

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: December 3, 2020</p>
<p>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>Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin</p>
<p>Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Atwala Lenore Providence Christian Tinney Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of November 12, 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, November 12, 2020, be adopted as circulated.

Motion Carried.

Adjournments

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
12	A182/19	January 14, 2021	Require additional time to address urban design 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.

- 1. File:** A085/20 **Ward 5**
- Applicant:** Ruland Realty Limited
- Agent:** Audax Architecture (Aidan Harridge)
- Address:** 180 Parr Pl. Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage and a 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: AUDAX Architecture Inc. Address: 160 Pears Avenue, Ste 310, Toronto Nature of Correspondence: Application Justification Report	
Name: David Alter & Lisa Mandel Nature of Correspondence: Letter of Objection	

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received December 1, 2020

Representation
Gianpiero Publiese, Audax Architecture

Comments

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

Gianpiero Publiese explained the nature of the application and reviewed the planning rationale provided in the staff report. He addressed the letter of objection received and advised that the size of the cabana and coverage have been reduced to address concerns.

In response to Member Kerwin and Member Buckler, Mr. Publiese confirmed that his client clarified the variances with their neighbours.

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. A085/20 on behalf of Ruland Realty Limited be **APPROVED AS AMENDED**, 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@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application A085/20, if required.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit

	Department/Agency	Condition
		<p>https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>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.</p>
3	<p>TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca</p>	<p>1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.</p> <p>2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.</p>
4	<p>Parks, Forestry and Horticulture Operations Andrew Swedlo 905-832-8585 x3615 Andrew.Swedlo@vaughan.ca</p>	<p>Applicant shall apply for a Tree Removal & Protection Permit</p>

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.

- 2. File:** A086/20 **Ward 1**
- Applicant:** Paolo DiBenedetto
- Agent:** Georgio Lolos
- Address:** 150 Old Humber Cr. 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 being requested to permit two driveways.

Additional Addendum Reports received and provided to the Committee from:

York Region Comments – Received November 27, 2020
 Forestry (revised) Comments – Received December 3, 2020

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: Residents Address: 194, 191, 175, 163 and 143 Old Humber Crescent Nature of Correspondence: Letter of Support
Name: Residents Address: 132, 116 & 205 Old Humber Crescent Nature of Correspondence: Letter of Objection

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

Representation

Jonathan Sasso, Humphries Planning Inc. (Presentation Provided).

Public Deputation

Mr. Joseph Rizzo, 132 Old Humber Crescent.

Comments

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

Jonathan Sasso provided a presentation to the Committee addressing the merits of the application and resident objections. He reviewed recommendations contained in the staff report and noted that the applicant is in agreement.

Chair Perrella called the registered public deputations.

In response to Joseph Rizzo, 132 Humber Crescent, Chair Perrella confirmed that the Committee received and reviewed all correspondence, including the letters of objection.

Mr. Rizzo expressed concerns regarding shadowing, loss of view and private enjoyment of his property. He opined that the seven (7) requested variances were not minor. He noted that an alternate design would reduce the impact to his property and that changes were made to the proposal that were not discussed with the neighbours.

In response to Chair Perrella, Mr. Sasso advised that as of right development would still pose the same level of shadowing. The proposal does not build out to the full extent of the allowable setbacks on the east side to mitigate impact. He opined that the 12.87 metre separation allows for adequate light penetration and the applicant is prepared to provide landscaping along east side, however this may impact shadowing.

In response to Chair Perrella, Mr. Sasso advised that while the size of the cabana is below the by-law requirement, the bar and loggia exceed the limit. The proposed orientation of the cabana was designed to maintain privacy.

In response to Member Antinucci, Mr. Sasso advised that the original building height was reduced to address concerns and the rear portion of the cabana tapers downward to reduce impact.

In response to Member Kerwin, Mr. Sasso advised that a robust landscape plan with a number of mature trees is proposed. He did not know the age of the existing trees onsite.

In response to Member Kerwin, Mr. Sasso advised that they cannot remove the second driveway access because it is an existing feature that is common and compatible with the area.

In response to Member Kerwin, Mr. Sasso estimated the timeframe for construction to be approximately 18 months.

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. A086/20 on behalf of Paolo DiBenedetto be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That the Arborist Report, Tree Inventory, Preservation and Landscape Concept Plan, by Landscape Planning Landscape Architects, dated November 2, 2020, be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	<ol style="list-style-type: none"> 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. 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 27.35% in order to mitigate potential impacts on the municipal stormwater system.
3	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant shall obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal/injury to trees (over 20cm DBH) on the subject property and trees located within 6 metres of the subject property, 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:** A106/20 **Ward 3**
- Applicant:** Kaitlin Malfara Emilijano Mance
- Agent:** Bruno Malfara
- Address:** 62 Twinberry Cr. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed second floor addition above the existing garage.

Additional Addendum Reports received and provided to the Committee from:
Development Engineering Comments – December 1, 2020

Representation
Bruno Malfara

Comments

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

Bruno Malfara explained the nature of the application and advised that the applicant concurs with the recommendations in the staff report. He noted that the neighbour to the east is in support of the application.

In response to Chair Perrella, Mr. Malfara confirmed that there was adequate parking to provide 2 spaces.

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. A106/20 on behalf of Kaitlin Malfara Emilijano Mance 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 Zachary.Guizzetti@vaughan.ca	The applicant/owner will be required to install protective tree hoarding around the two city owned boulevard trees, one on each side of the driveway. The hoarding is to be installed according to MLA 107B. This can be found along with the setbacks in the Construction or Infill Private Tree Permit Application package.

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:** A108/20 **Ward 4**
- Applicant:** Krushnakant & Bhavna Shah
- Agent:** None
- Address:** 188 Upper Post Rd. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed sunroom and deck. The existing deck is to be demolished.

