

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: July 9, 2020</p>
<p align="center">DRAFT</p>	<p>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</p> <p>A live stream of the meeting was provided at Vaughan.ca/LiveCouncil</p> <p>Time: 6:00 p.m.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin</p>
<p>Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Lenore Providence Adriana MacPherson Christian Tinney Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of June 11, 2020 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, June 11, 2020, be adopted as circulated.

Motion Carried.

Adjournments N/A

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:	B007/20	Ward 2
	Applicant:	Quality Seeds Ltd. (Ari Ekstein)	
	Agent:	IBI Group (Heather Au)	
	Address:	8400 Huntington Rd. Vaughan	
	Purpose:	Consent is being requested for an easement over Part 4 on Plan 65R-38902 for servicing purposes in favour of 10481 Highway 50 (dominant land).	

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
Heather Au, IBI Group

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Heather Au 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: H. Zheng

THAT Application No. B007/20 on behalf of Quality Seeds Ltd. (Ari Ekstein) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaugan.ca	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Consent Application B007/20 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 prior to finalizing B002/20 to satisfy this condition. 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.

	Department/Agency	Condition
2	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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.
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: None

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.

6.

File:

A184/19

Ward 4

Applicant:

Madison Viva Bathurst Holdings Limited

Agent:

KLM Planning Partners Inc. (Ryan Virtanen)

Address:

9800 Bathurst St. Vaughan

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed 15-storey Senior's Rental Apartment (second phase of the VIVA Thornhill Woods Retirement Community) and to facilitate Site Plan Application DA.19.066.

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
Vadim Sverdlik	2 Gesher Crescent	Letter of Objection
Vadim Sverdlik	Signatures were obtained for the following properties: 2 Gesher Crescent, 6 Gesher Crescent 10 Gesher Crescent 18 Gesher Crescent 26 Gesher Crescent 30 Gesher Crescent 42 Gesher Crescent 48 Gesher Crescent 5 Asner Avenue 11 Asner Avenue 23 Asner Avenue 31 Asner Avenue	Petition in Objection
Vadim Sverdlik	2 Gesher Crescent	Letter of objection

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received July 8, 2020

Representation
Joseph Hong, KLM Planning Partners Inc.

Public Deputations: Vadim Sverdlik, 2 Gesher Crescent

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Joseph Hong explained the nature of the application and advised that the related site plan application received approval. He acknowledged and agreed with the staff report and recommended conditions of approval.

Vadim Sverdlik, 2 Gesher Crescent, reviewed the submitted petition and expressed concerns relating to noise, traffic and parking, safety and social issues, the number of proposed suites and devaluation of neighbouring properties.

In response to Mr. Sverdlik, Mr. Hong advised that there is no evidence that the proposed seniors rental apartment would create any adverse impacts to the community. Given the nature of the building, he opined that there would not be an increase in social issues. He advised that no additional building height is being requested and clarified that the site has 23 service level visitor parking spaces (7 additional spaces will be added as part of Phase II).

In response to Member Antinucci, Mr. Hong advised that a Geotechnical consultant, analysed the site and concluded that the proposed additional levels of underground parking (Phase II) would not be feasible due to the existing soil and water table conditions.

In response to Member Buckler, Mr. Hong advised that proxy sites were reviewed as part of the parking study and used to determine sufficient number of parking spaces. He advised that parking onsite will be utilized by staff and visitors.

In response to Member Zheng, Mr. Hong clarified that Phase I and Phase II combined will have a total of 241 parking spaces. There will be 30 surface spaces and 211 spaces located underground (within 3 levels of underground parking).

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. A184/19 on behalf of Madison Viva Bathurst Holdings Limited 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 Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	That Site Development File DA.19.066 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: None

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.

7.

File:

A021/20

Ward 1

Applicant:

Maria Tatangelo

Agent:

Edward Centrorame

Address:

192 Westridge Dr. Kleinburg

Purpose:

Relief from the By-law is being requested to permit the existing cabana and pool 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)
Address: 186 Westridge Drive Nature of Correspondence: Letter of Support
Address: 200 Westridge Drive Nature of Correspondence: Letter of Support

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

Representation
Maria Tatangelo

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Maria Tatangelo explained the nature of the application.

