

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: February 4, 2021</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) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator – CofA Administrative Coordinator – CofA Administrative Coordinator – CofA Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Adriana MacPherson Lenore Providence Garrett Dvernichuk Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of January 14, 2021 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, January 14, 2021, be adopted as circulated.

Motion Carried.

Adjournments

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
8	A130/20	Adjourned Sine Die	Address VAS and Planning comments.
9	A132/20	February 25, 2021	Accommodate statutory public notice.
15	A145/20	Adjourned Sine Die	Council approval required. ZBA approved October 2019.

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:** A039/20 **Ward 1**
- Applicant:** 2572486 Ontario Ltd
- Agent:** M. Behar Planning & Design Limited (Chris Pereira)
- Address:** 36 Creedmore Court, Kleinburg
- 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.

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: Marco Sgotto
Address: 26 Creedmore Court, Kleinburg
Nature of Correspondence: Letter of Support

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

Representation

Chris Pereira, M. Behar Planning & Design Limited

Public Deputations

Mr. Albert LaRocca, 85 Putting Green Crescent.

Comments

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

Chris Pereira explained the nature of the application. He advised that the applicant had worked with staff on the proposal and reduced the original height and garage projection. He opined that the application meets the four tests under the Planning Act, enhances streetscape and is in keeping the character of the neighbourhood. He noted agreement with staff recommendations and conditions.

Albert LaRocca, 85 Putting Green Crescent, provided a history of the subdivision development and expressed concerns with maintaining the character of the neighbourhood, privacy, loss of sunlight and massing. He noted that the area is predominately made up of large estate lots and greenspace and questioned the requirement for variances. He opined that the proposed variances to height and garage projection were not minor. He reviewed the Architectural Design Guidelines associated with File 19T-06V14 and noted the control architect Watchcom must stamp the plans to ensure that they are in conformity with the Architectural Guidelines (as approved by Council).

In response to Chair Perrella, Mr. Pereira advised that the Architectural Guidelines contemplated the built form of the proposal which would provide a courtyard effect with the abutting property. From a planning perspective he noted that the proposal is in keeping with the guidelines.

Mr. LaRocca reviewed section 2.2.2.6, 3.3, 3.5, 3.10 and 7.0 of the Architectural Guidelines and questioned if Watchcom certified the drawings.

In response to Mr. LaRocca, Roberto Simbana, Planner, advised that Watchcom would stamp the drawings through the Building Permit process and grading submission. He noted that the area is not subject to Site Plan Control therefore Planning staff would not be involved in approving the drawings. He provided examples of similar development at 26 Creedmore Court and 59 and 141 Spicewood Avenue.

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

Member Buckler noted that the proposal would be the highest home in the area and questioned if the height could be reduced.

In response to Member Buckler, Mr. Pereira advised there is an approximate 20 cm difference in height from previous approvals. He advised that the owner did reach out to the immediate neighbour. He noted that there are many empty lots in the area, therefore his closest neighbours were a distance away.

In response to Member Kerwin, Mr. Pereira advised that the garage projection was reduced from approximately 14 metres. He noted that the design was intended to accommodate a three car garage which is in keeping with the area. He reviewed the Architectural Guidelines with the Committee, noting similarities to the proposal.

In response to Chair Perrella, Mr. Pereira requested that the Committee make a decision on the application.

Member Zheng moved to adjourn the application and subsequently withdrew the motion.

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT Application No. A039/20 on behalf of 2572486 Ontario Ltd be **REFUSED**, for the following reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not 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:** A060/20 **Ward 4**
- Applicant:** Genady and Olga Stepanov
- Agent:** None
- Address:** 66 Sand Valley Street, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing deck located in rear yard and the existing front yard landscaping.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision
Name: Frank Ferraro Address: 163 Cupola Crescent, Woodbridge Nature of Correspondence: Letter of Objection
Name: Resident Address: 272 Oberfrick Avenue Nature of Correspondence: Letter expressing concern regarding existing catch basin.

