

	<b>Committee of Adjustment Minutes</b> Hearing Date: November 12, 2020  <b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b>  A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b>  Time: 6:00 p.m.
<b>DRAFT</b>	
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin
Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Pravina Attwala Lenore Providence Lindsay Haviland Brandon Bell
Members / Staff Absent:	None

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of October 22, 2020 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, October 22, 2020, be adopted as circulated.

**Motion Carried.**

**Adjournments N/A**

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

1.

File:

B008/20

Applicant:

Domenico and Teresa Commisso

Agent:

James Pittman

Address:

36 Fran Dr. Woodbridge

Purpose:

Consent is being requested to sever a parcel of land for residential purposes, approximately 228.16 square metres, as a lot addition, to be merged on title with the abutting lands to the west, municipally known as 46 Fran Drive. The retained lands are approximately 474.14 m2 square metres.

Ward 2

The retained lands will maintain frontage on Fran Drive and the existing single family dwelling on the retained lands will be demolished.

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

Representation  
Daniel Rende

Comments

Application stood down at 6:06 p.m. to accommodate representation.

Application recalled at 6:14 p.m.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Daniel Rende, explained the nature of the application.

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

Member Antinucci commented that the new lots appear to conform with the surrounding area.

Chair Perrella commended the Planning Department regarding the detailed historical information provided in their report

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

THAT Application No. B008/20 on behalf of Domenico and Teresa Commisso 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 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	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 <b>only</b> 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 the severed parcel be merged on title with the abutting land to the west, municipally known as 46 Fran Drive, Woodbridge ON, and that the applicant’s solicitor provides an undertaking in

	Department/Agency	Condition
		<p>writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Building Standards Lindsay Haviland</p> <p>905-832-8585 x 8655 <a href="mailto:Lindsay.haviland@vaughan.ca">Lindsay.haviland@vaughan.ca</a></p>	A surveyor's certificate confirming Lot areas and Frontages as defined under By-law 1-88 is required to confirm zoning compliance.
3	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a></p>	<p>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.</p> <p>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.</p> <p>3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.</p> <p>4. The consent application B008/20 shall be approved in conjunction with consent application B009/20.</p>
4	<p>Parks &amp; Forestry Courchesne, Patrick</p> <p>905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a></p>	<p>1. Applicant must obtain a private property tree removal &amp; protection permit prior to construction/demolition activities commence;</p> <p>2. Applicant must submit an Arborist Report with a full tree inventory of all trees on subject sites and within 6 meters of property boundaries, inventory shall include shared trees and public trees. Arborist Report must include tree protection and preservation plan, also if applicable a replanting plan. Such documents must comply with Vaughan Forestry requirements and specifications.</p>

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:** N/A

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

2.

File:

B009/20

Ward 2
- Applicant:

Robert Pittman
- Agent:

James Pittman
- Address:

46 Fran Dr. Woodbridge
- Purpose:

Consent is being requested to sever a parcel of land for residential purposes approximately 465.23 m2 and to retain a parcel of land approximately 465.23 m2 square metres. Both the severed and retained land will have frontage also on Fran Drive and the existing single family dwelling is to be demolished.

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

Representation  
Daniel Rende

Comments

Application stood down at 6:06 p.m. to accommodate representation.

Application recalled at 6:14 p.m.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Daniel Rende, explained the nature of the application.

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

Member Antinucci commented that the new lots appear to conform with the surrounding area.

Chair Perrella commended the Planning Department regarding the detailed historical information provided in their report

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

THAT Application No. B009/20 on behalf of Robert Pittman 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 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That Consent Application B008/20 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. 3. 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. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

	Department/Agency	Condition
2	Building Standards Lindsay Haviland  905-832-8585 x 8655 <a href="mailto:Lindsay.haviland@vaughan.ca">Lindsay.haviland@vaughan.ca</a>	A Surveyors Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of By-law 1-88 a.a. is required in order to confirm compliance with the By-law requirements.
3	Real Estate Franca Mazzanti  905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a>	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.
4	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.</li> <li>4. The consent application B009/20 shall be approved in conjunction with consent application B008/20.</li> </ol>
5	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. Applicant must obtain a private property tree removal &amp; protection permit prior to construction/demolition activities commence;</li> <li>2. Applicant must submit an Arborist Report with a full tree inventory of all trees on subject sites and within 6 meters of property boundaries, inventory shall include shared trees and public trees. Arborist Report must include tree protection and preservation plan, also if applicable a replanting plan. Such documents must comply with Vaughan Forestry requirements and specifications;</li> </ol>

