

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: October 1, 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 Stephen Kerwin</p>
<p>Secretary Treasurer: Administrative Co-ordinator: Administrative Co-ordinator: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Adriana MacPherson Pia Basilone Brandon Bell</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of September 10, 2020 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, September 10, 2020, be adopted as circulated.

**Motion Carried.**

**Adjournments**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
1	B006/20	October 22, 2020	Application revisions/staff comments.
2	A027/20	October 22, 2020	Application revisions/staff comments.
3	A028/20	October 22, 2020	Application revisions/staff comments.
10	A071/20	Adjourned Sine Die	Environment Planning comments.

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.

4.

File:

A034/16

Ward 1

Applicant:

Mario & Marcella Sanci (Mario & Marcella Sanci)

Agent:

None

Address:

705 Nashville Rd. Kleinburg

Purpose:

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

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

Representation  
Mario Sanci

Comments

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

Mario Sanci explained the nature of the application and advised that the existing home does not have any heritage value and will be demolished.

In response to Member Buckler, Mr. Sanci advised that the existing structure complies with lot coverage under the Zoning By-law. He explained that there was a previous approval in 2013 for 17.5% lot coverage. He advised that most homes in the area are over 3000 square feet and opined that the proposal is in keeping with the character. He noted that the proposed veranda is approximately 400 square feet.

Member Buckler questioned if amendments could be made to reduce the proposed lot coverage.

In response to Member Buckler, Mr. Sanci advised that he did not want to make changes to the proposal as the variances are in keeping with development in the area.

Member Buckler questioned the coverage breakdown of the existing structures onsite.

In response to Member Sanci, advised that the proposal has not changed significantly since the 2013 approval and that three/four car garages are common in the area. He noted that the variances are required because the property is zoned agricultural.

In response to Member Antinucci, Mr. Sanci advised there is no living space above the garage.

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

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

THAT Application No. A034/16 on behalf of Mario & Marcella Sanci (Mario & Marcella Sanci) 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 (Infill & Detached Garage). 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.

	Department/Agency	Condition
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 application) to the satisfaction of Forestry and in accordance with By-Law 052-2018.
3	Development Planning Brandon Bell  905-832-8585 x8112 <a href="mailto:Brandon.bell@vaughan.ca">Brandon.bell@vaughan.ca</a>	That Site Development File DA.19.082 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: Member Buckler**

**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:**

A045/20

**Ward 1**

**Applicant:**

Rekha Shah

**Agent:**

GDB Consultaney Inc. (Birju Bavsar)

**Address:**

20 Venkata Dr. Kleinburg

**Purpose:**

Relief from Zoning By-law 1-88, as amended, is being requested to permit the construction of a proposed covered and unenclosed patio. Relief is also being requested to permit the existing driveway.

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received September 23, 2020

**Representation**  
Birju Bavsar, GDB Consultaney Inc.

**Comments**

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

Birju Bavsar 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: S. Kerwin

THAT Application No. A045/20 on behalf of Rekha Shah be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

The general intent and purpose of the by-law will be maintained.

1.

The general intent and purpose of the official plan will be maintained.
2.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
3.

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.

6.

File:

A048/20

Ward 1
- Applicant:

Giasone (Jason) Polsinelli and Domenico Francesco
- Agent:

Giorgio Frasca
- Address:

645 Nashville Rd. Kleinburg
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and cabana. Relief is also required to facilitate Site Plan Application DA.19.067.

Additional Addendum Reports received and provided to the Committee from:  
Planning Comments – Received September 25, 2020

Representation  
Giorgio Frasca

Comments

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

Giorgio Frasca explained the nature of the application. He advised that the proposal was subject to site plan approval which included review from heritage and development engineering staff.

In response to Member Buckler, Mr. Frasca advised that the position of the dwelling on the lot and its size was revised to address recommendations from Heritage staff through the site plan process. He noted that the subject property is one of the smaller lots in the area and is zoned rural, which restricts development standards.

