

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: September 10, 2020</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler (remote) 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 Garrett Dvernichuk 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 August 20, 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, August 20, 2020, be adopted as circulated.

**Motion Carried.**

**Adjournments**  
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.

5.

File:

B010/20

Ward 2
- Applicant:

Jennifer Zafar
- Agent:

Joanna Ieraci
- Address:

91 Fanshore Dr. Woodbridge
- Purpose:

Consent is being requested to sever a parcel of land for residential purposes, approximately 125.58 square metres (shown as Part 1 on the draft reference plan submitted with the application) as a lot addition, to be merged on title with the abutting lands to the west (municipally known as 93 Fanshore Drive).

The existing single family dwelling on the subject lands is to remain.

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:  
Planning Comments – Received September 4, 2020

Representation  
Joanna Ieraci

Comments

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

Joanna Ieraci 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. B010/20 on behalf of Jennifer Zafar be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	<div>Committee of Adjustment</div> <div>Christine Vigneault</div> <div>905-832-8585 x 8332</div> <div><a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a></div>	<div>1. 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.</div> <div>2. 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 <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</div> <div>3. That the severed parcel be merged on title with the abutting land to the west, municipally known as 93 Fanshore Drive and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form</div>

	Department/Agency	Condition
		from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Engineering Jason Pham / Brad Steeves  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner shall provide conceptual site grading plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access. The owner shall ensure each property is self-draining and not allowing property rainwater run-off to be draining to the adjacent properties. The property line swale to be designed and graded to the satisfaction of Development Engineering Department.
3	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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).

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:

A042/20

Ward 1
- Applicant:

Frank and Daniela Meleca
- Agent:

None
- Address:

77 Bestview Cr. Maple
- Purpose:

Relief from the By-law is being requested to permit the existing covered and enclosed deck 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: Mario and Christina Postiglione Address: 55 Bestview Crescent Nature of Correspondence: Letter of Support

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

Representation  
Frank Meleca

Comments

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

Frank Meleca explained the nature of the application.

In response to Member Buckler, Roberto Simbana from Planning advised that a stop work order had been issued and that the applicant has been working with staff to resolve the issue.

In response to Member Buckler, Mr. Meleca advised that he did not have the name of the architect who drafted the plans submitted, however he would email it to the Secretary Treasurer after the hearing.

In response to Member Buckler, Christine Vigneault, Secretary Treasurer, advised that while drawings do not have to be prepared by a registered architect, it is recommended to ensure the accuracy of the variances being requested.

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. A042/20 on behalf of Frank and Daniela Meleca 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.

7.

File:

A065/20

Ward 2

Applicant:

Sandra and Daniel Pirillo

Agent:

N/A

Address:

45 Millrun Cr. Woodbridge

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed 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)
None

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

Representation  
Sandra Pirillo

Comments

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

Sandra Pirillo explained the nature of the application.

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

Moved By: A. Antinucci  
Seconded By: C. Zheng

THAT Application No. A065/20 on behalf of Sandra and Daniel Pirillo 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	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 being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply 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.

8.	<b>File:</b>	A066/20	<b>Ward 4</b>
	<b>Applicant:</b>	Vladimir Urbanovich	
	<b>Agent:</b>	N/A	
	<b>Address:</b>	63 Couture Gdns. Thornhill	
	<b>Purpose:</b>	Relief from the By-law is being requested to permit a proposed basement and shed. Relief is also being requested to permit the existing covered deck in 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  
Vladimir Urbanovich

Comments

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

Vladimir Urbanovich 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: S. Kerwin

THAT Application No. A066/20 on behalf of Vladimir Urbanovich 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.

9.

File:

A067/20

Ward 3

Applicant:

Massimo DeMarco & Lisa DeMarco

Agent:

Frank Rotundo

Address:

9 Siderno Cr. Woodbridge

Purpose:

Relief from the By-law is being requested to permit a proposed 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:
Address: 1, 15 & 243 Siderno Crescent
Nature of Correspondence: Letters of Support

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

Representation  
Massimo DeMarco

Comments

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

Massimo DeMarco explained the nature of the application.

In response to Member Buckler, Mr. DeMarco advised that the immediate neighbours at 1, 15 and 243 Siderno Crescent were consulted on the proposal and submitted letters of support. He did not approach the neighbours 237 & 251 Siderno Crescent.

Member Buckler suggested that variance #3 (maximum building height) be removed given that it is so minor.

Member Zheng advised that removal of the variance may impact the design of the structure given the roof elevations.

In response to Member Buckler, Mr. DeMarco requested that the variance be considered due to the potential impact it may have on the design of the structure.