In response to Member Buckler, Ms. Tatangelo advised that the home was purchased in 2014 (approximate date).

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

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

THAT Application No. A021/20 on behalf of Maria Tatangelo (Maria Tatangelo) 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 permit to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

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: None

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.

8.

File:

A026/20

Ward 1

Applicant:

Michael and Franca Quagliotto

Agent:

None

Address:

250 Ranch Trail Rd. Vaughan

Purpose:

Relief from the By-law is being requested to permit construction of a proposed detached garage to be located in the interior side yard (west).

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
Michael Quagliotto

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Michael Quagliotto explained the nature of the application.

In response to Member Antinucci, Mr. Quagliotto, advised after the completion of the project there will be two spaces in the attached garage. Once the detached garage is constructed there will be a total of 6 spaces.

In response to Member Buckler, Mr. Quagliotto, advised that the variance to permit increased projection of the eaves (0.60 metres) was determined after the site plan review and plans were finalized.

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. A026/20 on behalf of Michael and Franca Quagliotto be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

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/R

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.

9.	File:	A030/20	Ward 1
	Applicant:	LINMAC	
	Agent:	Ian Robertson Design (Bobbi-Jo Mackinnon)	
	Address:	79 Valleyview Ct. Kleinburg	
	Purpose:	Relief from the by-law is being requested to permit the construction of a proposed single family dwelling, cabana and gazebo. Relief is also required to facilitate site plan application DA.19.080.	

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
Ian Robertson, Ian Robertson Design

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Ian Robertson, explained the nature of the application and provided a presentation to the Committee.

In response to Member Kerwin, Mr. Robertson advised that the cabana height is required because the structure is functionally part of the dwelling and connected through a breezeway. He opined that the proposal will not create any adverse impacts and is consistent with the character of the neighbourhood.

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. A030/20 on behalf of LINMAC (Darren M.) 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.19.080 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 submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval and to pay the required fees.

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: None

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.

10. File: A035/20 **Ward 5**
Applicant: Susanne Sarah Reti
Agent: Design Plan Services Inc. (Chris Marchese)
Address: 79 Mullen Dr. Thornhill
Purpose: Relief from the by-law is being requested to permit an existing secondary suite.

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: Robert M. & Susan M. Brown Address: 18 Gilmore Crescent Nature of Correspondence: Letter of Objection	
Name: Michael Merovitz Address: 88 Mullen Drive Nature of Correspondence: Petition (Letter of Objection) 84, 88, 92, 89 Mullen Drive.	

Additional Addendum Reports received and provided to the Committee from:
Engineering Comments – Received July 7, 2020

Representation
Chris Marchese

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations. She reviewed comments received from the Development Engineering Department and clarified that a condition of approval is being requested requiring the applicant to register a Section 119 Land Titles Restriction to ensure that subsequent landowners are notified that the parking space in the garage is to be used for a small sized parking space only.

Chris Marchese, explained the nature of the application.

In response to Member Kerwin, Mr. Marchese, clarified the proposed parking space dimension and advised that the reduction in size is required to construct a wall inside the garage that meets the Ontario Building Code (OBC).

In response to Member Antinucci, Mr. Marchese advised that he could not confirm the existence of other (legalized) secondary suites in the area.

In response to Chair Perrella, Mr. Marchese advised that the existing secondary suite was constructed approximately 10 years ago to accommodate the owner's family. The current owner now wishes to legalize the secondary suite. The application is supported by staff and the interior parking space located in the garage can still function as a small car parking space, which can accommodate approximately 90% of vehicle types. He advised that the secondary suite does not require a variance to reduce parking onsite given that 3 spaces will be maintained. He reiterated that relief is required to accommodate OBC requirements for the secondary suite.

In response to Chair Perrella, Mr. Marchese addressed the letters of objection received and opined that the concerns were not related to the variances before the Committee.

In response to Member Buckler, Mr. Marchese, advised that the applicant is agreeable to the recommended condition from Development Engineering.

In response to Member Zheng, Mr. Marchese clarified OBC requirements.

Member Antinucci expressed concerns regarding precedence and the multi-residential use.

In response to Mr. Antinucci, Mr. Marchese advised that the secondary suite use is permitted under the City's Zoning By-law and supported by the Province of Ontario intensification policies.