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: N/A**

### **Applications Addressed by the Committee of Adjustment**

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

- |           |                   |  |               |
|-----------|-------------------|--|---------------|
| <b>3.</b> | <b>File:</b>      | A087/20  | <b>Ward 4</b> |
|           | <b>Applicant:</b> | Heatherwood Properties Inc.  |               |
|           | <b>Agent:</b>     | Evans Planning (Joanne Fast)   |               |
|           | <b>Address:</b>   | 1101 Rutherford Rd, Unit 4. Vaughan  |               |
|           | <b>Purpose:</b>   | Relief from By-law 1-88, as amended, is being requested to permit a proposed eating establishment (take-out restaurant) within Unit 4. |               |

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

#### **Representation**

Joanne Fast, Evans Planning

#### **Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Joanne Fast explained the nature of the application.

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

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A087/20 on behalf of Heatherwood Properties Inc. (Greenbaum Lou) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

**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:**

A088/20

**Ward 2**

**Applicant:**

Dennis Marcantonio

**Agent:**

Bancheri Bros (Andrew Solari)

**Address:**

2 Majesty Court, Maple

**Purpose:**

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pool.

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received November 11, 2020

**Representation**  
Christopher Marchese

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Chris Marchese 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. A088/20 on behalf of Dennis Marcantonio 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>Patrick Courchesne</div> <div>905-832-8585 x 3617</div> <div><a href="mailto:Patrick.Courchesne@vaughan.ca/">Patrick.Courchesne@vaughan.ca/</a></div>	<div>1. Applicant shall obtain a Private Property Tree Removal &amp; Protection Permit prior to the start of construction, as some trees are within the proposed construction area.</div> <div>2. Hoarding (tree protection) is required to be installed prior to the start of construction for Private Trees over 20cm DBH and all public trees adjacent to the subject property. Hoarding shall be to the satisfaction of Vaughan Forestry.</div>
2	<div>Development Planning</div> <div>Brandon Bell</div> <div>905-832-8585 x 8112</div> <div><a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a></div>	<div>That the Arborist Report and Tree Protection Plan, prepared by Tree and Ravine Inc., is approved to the satisfaction of the Development Planning Department.</div>

- For the Following Reasons:
1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.
- Motion Carried.

**Members Opposed to Motion:** N/A



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:

A089/20

Ward 4
- Applicant:

Engin Onat and Parvin Shahnazari
- Agent:

None
- Address:

92 Lady Jessica Drive, Maple
- Purpose:

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

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

Representation  
Engin Onat

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Engin Onat 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. A089/20 on behalf of Engin Onat and Parvin Shahnazari be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Farzana Khan  905-832-2281 <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@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: N/A

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

6.

File:

A094/20

Ward 4
- Applicant:

Brittany & Shane Urowitz
- Agent:

Pool Craft (Rick Johnson or Jason Mitchell)
- Address:

65 Cedarpoint Ct. Maple
- Purpose:

Relief from the By-law 1-88, as amended,is being requested to permit the construction of a proposed pavilion/cabana located in the rear yard.

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

Representation  
Rick Johnson, Pool Craft

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Rick Johnson explained the nature of the application.

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

In response to Member Buckler, Mr. Johnson confirmed the proposed height of the cabana will be twelve (12) feet, and that the applicants have the support of their neighbours.

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

THAT Application No. A094/20 on behalf of Brittany & Shane Urowitz be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Farzana Khan  905-832-2281 ext 3608 <a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@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: N/A

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

7.

File:

A098/20

Ward 1

Applicant:

Andrew Cassar Sabrina Torchia

Agent:

None.

Address:

45 Cranbrook Cr. Kleinburg

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool in the rear yard.

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

Representation  
Andrew Cassar

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Andrew Cassar explained the nature of the application.

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

In response to Member Antinucci, Mr. Cassar advised that there were no plans for additional structures requiring a roof, only deck furniture.

In response to Member Buckler, Mr. Cassar confirmed the location of the pool equipment.

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

THAT Application No. A098/20 on behalf of Andrew Cassar Sabrina Torchia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@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: N/A

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

8.
- File:

A099/20

Ward 1
- Applicant:

Carlo Muia & Nicole Ceolin
- Agent:

Lucas Cocomello
- Address:

27 Donbay Drive, Kleinburg
- Purpose:

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

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

Representation  
Lucas Cocomello

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Lucas Cocomello explained the nature of the application.