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

Representation

Genady and Olga Stepanov

Comments

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

Genady Stepanov explained the nature of the application.

In response to Member Buckler, Mr. Stepanov advised the deck was existing when the house was purchased in 2014 and slight modifications were made in 2015. He advised that the applicant was unaware of the landscaping requirements when they installed interlock.

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

Moved By: H. Zheng

Seconded By: R. Buckler

THAT Application No. A060/20 on behalf of Genady and Olga Stepanov 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.

- 3. File:** A082/20 **Ward 3**
- Applicant:** Carlo Giovanni & Antoinette Jacqueline Livolsi
- Agent:** Frasca Giorgio
- Address:** 136 Sandy's Drive, Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed two storey addition to the existing single family dwelling. The addition will consist of a garage on the ground floor with a bedroom on second floor.
- Relief is also being requested to permit the existing accessory structures onsite (cabana & shed).

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

Representation
Giorgio Frasca

Comments

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

Giorgio Frasca 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: A. Antinucci

THAT Application No. A082/20 on behalf of Carlo Giovanni & Antoinette Jacqueline Livolsi 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 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.

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: R. Buckler

Applications Addressed by the Committee of Adjustment

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

- 4. File:** A102/20 **Ward 4**
- Applicant:** Josh and Carli Kaufman
- Agent:** Art Simpatico
- Address:** 48 Matisse Trail
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a proposed swimming pool, cabana and deck.

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

Representation

Josh Kaufman

Comments

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

Josh Kaufman 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: R. Buckler

THAT Application No. A102/20 on behalf of Josh and Carli Kaufman 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:** A113/20 **Ward 2**
- Applicant:** Young Yoon Sheree Yoon
- Agent:** None
- Address:** 14 Lewis Drive
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a proposed pool to be located in the front yard (irregular lot).

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

Representation

Young Yoon

Comments

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

Young Yoon 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. A113/20 on behalf of Young Yoon Sheree Yoon 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	The applicant must install tree protection (hoarding) to the satisfaction of Forestry, prior to permit issuance. Once all tree removal permit requirements are met, Forestry will issue the permit following minor variance approval.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 6. File:** A121/20 **Ward 2**
Applicant: Elena Bugulova
Agent: Guitberg Group Inc. (Victor Guitberg)
Address: 43 Broda Drive, Kleinburg
Purpose: Relief is being requested to permit the expansion of a legal non-conforming use to allow for the construction of an addition to the front and rear of the existing dwelling which is located within the OS1 Zone.

Relief is also being requested to permit the existing uncovered, unexcavated and unenclosed wood deck and the replacement of an existing wood shed located at the rear of the property.

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: Gregory Storwell Address: 36 Broda Drive, Kleinburg Nature of Correspondence: Letter of Support	
Name: Ben Paniccia Address: 35 Broda Drive, Kleinburg Nature of Correspondence: Letter expressing concern with proximity of development to their well and tree #15 (as indicated in Arborist Plan)	

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

Representation

Victor Guitberg, Guitberg Group Inc.

Comments

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

Victor Guitberg explained the nature of the application and addressed comments received from the resident at 35 Broda Drive. He noted that root exploration will be performed to protect tree #15 which has minor risk of injury and that protection of the well will be addressed by a structural engineer at the building permit stage.

In response to Member Kerwin, Mr. Guitberg confirmed it is a drilled well.

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. A121/20 on behalf of Elena Bugulova 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 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
		https://www.vaughan.ca/services/residential/dev_en g/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
3	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca/	A Private Property Tree Removal & Protection Permit (Construction/Infill) is required 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.

