 176 & 182 Green Manor Crescent Nature of Correspondence: Letter of Objection
Name: Frank Mondelli Address: 56 Green Manor Crescent Nature of Correspondence: Letter of Support

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

Representation

Enzo Garritano

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Enzo Garritano explained the nature of the application and provided the Committee with photos showing the location of the existing cabana. He addressed the letter of concern received from 176 & 182 Green Manor Crescent and opined that the cabana does not shadow the neighbouring property.

In response to Member Antinucci, Mr. Garritano advised a letter of support has been submitted from his neighbor to the east at 56 Green Manor Crescent.

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

Moved By: R. Buckler
 Seconded By: S. Kerwin

THAT Application No. A008/20 on behalf of Enzo and Amalia Garritano be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96.

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: N/A

- 14. File:** A009/20 **Ward 3**
- Applicant:** Tefvik & Zuhra Urkan
- Agent:** Engin Nigdeli
- Address:** 157 Headwind Blvd. Woodbridge
- Purpose:** Relief from the by-law is being requested to permit a side door entrance to be constructed within the interior side yard (east).
The proposed side door will access the basement.

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: Patricia & Rogan De Freitas Address: 153 Headwind Blvd Nature of Correspondence: Letter of Objection

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

Representation

Engin Nigdeli

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Engin Nigdeli explained the nature of the application.

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

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A009/20 on behalf of Tefvik & Zuhra Urkan be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

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: N/A

16. File: A022/20 **Ward 2**
Applicant: Conair Consumer Products
Agent: ZZen Group (Silvino (Sam) Speranza)
Address: 100 Conair Pkwy. Woodbridge
Purpose: Relief from the by-law is being requested to facilitate a division of the subject land through Part Lot Control Application PLC.20.001

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)
None

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

Representation

Sam Speranza, ZZen Group

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Mr. Speranza explained the nature of the application.

In response to Member Kerwin, Christine Vigneault, Secretary Treasurer clarified variance #2.

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. A022/20 on behalf of Conair Consumer Products 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 Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That the Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no transfer or charge of the described lands being Block 1 and Part of Block 2, Plan 65M-3992 (municipally known as 100 Conair Parkway) shall be registered without the written consent of the Corporation of the City of Vaughan.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner shall arrange to prepare and register a reference plan at their expense showing all required easements for mutual service connections within the proposed severed parcel to the west, all to the satisfaction of DE. The Owner shall submit a draft reference plan to DE for review prior to deposit. 2. The Owner shall provide proof of mutual servicing via transfer of easements (Draft LRO transfers) between the retained and severed parcel of land as described within Part Lot Control Application PLC.20.001. Transfer of easements shall be accompanied with detailed easement descriptions which shall include warning clauses for current and future landowners to confirm acceptance of the risks as noted below for shared servicing:

	Department/Agency	Condition
		<p>• Potential blockages to the common lateral connections within the municipal right-of-way could impact internal private sewer connections for both parcels; • Operational risk or legal liability as a result of flooding and property damage due to potential blockages to the common lateral connections within the municipal right-of-way; • Potential issues with the enforcement of sewer-use bylaw (e.g. sampling, etc.)</p> <p>Clearance of the above noted condition shall be subject to final easement registration on the lands for both the retained and severed parcels pursuant to Part Lot Control Application PLC.20.001</p> <p>3. The Owner/applicant shall submit the Grading Plan, Servicing Plan, and all Engineering reports in support of the proposed shared services within the submitted Draft Reference Plan for Block 2, Registered Plan 65M-3992 prepared by, Shaeffer Dzalbov Bennet LTD, to the satisfaction of the Development Engineering (DE) Department.</p>
3	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>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).</p>

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: N/A

- 17. File:** A118/19 **Ward 2**
- Applicant:** 2602002 Ontario Inc. (Patrick Walsh)
- Agent:** Weston Consulting Group Inc. (Sabrina Sgotto)
- Address:** 7845 Hwy 27 Vaughan
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed six (6) storey self storage facility with office (administrative) component to facilitate Site Plan Application DA.19.031.

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: Paul Padulla, Skyline Motors (27&7) Ltd Address: 7867 Hwy 27, Woodbridge Nature of Correspondence: Letter of Objection

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

Representation

Sabrina Sgotto, Weston Consulting Group Inc.

Deputations: Paul Padulla 7867 Hwy 27, Woodbridge

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Sabrina Sgotto, Weston Consulting Group Inc. explained the nature of the application.

Paul Padulla, 7867 Highway 27, expressed concerns regarding available parking, traffic congestion in the area, and impact of the proposal on visibility of his business (car dealership).

In response to Chair Perrella, Ms. Sgotto advised that a parking study was conducted to determine parking requirements for the proposal, which included the review of similar proxy sites. The study was reviewed and accepted by Development Engineering. She noted that the proposed variance relates to the southern property line.

Chair Perrella commented that the application was subject to a related site plan application.

In response to Chair Perrella, Ms. Vigneault noted that the site plan process does not require statutory public notice.

In response to Mr. Padulla, Ms. Sgotto noted that the parking study submitted addressed weekday and peak weekend parking. She could not confirm if the storage facility would be selling related products.

In response to Member Antinucci, Ms. Sgotto confirmed that phase 1 and 2 of the development will accommodate a six storey self-storage facility.

In response to Member Kerwin, Ms. Sgotto confirmed that during peak periods there may be a security guard and administrative person on site, but no other full-time employees.

Moved By: R. Bucklers

Seconded By: H. Zheng

THAT Application No. A118/19 on behalf of 2602002 Ontario Inc. (Patrick Walsh) 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 Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development File DA.19.031 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.031) 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: N/A

Other Business

Christine Vigneault, Secretary Treasurer, requested permission from the Committee to use their electronic signatures for the purpose of signing minutes and decisions.

In response to Member Buckler, Ms. Vigneault advised that signing the decisions is a statutory requirement under the Planning Act in that all members that concur in the decision must sign the decision.

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

That the signing of the minutes and decisions be done electronically.

Motion Carried.

Motion to Adjourn

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

THAT the meeting of Committee of Adjustment be adjourned at 7:43 p.m., and the next regular meeting will be held on June 11, 2020.

Motion Carried.

May 28, 2020 Meeting Minutes are to be approved at the June 11, 2020 meeting:

Chair

Secretary-Treasurer