

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: February 25, 2021</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)  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  Lenore Providence  Adriana MacPherson  Pia Basilone  Roberto Simbana</p>
<p>Members / Staff Absent:</p>	

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of February 4, 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, February 4, 2021, be adopted as circulated.

**Motion Carried.**

**Request for Adjournment**  
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.

**01. File:** A116/20 **Ward 1**  
**Applicant:** Giovanni & Lora Piccirilli (Giovanni & Lora Piccirilli)  
**Agent:** Great Room Inc. (George Shama)  
**Address:** 8 English Daisy Ct. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear yard.

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received February 24, 2021

**Representation**

George Shama, Great Room Inc.

**Comments**

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

George Shama 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: H. Zheng

THAT Application No. A116/20 on behalf of Giovanni & Lora Piccirilli (Giovanni & Lora Piccirilli) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	The Owner submit a conceptual replanting plan to the satisfaction of the Development Planning Department.
2	Development Engineering Farzana Khan  905-832-8585 x 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.
3	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	A tree removal & protection permit may be required, as subject site indicates many trees within the proposed pool/cabana construction area.

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.

**02. File:** A124/20 **Ward 5**  
**Applicant:** Ying Jiang Dongjun Wang  
**Agent:** Guitberg Group Inc. (Victor Guitberg)  
**Address:** 167 Arnold Ave. Thornhill  
**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 dwelling and increased maximum driveway width.

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received February 22, 2021

**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.

In response to Member Antinucci, Mr. Guitberg advised that the height variance is consistent with other approvals in the area. He also noted that the driveway is existing, and the width will be reduced.

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. A124/20 on behalf of Ying Jiang Dongjun Wang be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 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 DEPermits@vaughan.ca 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	Parks, Forestry and Horticulture Operations Andrew Swedlo  905-832-8585 x 3615 <a href="mailto:Andrew.Swedlo@vaughan.ca">Andrew.Swedlo@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division.

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.

- 04. File:** A138/20 **Ward 5**
- Applicant:** Roman Catholic Episcopal Church for the Diocese of Toronto in Canada (VINCENZO ROSATO)
- Agent:** Baldassarra Architects Inc. (Milica Zekanovic)
- Address:** 92 Steeles Ave. Vaughan
- Purpose:** Relief is being requested to permit the expansion of a legal non-conforming use (existing church) under Section 45(2) of the Planning Act. Relief is required to facilitate related Site Plan Application DA.20.027.

The proposed expansion to the existing structure includes the demolition of the present assembly hall to add a below grade basement where a new assembly hall, kitchen and storage area are proposed. Additionally, the ground floor will be reconstructed with a reconfigured floor plan to accommodate proposed classrooms and a Chapel.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Baldassar Architects Inc. Address: 30 Great Gulf Drive, Unit 20, Concord Nature of Correspondence: Application Cover Letter
Name: Miller Thompson LLP. Address: 40 King Street West, Ste. 5800, Toronto Nature of Correspondence: Applicant's Correspondence

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

**Representation**

Tony Baldassarra, Baldassarra 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.

Tony Baldassarra explained the nature of the application. He advised that the proposed addition is approximately 1700 square feet. He concurred with staff recommendations.

In response to Member Antinucci, Christine Vigneault advised that an application to the Committee is required each time an expansion is proposed to a legal non-conforming use as defined under the Planning Act.

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. A138/20 on behalf of Roman Catholic Episcopal Church for the Diocese of Toronto in Canada (Vincenzo Rosato) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 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.20.027) from the Development Engineering (DE) Department.
2	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:Roberto.simbana@vaughan.ca">Roberto.simbana@vaughan.ca</a>	That Site Development Application File DA.20.027 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**



**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.

**05. File:** A143/20 **Ward 2**  
**Applicant:** Ankit Patel  
**Agent:** Smart Structural Solutions (Hamid Hemati)  
**Address:** 15 Ida Ct. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit construction of a proposed cabana to be located in the rear yard.

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

**Representation**

Ankit Patel

**Comments**

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

Ankit Patel explained the nature of the application and opined that the existing cedars around the property will mitigate impact.

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. A143/20 on behalf of Ankit Patel 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.