In response to Member Buckler, Mr. Fransca advised that the original proposal was approximately 32% lot coverage. He reviewed the coverage breakdown for all structures onsite.

In response to Member Kerwin, Mr. Fransca advised that the proposed dwelling is approximately 3500 square feet.

In response to Member Antinucci, Christine Vigneault, Secretary Treasurer advised that an application made in 1998 was refused.

In response to Member Antinucci, Mr. Frasca advised that he was not aware of the previous application in 1998 however there have been many changes over the last 22 years including changes to development standards and lifestyle. He noted that the application is consistent with development in the area.

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

Moved By: H. Zheng  
Seconded By: R. Buckler

THAT Application No. A048/20 on behalf of Giasone (Jason) Polsinelli and Domenico Francesco 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 DEPermits@vaughan.ca or visit

	Department/Agency	Condition
		<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. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 10% to 27.85% in order to mitigate potential impacts on the municipal stormwater system.
2	<p>Parks, Forestry and Horticulture Operations Patrick Courchesne</p> <p>905-832-8585 x 3617/x3615/x3614 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a></p>	Owner shall obtain a private property tree removal & protection permit to the satisfaction of Forestry and in accordance with By-Law 052-2018 (application not yet received)

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:**

A059/20

**Ward 5**

**Applicant:**

Adi Shaked

**Agent:**

Terra Nova Construction (Robert Taddei)

**Address:**

158 Rose Green Dr. Thornhill

**Purpose:**

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pergola and pool to be located in the rear yard. Relief is also being requested to permit pool equipment and an air conditioning unit in the westerly side yard.

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

**Representation**  
Adi Shaked

**Comments**

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

Adi Shaked explained the nature of the application and advised that the air conditioning unit in the side yard is an existing situation.

In response to Member Buckler, Mr. Shaked advised that the air conditioning unit is not raised off the ground.

In response to Member Buckler, Brandon Bell, Planner, advised that Development Engineering reviewed the proposal and expressed no concern with the air conditioning unit or swale.

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. A059/20 on behalf of Adi Shaked be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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:

A063/20

Ward 1
- Applicant:

Rose and Carmen Tamburro
- Agent:

None
- Address:

40 Dalcairney Rd. Maple
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed one storey addition located at the rear of the existing dwelling. Relief is also being requested to permit the existing shed.

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

Representation  
Carmen Tamburro

Comments

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

Carmen Tamburro explained the nature of the application and advised that he discussed the proposal with neighbours who have not expressed any concerns.

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. A063/20 on behalf of Rose and Carmen Tamburro 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 (1-storey addition). 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_e ng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_e ng/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.

9.

File:

A064/20

Ward 4

Applicant:

Kamran A. and Golrokh Aminian

Agent:

None

Address:

92 Napa Hill Ct. Thornhill

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool and mechanical room/change room. The existing shed in the rear yard is to be demolished.

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: Vijay Dhanraj Address: 74 Napa Hill Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Mehan Golzarian Address: 96 Napa Hill Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Kamran Aminian (Applicant) Address: 92 Napa Hill Court, Thornhill Nature of Correspondence: Response to resident concerns.
Name: Versha Prakash Address: 74 Napa Hill Court, Thornhill Nature of Correspondence: Response to resident concerns.

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

Late Written Public Submissions:

- 78 Napa Hill Court, Thornhill – Letter of Support
- 82 Napa Hill Court, Thornhill – Letter of Support
- 88 Napa Hill Court, Thornhill – Letter of Support

Representation  
Kamran Aminian

Comments

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

Kamran Aminian explained the nature of the application and advised that they have been actively working with staff to address all issues. An arborist report was submitted to support that there will not be any impact to the adjacent sugar bush park (woodland). He noted that staff support the application and reviewed the letters of support provided by 78, 82 and 88 Napa Hill Court. In response to the letters of objection, Mr. Arminian advised that the issues with the owner of 96 Napa Hill Court have been addressed and he is willing to remove variance #3 to eliminate the height variance for the change room. He reviewed the contents of his written response to the Committee regarding the concerns raised by the owners of 74 & 76 Napa Hill Court. He advised that similar developments have been approved in the area.