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. A035/20 on behalf of Susanne Sarah Reti be **REFUSED** for the following reasons:

For the Following Reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: None

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.

11.

File:

A036/20

Ward 4
- Applicant:

Alik Mertarchyan & Eva Ovakimyan
- Agent:

Professional Floor Plans Inc. (Raed Al-Rawi)
- Address:

161 Thornhill Woods Dr. Thornhill
- Purpose:

Relief from the by-law is being requested to permit the existing inground pool, pool equipment and gazebo located at the rear of the existing dwelling.

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: Milan & Ljiljone Sobot
Address: 165 Thornhill Woods Drive, Thornhill
Nature of Correspondence: Letter of Support

Additional Addendum Reports received and provided to the Committee from:

Representation
Raed Al-Rawi

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Raed Al-Rawi explained the nature of the application.

In response to Member Kerwin, Mr. Al Rawi advised that the pool equipment will be enclosed. He noted that while the variances seem large, they are consistent with development in the area. The structures are located below grade and have minimal impact on abutting properties. He confirmed that the small accessory structure onsite is used for storage.

In response to Member Antinucci, Mr. Al Rawi advised that the pool, pool equipment pad and gazebo were constructed in 2010 by the previous owners.

In response to Member Buckler, Roberto Simbana, Planner, reviewed the recommended condition from Development Planning requiring a letter of opinion from a professional arborist/environmental consultant confirming the existing vegetation protection zone is sufficient and will not result in negative impacts to the adjacent woodland feature.

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. A036/20 on behalf of Alik Mertarchyan & Eva Ovakimyan 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 Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	A letter of opinion from a professional arborist/environmental consultant confirming the existing vegetation protection zone is sufficient and will not result in negative impacts to the adjacent woodland feature.

	Department/Agency	Condition
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the existing gazebo on the property. Please visit or contact Development Engineering at developmentengineering@vaughan.ca for lot grading and/or servicing approval.

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: None

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.

12.	File:	A038/20	Ward 1
	Applicant:	Rom-Grand Kipling Two Ltd	
	Agent:	Liana Dimaranan	
	Address:	19 Morning Sparrow Dr. Kleinburg	
	Purpose:	Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.	

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
Liana Dimaranan

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Liana Dimaranan 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: H. Zheng

THAT Application No. A038/20 on behalf of Rom-Grand Kipling Two Ltd 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: None

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.

13.

File:

A040/20

Ward 2

Applicant:

1051727 Ontario Limited (John Duca)

Agent:

KFA Architects and Planners Inc. (Neha Kulkarni)

Address:

5289 Hwy 7 Vaughan

Purpose:

Relief from the Zoning By-law is being requested to permit the continued construction of stacked townhouses on Blocks D and E (as shown on Plan A001 prepared by KFA Architects and Planners Inc.).

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: Natalie Ast, Overland LLP Address: Yonge Norton Centre, 5255 Yonge Street, Suite 1101, Toronto, Ontario, M2N 6P4 Correspondence: Solicitor letter outlining interests of the owner of 5317 Hwy 7, Vaughan

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

Representation
Neha Kulkarni, KFA Architects and Planners Inc.

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Neha Kulkarni, explained the nature of the application and provided a presentation to the Committee.

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. A040/20 on behalf of 1051727 Ontario Limited (John Duca) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development Application File DA.20.021 and Draft Plan of Condominium File 19CDM-20V001 are 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: None

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.

14.

File:

A041/20

Ward 1

Applicant:

Arista Homes

Agent:

Hunt Design (Jermaine Lawrence)

Address:

165 Boone Cr. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.

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
Jermaine Lawrence, Hunt Design

Deputations: None

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, provided a brief overview of the application and confirmed public written submissions and deputations.

Jermaine Lawrence explained the nature of the application.

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

Member Antinucci commented that is he supportive of the application because the variances will not create any negative impacts.

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

THAT Application No. A041/20 on behalf of Arista Homes 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: None

Other Business

None

Motion to Adjourn

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:19 p.m., and the next regular meeting will be held on July 30, 2020.

Motion Carried.

July 9, 2020 Meeting Minutes are to be approved at the July 30, 2020 meeting:

Chair

Secretary-Treasurer

