

	<b>Committee of Adjustment Minutes</b>  Hearing Date: April 8, 2021  <b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b>  A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b>  Time: 6:00 p.m.
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator – CofA Zoning Staff: Planning Staff:	Christine Vigneault Lenore Providence Lindsay Haviland Roberto Simbana
Members / Staff Absent:	None

#### Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

#### Adoption of March 18, 2021 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, March 18, 2021, be adopted as circulated.

**Motion Carried.**

#### Adjournments

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
A148/20	34 Franmore Circle	Withdrawn April 7, 2021	The application has been withdrawn by the applicant.
A157/20	20 Silver Fox Place	April 29, 2021	Zoning has confirmed additional variances are required. The application has been adjourned to April 29 to accommodate public notice.
A026/21	59 Via Piani	April 29, 2021	The applicant has confirmed additional variances are required for the existing gazebo. The application has been adjourned to April 29 to accommodate public notice.

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:

B001/21

Ward 4
- Applicant:

Stangl Holdings Limited (Richard )
- Agent:

Evans Planning Inc. (Qianqiao Zhu)
- Address:

201 Basaltic Rd. Concord
- Purpose:

Consent is being requested to sever a parcel of land for industrial purposes approximately 8,094 square metres with frontage onto Basaltic Road. The parcel to be retained is approximately 16,188 square metres with frontage also on Basaltic Road.

The severed land is currently vacant.

The existing industrial building and accessory structures on the retained land will remain.

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

Additional Addendum Reports received and provided to the Committee from:  
Planning Comments – Received on April 7, 2021.

Representation  
Qianqiao (Harry) Zhu, Evans Planning Inc

Comments

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

Mr. Zhu provide a presentation to the Committee, explained the nature of the application and provided background on how the properties merged on title. He advised that no development being proposed at this time and concurred staff recommendations in the staff report.

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. B001/21 on behalf of Stangl Holdings Limited (Richard ) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.  2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

	Department/Agency	Condition
		3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 2. The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.
3	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**Motion Carried.**

**Members Opposed to Motion:** None

### Applications Addressed by the Committee of Adjustment

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

**02. File:** A144/20 **Ward 3**

**Applicant:** Angela Hage

**Agent:** Anthony Bartolini

**Address:** 4 Olympia Gt. Woodbridge

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pergola 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: John Zipay	
Address: 2407 Gilbert Court, Burlington	
Nature of Correspondence: Letter of Objection	
Name: Gino Ferrante	
Address: 10 Olympia Gate	
Nature of Correspondence: Letter of Objection	

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

#### Representation

Anthony Bartolini

#### Public Deputations

John Zipay, representing Gino & Claudio Ferrante – 10 Olympia Gate

#### Comments

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

Anthony Bartolini explained the nature of the application and why relief was required.

Chair Perrella introduced the public deputations.

John Zipay, representing Claudio Ferrante at 10 Olympia Gate, expressed concern with respect to the size of the proposed structures and the impact on his clients view. He also expressed concerns regarding airflow, sunlight, loss of amenity space and opined that the proposal did not meet the four tests. He noted that variance #1 seemed excessive and reviewed the intent and purpose of the Zoning By-law and Official Plan with the Committee and opined that the proposal did not conform. He advised that it appeared that services were already in place for requested that the Committee refuse the proposal.

In response to Chair Perrella, Mr. Bartolini advised that the size of the proposed cabana is approximately 18 square metres and noted that the proposal is not exceeding the By-law requirement for lot coverage. He noted that the accessory structures would be open, to provide airflow and only closed in bathroom area. He noted that servicing has not been installed for future plumbing.

In response to Chair Perrella, Mr. Bartolini advised that talks between the neighbour at 10 Olympia Gate were not productive and that the applicant has been in discussion with staff for some time and is eager to start the project. He noted that the proposed location of the cabana is the only area that accommodate the structure.

In response to Member Antinucci, Mr. Bartolini advised that they want the proposed cabana closer to the house and that placing the structure in the side yard may obstruct view of street.

In response to Member Kerwin, Mr. Bartolini clarified the location of the hot and cold tap and sewer hook up and confirmed that they were not attached to the house or active.

In response to Member Zheng request to reduce the size of the structure, Mr. Bartolini advised that the applicant had been working with staff and had already reduced the size from what was originally proposed. He advised that the applicant wanted to maintain the size of the structure to accommodate a bathroom, sofa and T.V.

Christine Vigneault, Secretary Treasurer, explained the adjournment and appeal process.

Chair Perrella suggested that the application be adjourned to permit time to meet with the neighbours.

John Zipay questioned the height of the proposed cabana and where the discharge from the washroom would go.