Chair Perrella asked if anyone present wished to comment on this application.

Mehran Golzarian, 96 Napa Hill Court, expressed concerns regarding the permitted building height given the elevation difference between the properties. He questioned what the permitted noise level is for the mechanical room/pool pump.

The application was stood down at 6:50 p.m. due to technical issues.

The application was recalled at 7:15 p.m.

Versha Prakash, 74 Napa Hill Court expressed concern with respect to the installation of swimming pools on Napa Hill Court. She noted that a premium was paid for her home with the understanding that the by-laws in place would protect the forest and peaceful enjoyment of the back yard. The lot sizes are small and spaces between homes are narrow and not conducive to having a pool. The proposed rear yard setback is a significant reduction from the by-law requirement and while the home is a distance away, she opined that the variances will set a precedence to permit swimming pools and alter the character of the street.

In response to the depositions, Mr. Aminian reviewed his written response to the concerns given that there was a technical issue. He advised that the premium was paid by all owners at the time of purchase. He noted that the Committee reviews applications for minor variances to the by-law using the four tests under the Planning Act. He reviewed the letter of support submitted by 70 Napa Hill Court. He noted that previous developments have been approved in the area.

In response to Chair Perrella, Mr. Aminian provided the following approvals for similar development in the area: (A116/18 (228 Autumn Hill Blvd), A036/20 (161 Thornhill Woods Drive), A248/11 (20 Schuster Lane), A214/15 (26 Schuster Lane), A260/12 (15 Chopin Blvd), A091/11(325 Apple Blossom Drive).

In response to Member Antinucci, Mr. Aminian confirmed that variance #3 is removed.

Moved By: S. Kerwin

Seconded By: A. Antinucci

THAT Application No. A064/20 on behalf of Kamran A. and Golrokh Aminian be **APPROVED AS AMENDED**, 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:

A072/20

Ward 1
- Applicant:

Rafael & Natalia Silva
- Agent:

Vasily Gunbin
- Address:

21 Lacrosse Tr. Kleinburg
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the existing gazebo with open wood trellis and existing storage shed 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: Vince Petrasso Address: 28 Lacrosse Trail, Kleinburg Nature of Correspondence: Letter of Support
Name: Elizabeth & Mohendra Bisnauth Address: 16 Lacrosse Trail, Kleinburg Nature of Correspondence: Letter of Support
Name: Yuriy & Natalia Li Address: 17 Lacrosse Trail, Kleinburg Nature of Correspondence: Letter of Support
Name: Rafael & Natalia Silva Address: 21 Lacrosse Trail, Kleinburg Nature of Correspondence: Explanation Letter

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

Representation  
Vasily Gunbin

Comments

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

Vasily Gunbin explained the nature of the application and provided a presentation/photos to the Committee. He advised that the shed is required to store tools and the gazebo was constructed to accommodate family events during Covid. Compliance with the Zoning By-law could not be achieved due to the required rear yard setback. The rear yard backs onto conservation area, which he opined mitigated impact to neighbouring properties, and a permit was obtained from the TRCA. The structures were built according to drawings prepared by professional engineering.

Chair Perrella asked if anyone present wished to comment on this application.

Raymond Shen, 15 Lacrosse Trail, advised that he opposes the application. He opined that the variances were not minor and reviewed by-law requirements. He expressed concern regarding the proposed building height, views and setting a precedence. He noted that the backyard is adjacent to a public recreation park and storm pond which may be impacted by the development.

In response to Chair Perrella, Mr. Gunbin advised that the deficiency was identified by the Building Department and reiterated that a permit from the TRCA was issued and there are no concerns. He acknowledged the letters of support received.

In response to Chair Perrella, Mr. Shen advised that he did not receive comments from the TRCA. He noted that the City constructed a drainage system where the shed is placed. He expressed concern that the TRCA will not be able to determine if anything was damaged.