- 7. File:** A125/20 **Ward 3**
- Applicant:** Adam & Koula Nix
- Agent:** None
- Address:** 305 Belview Avenue
- Purpose:** Relief from By-law 1-88, as amended, is 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)
Name: Petition Address: 292 Belview Avenue; 1 Firefly Crescent; 311 Belview Avenue; 295 Belview Avenue Nature of Correspondence: Petition of Support
Name: Nicholas Thurlow Address: 1 Firefly Crescent, Woodbridge Nature of Correspondence: Letter of Support
Name: Brent Wang Address: 308 Belview Avenue, Woodbridge Nature of Correspondence: Letter of Support
Name: Khaled & Lemira Omran Address: 304 Belview Avenue, Woodbridge Nature of Correspondence: Letter of Support

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

Representation

Adam Nix

Comments

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

Adam Nix 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. A125/20 on behalf of Adam & Koula Nix 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.

- 10. File:** A134/20 **Ward 1**
- Applicant:** Paul & Maddalena Gargarella
- Agent:** Lucas Cocomello
- Address:** 37 Tremblant Crescent
- Purpose:** Relief from By-law 1-88, as amended, in being requested to permit the existing (covered and unenclosed) loggia 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: Residents
Address: 86, 90, 94, 98, 102, 106, 110, 114, 118 Mactier Drive and 21, 25, 29, 33, 41, 45, 67, 71 and 75 Tremblant Crescent.
Nature of Correspondence: Letters of Support

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Lucas Cocomello

Comments

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

Lucas Cocomello explained the nature of the application and in response to Chair Perrella advised that based on the current as-built condition there is limited ability to address Planning comments. He reviewed the letters of support submitted by neighbouring properties and noted that a similar approval was provided at 20 Venkata Drive (A045/20). He opined that the proposal is minor under the circumstances and appropriate.

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

Member Antinucci and Member Buckler enquired if modifications could be made to the structure.

In response to Member Antinucci and Member Buckler, Mr. Cocomello advised that there may be a possibility to modify the structure, but it is already built. He provided a history of how the structure was built.

Chair Perrella and Member Buckler expressed concern with setting a precedence.

In response to Chair Perrella, Mr. Cocomello agreed to adjourn the application.

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

THAT Application No. A134/20 on behalf of Paul & Maddalena Gargarella be **ADJOURNED SINE DIE**, to allow time for resubmission of a revised proposal.

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:** A136/20 **Ward 1**
- Applicant:** Willowgate Holdings Limited (Steven Guglietti)
- Agent:** KLM Planning Partners Inc. (Robert Lavecchia)
- Address:** 45 Napier Street
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and accessory structure (cabana). The cabana is to be located in the rear yard. Relief is also being requested to facilitate Site Plan Application DA.19.076.

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: KLM Planning Address: 64 Jardin Drive, Unit 1B, Concord Nature of Correspondence: Application Justification Letter

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

Representation

Robert Lavecchia, KLM Planning Partners Inc.

Comments

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

Robert Lavecchia explained the nature of the application and noted that heritage approval was obtained in October 2020.

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. A136/20 on behalf of Willowgate Holdings Limited (Steven Guglietti) 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 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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed cabana structure. 2. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

3	Development Planning Roberto Simbana 905-832-8585 x 8810 Roberto.simbana@vaughan.ca	That related Site Development Application DA.19.076 be approved to the satisfaction of the Development Planning Department.
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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:** A137/20 **Ward 1**
Applicant: David and Lauren Ritchie
Agent: None
Address: 25 Getz Park
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool (in rear yard) and pool equipment pad (in easterly side yard).

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received February 3, 2021

Representation
David Ritchie

Comments

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

David Ritchie 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: R. Buckler

THAT Application No. A137/20 on behalf of David and Lauren Ritchie be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 13. File:** A141/20 **Ward 3**
- Applicant:** Enio Varano & Lina Genco Varano
- Agent:** Lou Parente
- Address:** 174 Blackburn Boulevard
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pool to be located in the rear yard

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Lou Parente

Comments

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

Ms. Vigneault advised that variance #2 has been revised from 1.2 m to 1.22 m.