In response to Chair Perrella, Mr. Bartolini advised that the applicant wished to proceed with the application as is.

Moved By: A. Antinucci

Seconded By: H. Zheng

THAT Application No. A144/20 on behalf of Angela Hage be **REFUSED** for the following reasons:

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:** S. Kerwin

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.

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

## Representation

Albert Yerushalmi

**Public Deputations**  
Sooyoun Kim, 42 Haven Road

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

Albert Yerushalmi explained the nature of the application and opined that the proposal is in keeping with the area.

Chair Perrella called the public depositions.

Sooyoun Kim, 42 Haven Road, expressed concern regarding the impact of the proposal on her property, variance #2, resale value and privacy.

In response to Chair Perrella, Ms. Kim advised that her property sits lower than the subject lands.

In response to Chair Perrella, Mr. Yerushalmi advised that the pergola is open and only a decorative element.

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

THAT Application No. A152/20 on behalf of Mira & Shay Yehoshua Glinauer 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.

**05. File:** A156/20 **Ward 3**

**Applicant:** Jason Gabriele

**Agent:** Francesco Di Sarra

**Address:** 186 Pine Valley Crescent

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed detached garage (with underground garage), a covered porch/patio and a swimming pool.

The proposed detached garage is located in the easterly side yard and the covered porch/patio and swimming pool are 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)
Address: 142 Pine Valley Cres, 222 Pine Valley Cres, 93 Clubhouse, 305 Pine Valley Cres, 127 Pine Valley Cres, 284 Pine Valley Cres, and 65 Pine Valley Cres
Nature of Correspondence: Petition in Support

#### Additional Addendum Reports received and provided to the Committee from:

Zoning Comments – Received April 1, 2021  
 Forestry Comments – Received April 6, 2021  
 Planning Comments – Received April 7, 2021

#### Representation

Francesco Di Sarra

#### Comments

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

Mr. Di Sarra explained the nature of the application and advised that the pool location is required to keep it close to the existing home. He explained that the covered porch in the rear is part of the landscape and provides a sunshade for the outdoor area. He indicated that the side yard setback to the garage structure and the height would remain consistent with the existing dwelling. He provided a number of support letters to the Committee and advised that the trees were removed for safety purposes due to their impact on sightlines. He requested that the Committee evaluate the merits of the application and opined that the proposal was consistent with previous approvals in the area.

Chair Perrella commented that it would be difficult for the Committee to evaluate the application in the absence of staff comments.

In response to Chair Perrella, Mr. Di Sarra advised that the development will still need to go through the building permit process and that the development would be in the rear yard.

Chair Perrella commented that the Committee did not have all the information before them to make an informed decision.

Christine Vigneault, Secretary Treasurer, explained the procedural requirements with respect to adjournment in cases where the Committee determined that additional information was required.

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. A156/20 on behalf of Jason Gabriele be **ADJOURNED** Sine Die or sooner, in order to allow time for an arborist report to be received and reviewed by staff.

**Motion Carried.**

**Members Opposed to Motion:** S. Kerwin

**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:

A162/20

Ward 3

Applicant:

Aris Zervos

Agent:

None

Address:

52 Andrew Hill Dr. Woodbridge

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool 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)
None

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

**Representation**  
Aris Zervos

**Comments**

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

Aris Zervos explained the nature of the application and that he has been working with staff to maintain the setbacks to the existing 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. A162/20 on behalf of Aris Zervos 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.

<b>08.</b>	<b>File:</b>	A020/21	<b>Ward 1</b>
	<b>Applicant:</b>	Daniele & Andrea Seca	
	<b>Agent:</b>	Cutajar Design (Jason Cutajar)	
	<b>Address:</b>	11 Theresa Crcl. Kleinburg	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling, swimming pool and accessory structure (shed).	

<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:**  
Planning Comments – Received April 7, 2021

#### Representation

Jason Cutajar, Cutajar Design

#### Comments

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

Mr. Cutajar explained the nature of the application and shared a presentation with the Committee regarding the proposed variances. He opined that the impact of the proposal would be minor.

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. A020/21 on behalf of Daniele & Andrea Seca 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	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 private property tree removal & protection (Construction/Infill) Permit from the Forestry Division. (Application and documents received and is under review, application is pending Forestry waiting for Hoarding to be installed)

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.

09.