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

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

THAT Application No. A067/20 on behalf of Massimo DeMarco 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	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 being undertaken on the property (cabana > 10m2). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/">https://www.vaughan.ca/services/residential/dev_eng/</a>

	Department/Agency	Condition
		<a href="#">permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x 3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	The city owned boulevard tree needs to have tree protection hoarding installed at 1.8m from trunk of tree on all sides prior to the start of site work.

**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:

A068/20

Applicant:

Adriana Rivera

Agent:

N/A

Address:

21 Malden St. Woodbridge

Purpose:

Relief from the by-law is being requested to permit the existing gazebo located in the rear yard.
- Ward 3

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: Tony DiCaro Address: 27 Malden Street, Woodbridge Nature of Correspondence: Letter of Objection
Name: Adriana Rivera (Applicant) Nature of Correspondence: Response to 27 Malden Street.

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

Representation  
Adriana Rivera

Comments

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

Adriana Rivera explained the nature of the application.

Member Antinucci commented that the fence issue is outside of the Committee’s jurisdiction and that only the variances to the Zoning By-law are being considered.

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. A068/20 on behalf of Adriana Rivera 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.

11.

File:

A069/20

Ward 1

Applicant:

Phil and Sheila DiFonzo

Agent:

N/A

Address:

15 Ranch Trail Rd. Vaughan

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed detached garage.

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: 31 & 80 Ranch Trail Road & 12300 Tenth Concession Road
Nature of Correspondence: Letter of Support

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

Representation  
Phil DiFonzo

Comments

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

Phil DiFonzo explained the nature of the application.

In response to Member Buckler, Mr. DiFonzo advised that he and is wife are the original owners of the property. The detached garage is needed to prevent damage to vehicles (from animals). He noted that a building permit and grading plan have been submitted to the City. He advised that the Committee approved a similar variance at 250 Ranch Trail and that the location of the proposed garage will preserve four large spruce tress and the existing landscaping on site. He reviewed the letters of support received.

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. A069/20 on behalf of Phil and Sheila DiFonzo 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 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	That the Owner submit a revised Arborist Report including a Tree Preservation and Replanting Plan be approved to the satisfaction of the Development Planning Department.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Owner must obtain a private property tree removal & protection permit (construction/infill) to the satisfaction of Forestry and in accordance with By-Law 052-2018.

	Department/Agency	Condition
3	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	That the applicant provides the required fee amount of \$105.00 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:** 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:

A070/20

Ward 3
- Applicant:

Nadia Debora & Antonio Fiore
- Agent:
- Address:

53 Templewood Cr. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit an increased width of the curb cut to accommodate the existing driveway.

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  
Nadia Fiore

Comments

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

Nadia Fiore 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: C. Zheng

THAT Application No. A070/20 on behalf of Nadia Debora & Antonio Fiore 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:	A010/20	Ward 2
	Applicant:	Ashley Park Developments Inc.	
	Agent:	Weston Consulting Group Inc. (Sabrina Sgotto)	
	Address:	81 Appian Way. Woodbridge	
	Purpose:	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling, loggia (attached and detached) and pool.	

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: Tony Lorini, Greater Woodbridge Ratepayers Association (GWRA)	
Address: N/A	
Nature of Correspondence: Letter of Objection	
Name: Monica Fiorini	
Address: 116 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Objection	
Name: Irma Di Manno	
Address: 49 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Rob Mendicino	
Address: 43 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Mario Bianchi	
Address: 93 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Vince Cariuti	
Address: 100 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Rene Condo	
Address: 85 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Mark Zanette (on behalf of)	
Address: 75 Appian Way, Woodbridge	
Nature of Correspondence: Letter of Support	
Name: Mario Di Nardo	
Address: 67 Appian Way	
Nature of Correspondence: Letter of Objection	
Name: Mario Di Nardo	
Address: 67 Appian Way	
Nature of Correspondence: Letter of Objection	
Name: Mario Di Nardo	
Address: 67 Appian Way	
Nature of Correspondence: Letter of Objection	
Name: Rocki Guzzo	
Address: N/A	
Nature of Correspondence: Letter of Objection	
Name: Tony Lorini, GWRA	
Address: N/A	
Nature of Correspondence: Letter of Objection	

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

Representation  
Sabrina Sgotto, Weston Consulting Group Inc.

## Comments

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

Sabrina Sgotto provided an overview of the discussions with Mr. DiNardo & Mr. Lorini (GWRA). She advised that the discussions were both positive and productive and gave an opportunity for residents to voice their concerns. She noted that there were a number of concerns relating to process and the historical development of the lands (not specific to the current application and variances before the Committee). She advised that the applicant cannot comply with all R1 standards which is why they are before the Committee. She addressed the Committee's previous concerns with the location of the loggia and advised that no revision has been made because the applicant felt the variance was minor and that there was similar approvals granted in the area (on Delia Place).

