

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: October 22, 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: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Lenore Providence Catherine Saluri 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 October 1, 2020 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, October 1, 2020, be adopted as circulated.

Motion Carried.

Adoption of correction to July 9, 2020 Minutes

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 9, 2020 (Item 10) be adopted as amended.

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

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.

1.

File:

B006/20

Applicant:

Kirby Road Developments Inc.

Agent:

Sheldon Berg

Address:

5445 Kirby Rd. Vaughan

Purpose:

Consent is being requested to sever a parcel of land for residential/agricultural purposes, approximately 6,870.47 square metres, while retaining a parcel of land approximately 32,928.0 square metres for agricultural and open space purposes.

Ward 1

Currently there is an existing dwelling and detached garage on the subject land. There is open space and a proposed nine lot subdivision (19T-16V007) on the retained lands.

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
Sheldon Berg

Comments

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

Sheldon Berg explained the nature of the application and acknowledged acceptance of all recommended conditions of approval.

In response to Member Kerwin, Mr. Berg confirmed that the new house was existing.

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. B006/20 on behalf of Kirby Road Developments Inc. (Phil Greco) 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 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 Minor Variance Application(s) A027/20 & A028/20 is approved at the same time as the Consent application and becomes final and binding.

	Department/Agency	Condition
		4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	<p>Real Estate Ashley Ben-Lolo</p> <p>905-832-8585 ashley.benlolo@vaughan.ca</p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</p>
3	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 jason.pham@vaughan.ca</p>	<ol style="list-style-type: none"> 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 and servicing 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. 3. The Owner shall convey 4.93-metre-wide strip of land along Kirby Road municipal road allowance to the City of Vaughan at no cost and free of charge and encumbrance to the City for the future roading widening. 4. The Owner shall convey a 0.3-metre-wide reserve along Kirby Road municipal road allowance to the City of Vaughan at no cost and free of charge and encumbrance to the City. 5. A by-law shall be passed dedicating the road widening and/or 0.3 metre reserve as public highway to the satisfaction of the Engineering Department and the Owner shall pay the cost of the registration of the road dedication by-law to the City of Vaughan, Clerks Department.
4	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

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.

2.	File:	A027/20	Ward 1
	Applicant:	Kirby Road Developments Inc.	
	Agent:	Sheldon Berg	
	Address:	5445 Kirby Rd. Vaughan	
	Purpose:	Relief from By-law 1-88, as amended, is being requested to permit reduced lot frontage and lot area on the severed land to facilitate Consent Application B006/20. Relief is also being sought to permit the existing single family dwelling and the installation of a proposed inground pool on the subject 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
Sheldon Berg

Comments

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

Sheldon Berg explained the nature of the application and acknowledged acceptance of all recommended conditions of approval.

In response to Member Kerwin, Mr. Berg confirmed that the new house was existing.

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. A027/20 on behalf of Kirby Road Developments Inc. (Phil Greco) 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@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted. 2. That Consent Application B006/20 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 to satisfy this condition.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property (Garage addition > 10m2). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

	Department/Agency	Condition
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant successfully obtains a permit revision pursuant to Ontario Regulation 166/06 from TRCA.
4	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	<ol style="list-style-type: none">1. Forestry is requesting an Arborist Report and Landscape Plan to state the impacts of trees near proposed pool.2. Forestry is requesting tree protection for large Maple tree in back yard, to be installed using MLA 107A or ULA 110A as per By-Law 052-20183. Owner shall obtain a private property tree removal & protection permit (for protection only) to the satisfaction of Forestry and as per By-Law 052-2018.

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.

3.	File:	A028/20	Ward 1
	Applicant:	Kirby Road Developments Inc.	
	Agent:	Sheldon Berg	
	Address:	5445 Kirby Rd. Vaughan	
	Purpose:	Relief from the by-law is being requested to permit reduced lot frontage and lot area on the retained land to facilitate Consent Application B006/20.	

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
Sheldon Berg

Comments

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

Sheldon Berg explained the nature of the application and acknowledged acceptance of all recommended conditions of approval.

In response to Member Kerwin, Mr. Berg confirmed that the new house was existing.

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. A028/20 on behalf of Kirby Road Developments Inc. (Phil Greco) 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaugan.ca	1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted. 2. That Consent Application B006/20 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 to satisfy this 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.

4.

File:

A058/20

Ward 2
- Applicant:

Farah Pushkarna Amit
- Agent:

Chris Ziannis
- Address:

76 Toscana Rd. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the existing driveway and the construction of a proposed roof over the existing patio located at the rear of the 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: Prem Singh
Address: 445 Sonoma Blvd
Nature of Correspondence: Letter of Support

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

Representation
Chris Ziannis

Comments

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

Chris Ziannis explained the nature of the application.

In response to Member Buckler, Mr. Ziannis advised that patio had been existing for a few years. After discussion with Planning staff it was determined that the driveway material would be altered in order to distinguish driveway from landscaping.