In response to Member Zheng, Mr. Gunbin advised that the structures were built (without a permit) during the summer. His client was unaware that a permit was required for the shed.

In response to Member Zheng, Mr. Gunbin advised that that the height of the gazebo is under the maximum height requirement. The variances are required to the “nearest part of the roof”, not the top of the roof. Given the slope of the roof it would be difficult to modify the gazebo. He advised that there is not enough space in the rear yard to relocate the shed.

Member Antinucci, Member Buckler and Member Zheng questioned if any modifications could be made to bring the structures closer into conformity with the Zoning By-law.

Member Buckler recommended that the application be adjourned to permit discussion and modifications to the application.

Secretary Treasurer, Christine Vigneault, Secretary Treasurer, recommended that the application be adjourned sine die to address modifications to the application.

Chair Perrella recommended that the applicant consult with the neighbour to address the concerns.

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A072/20 on behalf of Rafael & Natalia Silva be **ADJOURNED SINE DIE** to allow for modifications to the application and discussions with the neighbours.

**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:

A074/20

Ward 3
- Applicant:

Ivano and Sabrina Ciciarelli
- Agent:

None
- Address:

45 Campi Rd. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool located in the rear yard and a pool equipment pad to be located in the northerly side yard.

Additional Addendum Reports received and provided to the Committee from:  
Planning Comments – Received September 28, 2020

Representation  
Ivano Ciciarelli

Comments

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

Ivano Ciciarelli explained the nature of the application and advised that the applicant is in support of staff recommendations.

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. A074/20 on behalf of Ivano and Sabrina Ciciarelli 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 and Horticulture Operations Zachary Guizzetti  905-832-8585 x 3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall install hoarding around city owned boulevard tree to the satisfaction of Vaughan Forestry. Build hoarding according to design detail MLA 107.B. Forestry to inspect hoarding prior to removing condition.

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:

A075/20

Ward 1
- Applicant:

Claudia Mantia
- Agent:

Glen Schnarr & Associates Inc. (Mark Condello)
- Address:

75 Creedmore Ct. Kleinburg
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear and northerly side 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  
Mark Condello, Glen Schnarr & Associates Inc.

Comments

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

Mark Condello explained the nature of the application and advised that the TRCA review fee has been paid.

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. A075/20 on behalf of Claudia Mantia 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	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 \$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: 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:

A076/20

Ward 1
- Applicant:

Mitzy and Carlos Alarcon
- Agent:

None
- Address:

120 Josephine Rd. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool and existing gazebo 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: Hung (Kevin) Duong Address: 126 Josephine Road, Woodbridge Nature of Correspondence: Letter of Objection

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

Late Written Public Submissions:  
116 Josephine Road, Woodbridge – Letter of Support

Representation  
Mitzy Alarcon

Comments

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

Mitzy Alarcon explained the nature of the application. In response to the written concerns from 126 Josephine Road, Ms. Alarcon advised that the shared walkway between the homes will not be used during the installation of the pool, nor will the fence be removed or damaged. She advised that drainage and grading will be addressed as part of the permit process and that a 12” trench with ¾ gravel will be installed for additional protection of the pool and fence. She advised that staff are in support of the application and reviewed the letter of support provided from 116 Josephine Road advising that permission has been granted to access their property for the construction of the pool. She requested that the variances be considered by the Committee and noted that there is hardship due to the size of the back yard. She advised that trees will be planted on the east side of the pool to accommodate greenspace.

Hung (Kevin) Duong, 126 Josephine Road, advised that the majority of his concerns have been addressed. He questioned when the construction would occur and responsibility for construction damages.

In response to Mr. Duong, Ms. Alarcon advised that the pool will be constructed in the spring, however the duration of construction is not known. She advised that they are willing to install the 12” trench and ¾ gravel (at an additional cost) to enhance protection of the pool and the fence.

In response to Chair Perrella, Ms. Alarcon advised that she is not concerned that damages will occur because they will not be using Mr. Duong’s side of the property for construction. She advised that closer to construction, they will consult with the neighbours regarding the time in which construction activities will occur.