**07. File:** A158/20 **Ward 2**  
**Applicant:** Mario DeCaroli and Anna Schiraldi  
**Agent:** None  
**Address:** 160 Kilmuir Gt. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit two (2) existing pavilions (shown as covered large pavilion and small pavilion on sketch submitted with the application) and outdoor fireplace located in the rear yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Rose & Sal Giunta Address: 166 Kilmuir Gate, Woodbridge Nature of Correspondence: Letter of Support
Name: Anonymous Address: N/A Nature of Correspondence: Letter of Support

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

**Representation**

Mario DeCaroli

**Comments**

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

Mario DeCaroli explained the nature of the application.

In response to Member Zheng, Mr. DeCaroli explained the composition of pavilion foundation and posts.

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. A158/20 on behalf of Mario DeCaroli and Anna Schiraldi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

**08. File:** A159/20 **Ward 5**  
**Applicant:** Nicole Mandel  
**Agent:** Lance Kaprielian  
**Address:** 78 Napa Hill Ct. Thornhill  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Laura & Victor Monaco Address: 88 Napa Hill Court, Thornhill Nature of Correspondence: Letter of support
Name: David & Rochelle Address: 49 Napa Hill Court, Thornhill Nature of Correspondence: Letter of support
Name: Karen Scherer & Alan Greenberg Address: 82 Napa Hill Court, Thornhill Nature of Correspondence: Letter of support
Name: Golrokh & Kamran Aminian Address: 92 Napa Hill Court, Thornhill Nature of Correspondence: Letter of support

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

**Representation**  
Lance Kaprielian

**Comments**

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

Lance Kaprielian explained the nature of the application. He advised that the variances are required because the lot is shallow, and the Committee has approved a similar variance on the street. He reviewed letters of support from his neighbours.

In response to Member Antinucci, Mr Kaprielian advised the subject land backs onto the Greenbelt and that a consultant was engaged to ensure no impact to trees.

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. A159/20 on behalf of Nicole Mandel be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 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:** 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:** A163/20 **Ward 2**
- Applicant:** Arber and Yllka Skilja
- Agent:** David Lang
- Address:** 21 Twilight Ter. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed covered and unenclosed deck to be located at the rear of the existing dwelling and to permit the existing retaining wall.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Elle Mollaei Address: 18 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: Danny Lombardi Address: 22 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: David Moreal Address: 26 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: Greg Verso Address: 30 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter of objection
Name: Sandra Basile Address: 34 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Address: 18, 22, 26, 32, 34 Autumn Ridge Court, Woodbridge Nature of Correspondence: Petition (in opposition)
Name: Elle Mollaei Address: 18 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: Danny Lombardi Address: 22 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: David Moreal Address: 26 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.
Name: Greg Verso Address: 30 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter of objection
Name: Sandra Basile Address: 34 Autumn Ridge Court, Woodbridge Nature of Correspondence: Letter (email) of objection.

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

**Representation**

David Lang - Agent  
Arber Skilja – Applicant/Owner

**Comments**

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

David Lang explained the nature of the application and advised that the proposed roof will cover the existing balcony. He addressed the letters of objection and noted that the majority of the concerns relate to noise and not sightlines. The photos contained in the Staff Report indicate that

there is adequate screening and there is no significant change in use with respect to the rear yard. He advised that the variance pertaining to the retaining wall is technical in nature as the construction of the wall was required as part of the 2019 pool permit application. He confirmed that the neighbour at 25 Twilight Terrace has confirmed that there are no drainage issues and that Development Engineering supports the proposal.

Arber Skilja advised that the property was purchased in 2019. He was recently made aware of the noise complaints and will do his best to address the issues.

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. A163/20 on behalf of Arber and Yllka Skilja be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) subject to the following condition:

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion: None**



**Applications Addressed by the Committee of Adjustment**

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

- 11. File:** A165/20 **Ward 1**
- Applicant:** Robert Candido
- Agent:** Mikhail Saidov
- Address:** 17 Malaren Rd. Maple
- 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:**  
 Planning Comments – Received February 24, 2021

**Representation**  
 Mikhail Saidov

**Comments**

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

Mikhail Saidov explained the nature of the application and noted that he concurs with staff recommendations.