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. A058/20 on behalf of Farah Pushkarna Amit 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.

5.	File:	A073/20	Ward 1
	Applicant:	Sahand Bagheri-Sherksi	
	Agent:	Graham Barrett	
	Address:	25 Lancer Dr. Maple	
	Purpose:	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and increased maximum driveway width.	

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: Gina and Mike D’Addurno Address: 29 Lancer Drive, Maple Nature of Correspondence: Letter of Support
Name: Valerio Zingone Address: 19 Jackson Street, Maple Nature of Correspondence: Letter of Support
Name: Tony Luciano Address: 20 Lancer Drive, Maple Nature of Correspondence: Letter of Support
Name: Tamara MacLlend Address: 23 Lancer Drive, Maple Nature of Correspondence: Letter of Support
Name: Peter FitzGibbon Address: 24 Lancer Drive, Maple Nature of Correspondence: Letter of Support
Name: Sergio Tontodonati Address: 27 Lancer Drive, Maple Nature of Correspondence: Letter of Support
Name: George Zeppieri Address: 42 Lancer Drive, Maple Nature of Correspondence: Letter of Support

Additional Addendum Reports received and provided to the Committee from:

Late Public Submission: 100 Findhorn Crescent (Letter of Objection)

Representation

Graham Barrett

Comments

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

Graham Barrett explained the nature of the application and provided a presentation to the Committee. He advised that the proposal before the Committee had been reduced in size as part of the review process and that staff support the application. He opined that the development is in keeping with the character of the area and meets the 4 tests under the Planning Act.

Chair Perrella commented that the proposed 23% lot coverage for the dwelling is in keeping with Committee approvals.

In response to Member Buckler, Mr. Barrett addressed the letter of objection received from 100 Findhorn Crescent. He noted that this property is located one street away from the subject lands and opined that proposal will not impact that area and that the roof line is desirable and will not tower over neighbouring bungalows. He commented that the proposal does comply with the rear yard setback and reiterated that the proposed lot coverage was reduced to 23% in order to obtain staff support. He advised that drainage will be addressed through the grading process.

Member Antinucci reviewed the letters of support and noted that it was nice to see.

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. A073/20 on behalf of Sahand Bagheri-Sherksi 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 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 (New Dwelling). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 Patrick.Courchesne@vaughan.ca	1. A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018; 2. An Arborist Report is required to inventory and assess the trees on and within 6m of the property lines. To the satisfaction of Vaughan Forestry and in accordance with By-Law 052-2018.

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.

6.

File:

A084/20

Ward 1

Applicant:

Elias Tiamiyu

Agent:

TenHouse Building Workshop (Matthew Fratacangeli)

Address:

126 Beaconsfield Dr. Kleinburg

Purpose:

Relief from By-law 1-88, as amended is being requested to permit the construction of a proposed rear deck and stairs to be located in the rear yard. The proposed stairs will access the existing walkout basement.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

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

Representation
Matthew Fratacangeli, TenHouse Building Workshop

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

Matthew Fratacangeli explained the nature of the application.

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. A084/20 on behalf of Elias Tiamiyu 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	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.

7.

File:

A090/20

Ward 2

Applicant:

Tony and Maria Peluso

Agent:

None

Address:

37 Water Garden Lane, Woodbridge

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool. Relief is also being requested to permit the existing 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)
Address: 35 Water Garden Lane Nature of Correspondence: Letters of Support
Address: 59 Blue Diamond Terrace Nature of Correspondence: Letters of Support
Address: 41 Water Garden Lane Nature of Correspondence: Letters of Support
Address: 55 Blue Diamond Terrace Nature of Correspondence: Letters of Support

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

Representation
Tony Peluso

Comments

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

Tony Peluso explained the nature of the application and advised that letters of support were submitted for 35 & 41 Water Garden Lane and 55 & 59 Blue Diamond Terrace.

In response to Chair Perrella, Christine Vigneault, Secretary advised that she could not confirm if the letters of support were received, however, the applicant could forward the letters to Committee of Adjustment staff for inclusion in the file.

In response to Member Buckler, Mr. Peluso noted that the shed was built approximately 8 or 9 years ago. He confirmed that the shed was constructed on a concrete pad and was not hooked up to any utilities for power.

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. A090/20 on behalf of Tony and Maria Peluso 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 Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Tree Protection, MLA 107B or ULA 110B Light Duty Hoarding shall be installed to protect the front yard city tree during all phases of construction to the satisfaction of Vaughan Forestry.

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:	A091/20	Ward 1
	Applicant:	Gina Luchetta	
	Agent:	Tony Luchetta	
	Address:	51 Hawker Rd. Maple	
	Purpose:	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool and shed 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:	Mr. Joe Nicastro
Nature of Correspondence:	Request for Additional information and Letter of Support

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

Representation
Tony Luchetta

Comments

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

Tony Luchetta explained the nature of the application.