Chair Perrella called the registered deputations.

Mario DiNardo, 67 Appian Way, expressed concerns with respect to the sightlines being compromised, proposed setbacks, disorderly future development and setting precedent for 71 & 75 Appian Way. He reviewed a letter submitted by Mark Zanette advising that 71 & 75 Appian Way would conform with the City's Zoning By-law for future development. Mr. DiNardo requested that the letter be accepted, and that staff refuse to accept/approve future variances on these sites.

In response to Mr. DiNardo, Christine Vigneault, Secretary Treasurer, advised that the Planning Act permits any owner of land to apply for a minor variance to the City's Zoning By-law. The letter submitted by Mr. Zanette is not enforceable by the City as staff do not have the authority to refuse to accept/process a minor variance application. The Committee must consider any future application on these lands based on its own merits and apply the four tests under the Planning Act in the making of a decision.

Tony Lorini, Greater Woodbridge Ratepayers Association, expressed concerns regarding the trees cut down and whether the proper permits were obtained as well as the configuration of the road extension approved by Development Engineering. He opined that the subdivision takes precedence over infill development and the proposal should comply with all R1 Zone standards. He provided reference to a similar building height on a property located on Delia Place and noted that a comparison cannot be made to the current proposal as the roof line is not visible due to the established grade on Delia Place. He further opined that the variances are not in keeping with the master plan for the area and requested that the Committee consider having the applicant make changes to the proposal.

Aldo Mirigello, Ashley Park Developments Inc., provided a history of the development of the area, including the subdivision to the north. He advised that in 2009 services were installed along the existing portion of Appian Way and that the current installation of servicing (for the extension of Appian Way) had been delayed 18 months. Land had been dedicated from the subject lands to accommodate a road widening which has made the minor variance application necessary. He is aware of the concerns, however noted that Ashley Park Developments is a reputable builder that has constructed 100, 106 and 110 Appian Way. He did have a conversation with Mr. DiNardo regarding the realignment of the road and noted that it was concluded that the variance is not as severe as originally thought, however there were concerns regarding the minor variance process. He advised that Ashley Park Developments did not benefit from the realignment of the road and worked with Development Engineering to complete the extension. The roof height will be lower than the homes constructed at 100, 106 and 110 Appian Way given that it is considered a flat roof. He opined that the variance meets the four tests under the Planning Act and requested that the Committee approve the application.

Chair Perrella noted that the realignment of the road is not a matter to be dealt with by the Committee.

In response to Chair Perrella, Ms. Sgotto advised that the front yard setback only applies to the south corner of the building. The remainder of the dwelling complies with the front yard setback requirement therefore impact to sightlines will be minimal. She clarified that her reference to Delia Place was in regard to the rear yard setback (to a below grade stairwell and cabana) not building height as stated by Mr. Lorini. In this instance, she noted that the Committee approved more restrictive rear yard setbacks. The removal of trees was done in connection with the permit issued for roadwork through Development Engineering.

In response to Member Antinucci, Ms. Sgotto advised that the below grade stairs (for the cabana), access the basement mechanical room. She explained that the 2.40 metre setback is taken from the rear lot line to the edge of the cabana/loggia.

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. A010/20 on behalf of Ashley Park Developments Inc. 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	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 or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply 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.

14.

File:

A052/20

Ward 1

Applicant:

Josephine Raia

Agent:

Andrii Golovnia

Address:

456 Westridge Dr. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed 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)
None.

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

Representation  
Andrii Golovnia

Comments

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

Andrii Golovnia advised that he understands that staff are recommending adjournment, however his client would like to start the process. He requested that the Committee consider the application and that he will revise as necessary and submit replanting plan. He noted that the existing 6 ft fence will mitigate any visual impacts to the neighbours.

In response to Member Perrella, Christine Vigneault, Secretary Treasurer, noted that the location of the cabana may change as a result of staff comments and that although the applicant has submitted a tree inventory, staff are still requesting a tree replanting plan.

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. A052/20 on behalf of Josephine Raia be **ADJOURNED** to sine die in order to permit time for the applicant to address Planning comments and provide a tree replanting plan for staff review, subject to the following condition:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	That the applicant provide payment of the Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A052/20.

Motion Carried.

Members Opposed to Motion: None



**Other Business**

None

**Motion to Adjourn**

Moved By: C. Zheng

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:16 p.m., and the next regular meeting will be held on October 1, 2020.

**Motion Carried.**

September 10, 2020 Meeting Minutes are to be approved at the October 1, 2020 meeting:

---

Chair

---

Secretary-Treasurer