In response to Member Antinucci, Roberto Simbana, Planning Department explained lot coverage requirements pertaining to the deck.

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. A165/20 on behalf of Robert Candido be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	The Owner submit a Letter of Consent from the neighbouring property located at 19 Malaren Road to the satisfaction of the Development Planning Department.
2	Development Engineering Farzana Khan  905-832-8585 x 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.
3	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 from the Forestry Department.</li> <li>2. Hoarding must be installed as a prerequisite of the private property tree removal &amp; protection permit prior to construction.</li> </ol>

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:** A002/21 **Ward 1**
- Applicant:** Maura & Vincent Caruana
- Agent:** Blackthorn Development Corp (Maurizio Rogato)
- Address:** 117 Hedgerow Ln. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed two storey addition to the front of the existing dwelling. Relief is also being requested to permit the existing accessory structures onsite, including a cabana, pump shed and a two storey detached garage.

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

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

**Representation**

Maurizio Rogato, Blackthorn Development Corp.

**Comments**

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

Maurizio Rogato explained the nature of the application and advised that he concurs with staff recommendations.

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. A002/21 on behalf of Maura & Vincent Caruana be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
2	Parks, Forestry and Horticulture Operations Adelina DeLuca  905-832-8585 x 6145 <a href="mailto:Adelina.deluca@vaughan.ca">Adelina.deluca@vaughan.ca</a>	Access agreement required if utilizing greenspace to access property from rear lot

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:** A003/21 **Ward 1**
- Applicant:** Marco & Concetta Guglielmi
- Agent:** None
- Address:** 9 Giotto Cr. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed swimming pool and shed to be located in the rear yard.

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

**Representation**

Marco Guglielmi

**Comments**

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

Marco Guglielmi explained the nature of the application.

In response to Member Zheng, Christine Vigneault, Secretary Treasurer, confirmed Forestry comments/recommended condition.

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. A003/21 on behalf of Marco & Concetta Guglielmi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. The applicant obtains a revision to TRCA permit no. C-200957, to authorize the proposed shed structure and modified pool design. 2. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant/Owner must obtain a construction/infill private property tree removal/protection (protection only) permit with the Forestry Division. Hoarding shall be installed to the satisfaction of Forestry Division.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

- 15. File:** A005/21 **Ward 1**
- Applicant:** Lorwood Holdings Inc. (Michael Gualietti)
- Agent:** KLM Planning Partners Inc. (Grant Uyeyama)
- Address:** 3120 Rutherford Rd. Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to allow a Temporary Sales Office to be located greater than 100 m from the lands subject to the development.
- The Temporary Sales Office will be located in Unit #22 (3120 Rutherford Road and the lands subject to the development are located at 2851 Highway 7.

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

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

**Representation**

Grant Uyeyama, 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.

Grant Uyeyama explained the nature of the application and concurred with staff recommendations.

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. A005/21 on behalf of Lorwood Holdings Inc. (Michael Gualietti) 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 Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That Minor Variance Application A005/21 to permit a temporary sales office at 3120 Rutherford Road, Unit 22, be restricted to a temporary approval of <b>4 years</b> from the date of the decision.

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:** A006/21 **Ward 1**  
**Applicant:** LaCaban Developments Inc. (Tajo Omoschin)  
**Agent:** Ross Defina  
**Address:** 221 Camlaren Cr. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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

**Representation**  
 Ross Defina

**Comments**

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

Ross Defina 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. A006/21 on behalf of LaCaban Developments Inc. (Tajo Omoschin) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 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/deveng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/deveng/permits/Pages/default.aspx</a> 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 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant must obtain a private property tree removal & protection permit (protection only) prior to receiving the pool permit.  Applicant must install tree protection (hoarding) to the satisfaction of Forestry, this is a prerequisite to the tree removal permit.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None



**Other Business**

None

**Motion to Adjourn**

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:55 p.m., and the next regular meeting will be held on March 18, 2020.

**Motion Carried.**

February 25, 2021 Meeting Minutes are to be approved at the March 18, 2021 meeting:

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Chair

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Secretary-Treasurer