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

In response to Member Antinucci, Mr. Cocomello, stated that the shed has existed for a couple of years.

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

THAT Application No. A099/20 on behalf of Carlo Muia & Nicole Ceolin 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 Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

For the Following Reasons:

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

**Applications Addressed by the Committee of Adjustment**

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

- |           |                   |  |               |
|-----------|-------------------|--|---------------|
| <b>9.</b> | <b>File:</b>      | A100/20  | <b>Ward 4</b> |
|           | <b>Applicant:</b> | Daniel Brown & Gilah Benmergui   |               |
|           | <b>Agent:</b>     | Swimming Pool Builders Inc. (Joanna Roberts)   |               |
|           | <b>Address:</b>   | 12 Carmel St. Maple  |               |
|           | <b>Purpose:</b>   | Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool. |               |

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

**Representation**

Joanna Roberts, Swimming Pool Builders Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Joanna Roberts explained the nature of the application.

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

Moved By: R. Buckler

Seconded By: H. Zheng

THAT Application No. A100/20 on behalf of Daniel Brown & Gilah Benmergui be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96):

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

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:

A101/20

Ward 2
- Applicant:

Anna Lombardo
- Agent:

Great Room Inc. (George Shama)
- Address:

50 Pierina Ct. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pool.

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

Representation

George Shama, Great Room Inc.

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

In response to Chair Perrella and Mr. Shama, Ms. Vigneault advised that staff had not received confirmation that the TRCA condition was cleared. In light of this, she recommended that the condition remain and be cleared once confirmation received.

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. A101/20 on behalf of Anna Lombardo 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>Development Engineering</div> <div>Farzana Khan</div> <div>905-832-8585 ext. 3608</div> <div><a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@vaughan.ca</a></div>	<div>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 <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.</div> <div>2. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 33.4% to 60% in order to mitigate potential impacts on the municipal stormwater system.</div>
2	<div>Parks, Forestry and Horticulture Operations</div> <div>Patrick Courchesne</div> <div>905-832-8585 x 3617</div> <div><a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a></div>	<div>1. A private property tree removal &amp; protection permit shall be obtained by the applicant, to the satisfaction of Vaughan Forestry;</div> <div>2. Arborist Report and tree protection and preservation plan must be submitted with the above mentioned application form.</div>

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion: N/A**

**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:**

A103/20

**Ward 1**

**Applicant:**

Roybridge Holdings Limited

**Agent:**

KLM Planning Partners Inc (Mark Yarranton)

**Address:**

Part E1/2 Lot 25 Concession 7(VGN), Part 1 65R37855, and Part 1 65R37853 Except Parts 1-3 65R38594 and Parts 1 & 2 65R38595; City of Vaughan

The subject lands are further described as Parts 1 and 2 on Block 74 as provided in Draft Plan of Subdivision 19T-03V25

**Purpose:**

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed townhouse unit on Part 1 (Block 74) of the draft plan submitted. Relief is required to facilitate draft plan of subdivision 19T-03V25 and Site Plan Application DA.18.084.

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

**Representation**

Aidan Pereira, KLM Planning Partners Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Aidan Pereira explained the nature of the application.

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

In responds to Chair Perrella, Mr. Pereira advised that none of the units have been sold.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A103/20 on behalf of Roybridge Holdings Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:Brandon.Bell@vaughan.ca">Brandon.Bell@vaughan.ca</a>	1. That Draft Plan of Subdivision File 19T-03V25 be registered to the satisfaction of the Development Planning Department, in accordance with the Draft 65M-Plan and Draft 65R-Plan provided. 2. That Site Development File DA.18.084 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.Khan@vaughan.ca">Farzana.Khan@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.084) from the Development Engineering (DE) Department.
4	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 \$1,100.00 payable to the Toronto and Region Conservation Authority.



For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion: N/A**

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

12.

File:

A104/20

Ward 1
- Applicant:

Roybridge Holdings Limited
- Agent:

KLM Planning Partners Inc (Mark Yarranton)
- Address:

Part E1/2 Lot 25 Concession 7(VGN), Part 1 65R37855, and Part 1 65R37853 Except Parts 1-3 65R38594 and Parts 1 & 2 65R38595; City of Vaughan.