Lou Parente 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. A141/20 on behalf of Enio Varano & Lina Genco Varano 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 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.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

14. File: A142/20 **Ward 3**
Applicant: Gabriella Fabiano
Agent: None
Address: 37 Marieta Street
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed covered porch (a roof extension over the existing interlocking) to be located in the rear yard.

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received February 3, 2021

Representation
Domenic Fabiano

Comments

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

Domenic Fabiano explained the nature of the application.

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

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

THAT Application No. A142/20 on behalf of Gabriella Fabiano 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.

- 16. File:** A146/20 **Ward 1**
Applicant: Conrad & Antonina Tamburro
Agent: Frank Rotundo
Address: 38 Klamath Court
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the rear yard.

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

Representation
 Frank Rotundo

Comments

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

Frank Rotundo explained the nature of the application and noted that the property backs onto conservation land.

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. A146/20 on behalf of Conrad & Antonina Tamburro be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.khan@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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. The applicant obtains a revision to TRCA permit no. C-200911, to authorize the proposed cabana structure. 2. 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.

- 17. File:** A147/20 **Ward 1**
- Applicant:** John Karkoutlian and Grace Sevazlian
- Agent:** Evans Planning (Bishoi Shinoda)
- Address:** 19 Lady Bianca Court
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the expansion of the existing deck (located in rear yard), the installation of a proposed pool in rear yard and the construction of a proposed cabana (pool storage) in the westerly side yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Evans Planning Address: 8481 Keele Street, Unit 12, Vaughan Nature of Correspondence: Application Justification Letter
Name: Mitch Krystantos Address: 15 Lady Bianca Court Nature of Correspondence: Letter of Support
Name: Mark Pulla Address: 23 Lady Bianca Court Nature of Correspondence: Letter of Support

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received February 4, 2021

Representation
Bishoi Shinoda, Evans Planning

Comments

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

Bishoi Shinoda, Evans Planning Sevazlian explained the nature of the application and provided a presentation of the project.

In response to Member Buckler, Mr. Shinoda clarified the setbacks to the OS5 Zone.

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. A147/20 on behalf of John Karkoutlian and Grace Sevazlian be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 18. File:** A150/20 **Ward 4**
Applicant: Jakov & Sophie Zaidman
Agent: Ali Tanha
Address: 25 Gosling Road
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and accessory structure (storage 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)
Name: Petition Address: 30, 26, 18, 16,8, 6, 22, 23 Gosling Road; 31 & 27 Malaren Road; 25 & 27 Weller Crescent; 18, 16, 10, 20 & 26 Lancer Drive Nature of Correspondence: Petition of Support

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Ali Tanha

Comments

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

Ali Tanha explained the nature of the application and noted that the dwelling was designed to have minimal impact. He noted that variances before the Committee had been reduced from the original request and the proposed circular driveway removed.

In response to Member Antinucci, Roberto Simbana, Planner, reviewed the previous application on the subject land which was refused and noted that this was for a different design. He confirmed that planning staff support the current proposal and provided examples of similar approvals at 25 Gosling Road and applications on Lancer Drive and Church Street.

Mr. Tanha further advised the previous application was a different proposal to the current

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. A150/20 on behalf of Jakov & Sophie Zaidman 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 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	Applicant must submit a construction/infill private property tree removal & protection permit application to the Forestry Department. Once application is received, Forestry will review and process application once all requirements have been satisfied.
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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.

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|------------|-------------------|---|---------------|
| 19. | File: | A153/20 | Ward 1 |
| | Applicant: | Manbir Sodhi & Ramdeep Grewal | |
| | Agent: | Solda Pools Ltd. (Solda Pools Ltd) | |
| | Address: | 2 Rosebud Court | |
| | Purpose: | Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed accessory structure (cabana) to be used to store pool equipment. | |

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

Representation

Dan Thurtell, Solda Pools Ltd.

Comments

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

Dan Thurtell 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: A. Antinucci

THAT Application No. A153/20 on behalf of Manbir Sodhi & Ramdeep Grewal 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.