In response to Member Zheng, Ms. Alarcon advised that the pool is made with a steel case.

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

THAT Application No. A076/20 on behalf of Mitzy and Carlos Alarcon 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 and Horticulture Operations Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall install hoarding around city owned boulevard tree to the satisfaction of Vaughan Forestry. Build hoarding according to design detail MLA 107B. Forestry to inspect hoarding prior to removing condition.

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.

15.

File:

A077/20

Ward 3
- Applicant:

Francesco and Cristina Ricciuti
- Agent:

None
- Address:

11 Via Piani Woodbridge
- Purpose:

Relief from by-law 1-88, as amended, is being requested to permit the construction of a proposed pavilion and pool to be located in the rear yard as well as a proposed change area/storage room to be located in the westerly side yard. Relief is also being requested to permit the existing shed located in the rear yard.

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

Representation  
Francesco Ricciuti

Comments

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

Francesco Ricciuti explained the nature of the application.

In response to Member Kerwin, Mr. Ricciuti advised that they prefer for the storage room to be located in the side yard which will be enclosed by brick.

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. A077/20 on behalf of Francesco and Cristina Ricciuti 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	<div>Parks, Forestry and Horticulture Operations</div> <div>Zachary Guizzetti 905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a></div>	Applicant/owner shall install hoarding around city owned boulevard tree to the satisfaction of Vaughan Forestry. Build hoarding according to design detail MLA 107B. Forestry to inspect hoarding prior to removing condition.

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.

16.	File:	A078/20	Ward 4
	Applicant:	Niral Vinay Merchant	
	Agent:	None	
	Address:	48 Apple Grove Ct. Maple	
	Purpose:	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool and 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)	
Name: Niral Merchant (Applicant)	
Address: 48 Apple Grove Court, Maple	
Nature of Correspondence: Supplemental Information	
Name: Talia Charezenko	
Address: 24 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Danny Abramowitz	
Address: 40 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Rachel Albanese	
Address: 41 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Darryl Shuli	
Address: 44 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Alex Lachter	
Address: 45 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Ori & Maria Bzowski	
Address: 52 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Elise Weingarten	
Address: 56 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Mitch Torch	
Address: 60 Apple Grove Court, Maple	
Nature of Correspondence: Letter of Support	
Name: Julia Milovanovic	
Address: 73 Crimson Forest Drive, Maple	
Nature of Correspondence: Letter of Support	

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

Representation

Niral Merchant

Comments

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

Niral Merchant explained the nature of the application. He opined that the variances before the Committee are minor in nature and reviewed the letters of support. He noted that a similar approval was granted at 32 Apple Grove Court (A338/17) and that staff recommend support 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: H. Zheng

THAT Application No. A078/20 on behalf of Niral Vinay Merchant 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.

17.

**File:**

A079/20

**Ward 2**

**Applicant:**

Mario & Antonia Mila

**Agent:**

Candevcon Limited (Steven Giankoulas)

**Address:**

35 Gidleigh Park Cr. Woodbridge

**Purpose:**

Relief from By-law 1-88, as amended, is being requested to permit the existing storage shed located in the rear yard.

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

**Representation**

Steven Giankoulas, Candevcon Limited

**Comments**

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

Steven Giankoulas 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. A079/20 on behalf of Mario & Antonia Mila 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.

18.

File:

A080/20

Applicant:

Abdul Samad Alwan

Agent:

None

Address:

16 Rolling Green Ct. Kleinburg

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit increased maximum driveway width.
- Ward 1

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

Representation  
Abdul Samad Alwan

Comments

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

Abdul Samad Alwan 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. A080/20 on behalf of Abdul Samad Alwan 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>	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval 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: 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.

19.