In response to Member Kerwin, Mr. Luchetta advised that the rear yard setback is required due to the layout of the pool and shed given that the property is a pie shaped lot.

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. A091/20 on behalf of Gina Luchetta 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 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Tree Protection Fencing is to be installed to minimize the impact on the trees (over 20cm DBH) to be preserved prior demolition/construction and is to remain until the construction is completed. (applicable to Private and Public trees) as per By-Law 052-2018; 2. MLA 107B or ULA 110B Light Duty Tree protection fencing (Snow Fence) may be used where traffic sight lines will be affected within the road allowance, as per By-Law 052-2018;

	Department/Agency	Condition
		3. Tree protection measures (Hoarding) must be installed to the satisfaction of Vaughan Forestry, prior to approval of application;

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:	A092/20	Ward 1
	Applicant:	Rom-Grand Kipling Two Ltd (Gaetano Franco)	
	Agent:	Liana Dimaranan	
	Address:	21 Luang St. Kleinburg	
	Purpose:	Relief from By-law 1-88, as amended, 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

Comments

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

Liana Dimaranan explained the nature of the application and stated that she is in agreement with staff comments and conditions.

In response to Member Antinucci, Ms. Dimaranan advised that the applicant was in process to pay the TRCA fee.

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. A092/20 on behalf of Rom-Grand Kipling Two Ltd (Gaetano Franco) 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	1) 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2) 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.

	Department/Agency	Condition
2	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: 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:	A095/20	Ward 1
	Applicant:	Pina Licata	
	Agent:	Hamid Hermati	
	Address:	133 Treelawn Blvd. 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 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: Enzo Macchia Address: 127 Treelawn Blvd Nature of Correspondence: Letter of Support

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

Representation
Pina Licata

Comments

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

Pina Licata explained the nature of the application. He noted that the variances are required due to the configuration of the subject land (pie shaped). She noted that the proposed cabana will not have any impact on the abutting mature trees.

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. A095/20 on behalf of Pina Licata 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 Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. A Private Property Tree Removal & Protection Permit (Construction/Infill) may be required for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 meters of the subject property, as per By-Law 052-2018; To be confirmed. 2. Applicant must submit an Arborist Report with Tree Inventory to verify if the trees are protected under bylaw 052-2018, and if any are in the proposed path of construction.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	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.

11.

File:

A096/20

Applicant:

Vito & Enza Cristello

Agent:

Fausto Cortese Architects Inc. (Fausto Cortese)

Address:

56 Lamar St. Maple

Purpose:

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

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
Fausto Cortese Architects Inc.

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

Fausto Cortese explained the nature of the application and advised that the porch has existed since 1995.

In response to Member Antinucci, Mr. Cortese advised that the fence shown on the sketch is not existing.

In response to Member Zheng, Mr. Cortese advised that the shed is used to store patio furniture in the winter months.

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. A096/20 on behalf of Vito & Enza Cristello 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.

12.

File:

A031/20

Ward 5
- Applicant:

Denise Levy and Larry Levine
- Agent:

Valencia Enterprises (Enrique Valencia)
- Address:

55 Hallmark Ct. Thornhill
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed second storey addition over the existing garage and to permit the existing shed.

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: 33, 34 and 51 Hallmark Court, 77 Spring Gate Blvd, and 97 Heatherton Way Nature of Correspondence: Letters of Support
Address: 36, 37, 40 and 46 Hallmark Court and 1 anonymous resident Nature of Correspondence: Letters of Objection

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

Representation
Enrique Valencia, Valencia Enterprises

Comments

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

Enrique Valencia explained the nature of the application and advised that the applicant had worked with Planning staff to increase the rear yard soft landscaping and resolve concerns. He addressed the letters of objection and noted that there appears to be a misunderstanding with respect to some of the issues.

Member Antinucci advised that he conducted a site visit and noted that other properties in the area also have living space above the garage. He could not envision the addition creating an adverse impact.

In response to Member Kerwin, Mr. Valencia advised that structural supports were reviewed by a professional engineer.

In response to Member Buckler, Mr. Valencia advised that due to the roof pitch, snow will fall to the rear of the structure. Access to the side yard will be tight, however soft landscaping has been incorporated and door shed is not impacted.

In response to Member Buckler, Mr. Valencia advised that the shed is anchored to a concrete slab and noted that neighbours did not want to comment or get involved in the process.

In response to Chair Perrella, Mr. Valencia advised that the shed was constructed approximately 4 or 5 years ago.

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. A031/20 on behalf of Denise Levy and Larry Levine 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: R. Buckler

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 6:52 p.m., and the next regular meeting will be held on November 12, 2020.

Motion Carried.

October 22, 2020 Meeting Minutes are to be approved at the November 12, 2020 meeting:

Chair

Secretary-Treasurer