- 20. File:** A154/20 **Ward 1**
- Applicant:** RP B3N Holdings Inc
- Agent:** IBI Group (Stephen Albanese)
- Address:** 3301 Hwy 7
- Purpose:** Relief from By-law 1-88, as amended, is being requested to define and include site specific provisions relating to Compact Motor Vehicle Spaces in By-law 1-88 and to permit a reduced minimum Apartment Dwelling Parking Ratio to support the site, which includes Towers A, B, C and D (as shown on Site Plan A101 submitted with the application). Relief is required to facilitate the development of a mixed-use residential commercial development, comprising of four (4) condominium apartment buildings and the approval of related Site Plan Application DA.18.075.

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: IBI Group
Address: 55 St. Clair Avenue West, 7 th Floor, Toronto
Nature of Correspondence: Application Justification Letter

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Stephen Albanese, IBI Group

Comments

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

Stephen Albanese, IBI Group 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. A154/20 on behalf of RP B3N Holdings Inc be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 farzana.khan@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.075) from the Development Engineering (DE) Department.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	That Site Development Application File DA.18.075 be approved to the satisfaction of the Development Planning / VMC Program.

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.

- 21. File:** A155/20 **Ward 4**
- Applicant:** Leonardo Lotta Isabel Florez
- Agent:** Fausto Cortese Architects Inc. (Fausto Cortese)
- Address:** 43 Cardish Street
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with rear loggia.

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Fausto Cortese, Fausto Cortese Architects Inc.

Comments

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

Fausto Cortese explained the nature of the application.

In response to Member Antinucci, Mr. Cortese advised that the main wall of the dwelling complies with the By-law, only the porch encroaches into the front yard setback. He advised that there is an easement in the rear yard which limits the rear yard amenity space.

In response to Member Buckler, Robert Simbana of the Planning Department clarified the lot coverage of the garage and the main dwelling. He provided history of the R1V Zone and provided an example of a similar approval at 15 Cardish Street.

Mr. Cortese clarified that the ground floor area coverage is 23.1% and the garage is 6.28%.

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. A155/20 on behalf of Leonardo Lotta Isabel Florez 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 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. A private property tree removal & protection permit must be obtained by the applicant through the tree removal application process with Forestry Division. Application was received by Forestry Division on December 11, 2020 and is currently under review. 2. Tree protection (hoarding) must be installed and approved by Forestry Division, prior to the start of demolition and/or construction and is to remain until construction is completed.

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.

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.

22. File: A161/20 **Ward 1**
Applicant: 1191621 Ontario Inc. (Frank Tozzi)
Agent: Nestico Architect Inc (Sam Nestico)
Address: 90 Snidercroft Road
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of an addition to the existing automotive parts manufacturing facility and to facilitate Site Plan Application DA.20.043.

The addition will consist of an electrical room (Unit 2), three (3) areas to be used for automotive parts manufacturing (Units 3, 4 & 5) and an outdoor covered concrete amenity space area (for staff).

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: Nestico Architect Inc.	
Address: 3000 Langstaff Road, Unit 7, Vaughan	
Nature of Correspondence: Application Justification Letter	

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received February 3, 2021

Representation
 Sam Nestico, Nestico Architect Inc

Comments

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

Sam Nestico 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. A161/20 on behalf of 1191621 Ontario Inc. (Frank Tozzi) 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	1. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the requirements of increased lot coverage area from 20% to 53.55% in order to mitigate potential impacts on the municipal stormwater system. 2. The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.043) from the Development Engineering (DE) Department.
2	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	The related Site Development File DA.20.043 be approved to the satisfaction of the Development Planning Department.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Other Business

None

Motion to Adjourn

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 8:00 p.m., and the next regular meeting will be held on February 25, 2021.

Motion Carried.

February 4, 2021 Meeting Minutes are to be approved at the February 25, 2021 meeting:

Chair

Secretary-Treasurer