File:

A081/20

Ward 1

Applicant:

Marianna & Joseph Pinto

Agent:

Anthony Cesario

Address:

46 Cedar Glen Ct. Kleinburg

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed covered patio (canopy) 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: Kang Bing Address: 16 Cedar Glen Court, Kleinburg Nature of Correspondence: Letter of Support
Name: Carlo Pascazi Address: 30 Cedar Glen Court, Kleinburg Nature of Correspondence: Letter of Support
Name: Adrian Sturino Address: 50 Cedar Glen Court, Kleinburg Nature of Correspondence: Letter of Support

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

Representation  
Anthony Cesario

Comments

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

Anthony Cesario explained the nature of the application and advised that TRCA has no concerns. He reviewed the letters of support and staff recommendations.

In response to Member Zheng, Mr. Cesario advised that the patio is constructed using wood.

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. A081/20 on behalf of Marianna & Joseph Pinto 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 (large canopy on foundations). 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.

	Department/Agency	Condition
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority. 2. 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: 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.

<b>20.</b>	<b>File:</b>	A083/20	<b>Ward 1</b>
	<b>Applicant:</b>	Matthew Aquino	
	<b>Agent:</b>	Ian Robertson Design (Bobbi-Jo Mackinnon)	
	<b>Address:</b>	2 Winterlude Ct. Kleinburg	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit reduced minimum soft landscaping to accommodate the existing Bocce Court located in the rear/exterior side yard.	

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received September 25, 2020

**Representation**  
Ian Robertson, Ian Robertson Design

**Comments**

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

Ian Robertson, Ian Robertson Design explained the nature of the application. He opined that the variance is minor and noted that a permeable surface was used to ensure no effect on drainage and grading. He advised that Development Engineering provided approval for the construction in 2019.

Anthony Simone, Parente Borean LLP, addressed the Committee on behalf of Humberplex Developments (“Humberplex”). He noted that the subdivision has not been assumed by the City of Vaughan and the lot was sold as a vacant lot, subject to conditions that require consent from Humberplex and its consulting architect and engineer prior to the submission of an application. He reviewed the condition recommended from Development Engineering staff and requested that approval be obtained from Humberplex prior to the Committee rendering a decision. Without this approval the application should be denied. He expressed concern regarding the reduction in soft landscaping and opined that this may create a significant increase in water run off which may adversely impact the storm water management system for the entire subdivision. He advised that the Committee adjourned a similar matter (A085/18) until there was an agreement between the owner and the developer with respect to the soft landscaping and opined that the relief before the Committee is not minor.

In response to Chair Perrella, Mr. Robertson advised that there is no evidence of objection from Humberplex’s consulting engineers (Condeland). The applicant did obtain an approved grading plan from Condeland on July 22, 2019. There have been no notes with respect to adverse drainage impacts on the site and the bocce court is existing so there has been time to determine if the reduction in soft landscaping created any negative impact. Consulting architect (Studio TLA) was consulted with respect to the design of the bocce court. He reviewed the condition from development engineering requiring that the applicant obtain the developers approval, and opined that this is a viable solution to the issue.

Member Buckler commented that it is difficult to put a condition in place that may not be satisfied. He stated that he would not be in a position to render a decision.

In response to Member Buckler, Mr. Robertson advised that the bocce court was installed a couple of years ago. When it came time to close the permit it was identified that a variance was required.

Member Buckler suggested that the application be adjourned sine die to permit discussion with the developer.

In response to Member Kerwin, Mr. Robertson advised that the A085/18 commenced in 2017 and was approved in 2019 after a number of adjournments to address a similar issue.



Chair Perrella confirmed that A085/18 was adjourned until there was approval from the developer. She noted that in addition to the condition of sale the subdivision has not been assumed by the City.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A083/20 on behalf of Matthew Aquino be **ADJOURNED SINE DIE** to permit time for the applicant to obtain approval from the developer.

**Motion Carried.**

**Members Opposed to Motion:** None

**Other Business**

None

**Motion to Adjourn**

Moved By: R. Buckler

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:20 p.m., and the next regular meeting will be held on October 22, 2020.

**Motion Carried.**

October 1, 2020 Meeting Minutes are to be approved at the October 22, 2020 meeting:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary-Treasurer