The subject lands are further described as Parts 1-10 on Block 77 as provided in Draft Plan of Subdivision 19T-03V25
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of five (5) proposed townhouses on Parts 1 -10 (Block 77) of the draft plan submitted. Relief is required to facilitate draft plan of subdivision 19T-03V25 and Site Plan Application DA.18.084.

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

Representation

Aidan Pereira, KLM Planning Partners Inc.

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Aidan Pereira explained the nature of the application.

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

In responds to Chair Perrella, Mr. Pereira advised that none of the units have been sold.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A104/20 on behalf of Roybridge Holdings Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Planning Brandon Bell  905-832-8585 x8112 <a href="mailto:Brandon.Bell@vaughan.ca">Brandon.Bell@vaughan.ca</a>	1. That Draft Plan of Subdivision File 19T-03V25 be registered to the satisfaction of the Development Planning Department, in accordance with the Draft 65M-Plan and Draft 65R-Plan provided. 2. That Site Development File DA.18.084 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.084) from the Development Engineering (DE) Department.
4	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 \$1,100.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion: N/A**

### Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

- 13. File:** A105/20 **Ward 1**
- Applicant:** Roybridge Holdings Limited
- Agent:** KLM Planning Partners Inc (Mark Yarranton)
- Address:** Part E1/2 Lot 25 Concession 7(VGN), Part 1 65R37855, and Part 1, 65R37853 Except Parts 1-3 65R38594 and Parts 1 & 2 65R38595; City of Vaughan.
- The subject lands are further described as Parts 11-14 (Unit 4) and Parts 20-23 (Unit 1), on Block 83 as provided in Draft Plan of Subdivision 19T-03V25
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of two (2) proposed townhouses on Parts 11-14 (Unit 1) and Parts 20-23 (Unit 4), Block 83, of the draft plan submitted. Relief is required to facilitate draft plan of subdivision 19T-03V25 and Site Plan Application DA.18.084.

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

#### Representation

Aidan Pereira, KLM Planning Partners Inc.

#### Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Aidan Pereira explained the nature of the application.

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

In responds to Chair Perrella, Mr. Pereira advised that none of the units have been sold.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A105/20 on behalf of Roybridge Holdings Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Planning Brandon Bell  905-832-8585 ext. 8112 <a href="mailto:Brandon.Bell@vaughan.ca">Brandon.Bell@vaughan.ca</a>	1. That Draft Plan of Subdivision File 19T-03V25 be registered to the satisfaction of the Development Planning Department, in accordance with the Draft 65M-Plan and Draft 65R-Plan provided. 2. That Site Development File DA.18.084 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.Khan@vaughan.ca">Farzana.Khan@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.084) from the Development Engineering (DE) Department.
4	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 \$1,100.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion: N/A**

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

14.

File:

A072/20

Ward 1
- Applicant:

Rafael & Natalia Silva
- Agent:

Vasily Gunbin
- Address:

21 Lacrosse Trail, 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 Silva (Applicant) Address: 21 Lacrosse Trail, Kleinburg Nature of Correspondence: Justification Letter

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

Representation

Vasily Gunbin

Deputation: Raymond Shen, 15 Lacrosse Trail

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed no public written submissions or deputations and confirmed recommended conditions of approval.

Vasily Gunbin explained the nature of the application and advised that the proposal was revised to remove the variance for increased height for the gazebo. He also advised that the applicant would be willing to reduce the shed roof to 3 metres.

Chair Perrella asked to hear from the neighbour present.

Raymond Shen, 15 Lacrosse Trail, opined that the variances are not minor based on the By-law requirement. He expressed concern with the proposed rear yard setback and impact on drainage.

In response to Chair Perrella, Mr. Gunbin explained that the lot size was irregular and given the depth of the lot variances would be required to permit any structure.

In response to Member Zheng, Mr. Gunbin advised that the gazebo height is approximately 11 feet 9 inches to the top of the roof which meets the By-law requirement.

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A072/20 on behalf of Rafael & Natalia Silva 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 Farzana Khan  905-832-2281 ext. 3608 <a href="mailto:Farzana.khan@vaughan.ca">Farzana.khan@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 (Accessory Structures). 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.
2	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: N/A**

**Other Business**

None

**Motion to Adjourn**

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

THAT the meeting of Committee of Adjustment be adjourned at 7:04 p.m., and the next regular meeting will be held on December 3, 2020.

**Motion Carried.**

November 12, 2020 Meeting Minutes are to be approved at the December 3, 2020 meeting:

\_\_\_\_\_  
Chair

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