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

Representation

Krushnakant Shah

Comments

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

Krushnakant Shah explained the nature of the application and advised that the original deck is too small. He noted that the neighbours do not object to the proposal.

In response to Member Antinucci, Mr. Shah advised there is similar development (deck and pergola) in the area.

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. A108/20 on behalf of Krushnakant & Bhavna Shah 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:** A110/20 **Ward 1**
- Applicant:** Kleinvit Estates
- Agent:** None
- Address:** **1 Vivot Blvd. Kleinburg**
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

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

Representation

Rob Vitullo, Kleinvit Estates

Comments

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

Rob Vitullo explained the nature of the application.

Chair Perrella granted Mr. Vitullo’s request to modify the order of the agenda to permit Item 10 - A120/20 (189 Cannes Avenue, Woodbridge) to be heard next as he is also representing that application.

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

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A110/20 on behalf of Kleinvit Estates 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	That the applicant obtain 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.

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:** A112/20 **Ward 3**
- Applicant:** Sylvia Graci-Mercuri
- Agent:** None
- Address:** 55 Ferrari Ct. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and shed and to permit the existing swimming pool.

<p>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)</p>
<p>Name: Residents Address: 49 & 61 Ferrari Court Nature of Correspondence: Letter confirming acknowledgement of application.</p>

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

Representation
 Sylvia Graci-Mercuri

Comments

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

Sylvia Graci-Mercuri explained the nature of the application and advised that she concurs with the recommendations contained in the staff report. He opined that the proposal meets the four tests under the Planning Act and that the variances are required due to the irregular shape of the lot.

In response to Member Antinucci, Roberto Simbana, Planner, advised the accessory structure is not entirely located in the rear yard.

In response to Member Antinucci, Christian Tinney, Zoning Examiner, explained the by-law requirements pertaining to the cabana.

In response to Member Kerwin, Ms. Graci-Mercuri advised that they will be replacing the fence.

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. A112/20 on behalf of Sylvia Graci-Mercuri 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.

- 8. File:** A115/20 **Ward 1**
- Applicant:** Rom-Grand Kipling Two Limited
- Agent:** Daniel O'Connor
- Address:** 73 First Nations Tr. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

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

Representation

Daniel O'Connor

Comments

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

Daniel O'Connor explained the nature of the application and advised the TRCA 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. A115/20 on behalf of Rom-Grand Kipling Two Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.khan@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.
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.

- 9. File:** A119/20 **Ward 2**
- Applicant:** Mirella Spano
- Agent:** NBY Designs Corp (Sofia Nian)
- Address:** 56 Canada Company Ave. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the proposed expansion of the existing driveway and to permit a reduced front yard setback to the existing garage.

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

Representation

Sofia Nian, NBY Designs Corporation (Provided presentation)

Comments

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

Sofia Nian provided a presentation to the Committee addressing the merits of the application.

In response to Member Zheng, Ms. Nian confirmed that the attached garage has access to the house.

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. A119/20 on behalf of Mirella Spano 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 905-832-8585 x 3608 farzana.khan@vaughan.ca	The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 50% to 34.10% in order to mitigate potential impacts on the municipal stormwater system.
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: A120/20 **Ward 3**
Applicant: Mosaik Pinewest Estates Inc (Rob Vitullo)
Agent: None
Address: 189 Cannes Ave. Woodbridge
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

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

Representation

Rob Vitullo, Mosaik Pinewest Estates Inc,

Comments

Application was heard after Item 5 on the agenda.

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

Rob Vitullo 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. A120/20 on behalf of Mosaik Pinewest Estates Inc (Rob Vitullo) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 11. File:** A129/20 **Ward 4**
- Applicant:** Longyard Properties (Michael Pozzebon)
- Agent:** KLM Planning Partners Inc. (Keith MacKinnon)
- Address:** 10090 Bathurst St. Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to facilitate the relocation of two (2) heritage structures from the adjacent plan of subdivision (19T- 03V13) to the subject land. The designated historical structures are known as the Munshaw House (principal dwelling) and the Bassingthwaite House (accessory dwelling).

Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received December 1, 2020
Engineering Comments – Received December 1, 2020
Cultural Heritage Comments – Received December 2, 2020
TRCA – Clearance of Conditions December 2, 2020

Representation

Christine Hallis, KLM Planning Partners Inc. (Presentation provided).
Andrew Zappone

Comments

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

Christine Hallis provided a presentation to the Committee addressing the merits of the application. He advised that the applicant concurs with recommendations contained in the staff report and advised that the Bassingthwaite House will not be serviced. The use of the Munshaw House is not known at this time and will be addressed through a future amendment to the zoning by-law and site plan.

In response to Member Antinucci, Ms. Hallis advised that the subject lands were excluded from the abutting subdivisions because the environmental limits had to be confirmed.

In response to Member Kerwin, Ms. Hallis advised that the relocation of the buildings will take place as soon as possible.

In response to Member Buckler, Ms. Hallis advised that long term uses are not determined at this time and will be addressed through future development applications.

In response to Member Zheng, Andrew Zappone clarified the process for relocating the structures.

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. A129/20 on behalf of Longyard Properties (Michael Pozzebon) 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 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority 2. That the applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from the Toronto and Region Conservation Authority to authorize the placement of the Bassingwaithe building and any associated site alteration.

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

Motion to Adjourn

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

THAT the meeting of Committee of Adjustment be adjourned at 7:20 p.m., and the next regular meeting will be held on January 14, 2021.

Motion Carried.

December 3, 2020 Meeting Minutes are to be approved at the January 14, 2021 meeting:

Chair

Secretary-Treasurer