File:

A022/21

Ward 3

Applicant:

Domenic and Sara Oliveri

Agent:

Great Room Inc. (George Shama)

Address:

16 Dianawood Rdge. Woodbridge

Purpose:

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

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Address: 22 Dianawood Ridge, 27 Bel Harbour Place, 12 Dianawood Ridge
Nature of Correspondence: Petition in Support

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

**Representation**  
George Shama, Great Room Inc.

**Comments**

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

Mr. 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: S. Kerwin

THAT Application No. A022/21 on behalf of Domenic and Sara Oliveri 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 <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:** A023/21 **Ward 1**  
**Applicant:** Manel Investments Inc. (Mike DiPietro and Enzo Manel)  
**Agent:** None  
**Address:** 9505 Keele St. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the expansion of the existing Take-Out Eating Establishment. The Take-Out Eating Establishment is currently operating in Unit 11 and will expand into Unit 10A.

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

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

#### Representation

Enzo Manel, Manel Investments Inc.

#### Comments

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

Mr. Manel explained the nature of the application and noted that the Take-Out Eating Establishment serves gourmet donuts. He advised that Unit 10A will be primarily used for storage and prep 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. A023/21 on behalf of Manel Investments Inc. (Mike DiPietro and Enzo Manel) 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:** A025/21 **Ward 1**  
**Applicant:** Fabio Didiano and Melissa Tassone  
**Agent:** None  
**Address:** 50 Ravineview Dr. Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed swimming pool 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:	
Address:	
Nature of Correspondence:	None

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

**Representation**  
 Melissa Di Diano

#### Comments

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

Ms. Di Diano explained the nature of the application and advised that the variances are required due to the configuration of the lot (pie shaped).

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. A025/21 on behalf of Fabio Didiano and Melissa Tassone 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**

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.

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

## Planning Comments – Received April 7, 2021

# Violetta Procopio

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

Ms. Procopio 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. A027/21 on behalf of Violetta Procopio 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.

14.

File:

A032/21

Ward 1
- Applicant:

MariamBurhan & Roain Bayat
- Agent:

JVK Landscape Design and Consultation inc (Jason Vanderkruk)
- Address:

176 Port Royal Ave. Kleinburg
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana, pool and hot-tub 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)
None

Additional Addendum Reports received and provided to the Committee from:  
Planning Comments – Received April 7, 2021

Representation  
Jason Vanderkruk, JVK Landscape Design and Consultation Inc.

Comments

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

Mr. Vanderkruk explained the nature of the application.

In response to Member Antinucci, Mr. Vanderkruk clarified the proposed soft landscaping.

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

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

THAT Application No. A032/21 on behalf of MariamBurhan & Roain Bayat 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 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.  2. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 60% to 38.2% in order to mitigate potential impacts on the municipal storm water system.

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.

<b>15.</b>	<b>File:</b>	A036/21	<b>Ward 1</b>
	<b>Applicant:</b>	Liana Holly Pirillo	
	<b>Agent:</b>	Fausto Cortese Architects Inc. (Fausto Cortese)	
	<b>Address:</b>	22 Rainbow's End Kleinburg	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed accessory structure (cabana) 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: Valerie Castellanos Address: 29 Tremblant Cres Nature of Correspondence: Letter of Support

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received April 7, 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.

Mr. Cortese explained the nature of the application.

In response to Member Antinucci, Roberto Simbana, Planner, advised that the variance only pertained to a pinch point, not the entire setback. He provided an example of similar development at 15 Rainbow's End (A305/14).

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. A036/21 on behalf of Liana Holly Pirillo 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 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1) The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_e ng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_e ng/permits/Pages/default.aspx</a> 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 reduced soft landscaping coverage from 60% to 38.7% in order

	Department/Agency	Condition
		to mitigate potential impacts on the municipal storm water system.
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 shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to the start of construction.

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.

<b>16.</b>	<b>File:</b>	A038/21	<b>Ward 2</b>
	<b>Applicant:</b>	Bridgette Riga	
	<b>Agent:</b>	The DAKT Group (Tatiana Di Giacinto)	
	<b>Address:</b>	50 Alpha Ct. Woodbridge	
	<b>Purpose:</b>	Relief from the By-law is being requested to permit a proposed gazebo, shed and in ground pool in the rear yard.	

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Address: 56 Alpha Court, 42 Alpha Court, 88 Harvester Cres	
Nature of Correspondence: Petition in Support	

### Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received April 7, 2021

MTO Comments- Received March 31, 2021

### Representation

Tatiana Di Giacinto, The DAKT Group

### Comments

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

Ms. Di Giacinto explained the nature of the application and reviewed the petition in support of the proposal. She opined that the variances met the four tests and noted that the design considers management of drainage.

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. A038/21 on behalf of Bridgette Riga 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/x3615/x3614 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant shall obtain a private property tree removal & protection permit from the Forestry Division, which includes tree protection (hoarding) installation prior to tree permit approval. Application received by Forestry on March 3, 2021 approval is pending hoarding installation & 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.

17.

**File:**

A044/21

**Ward 2**

**Applicant:**

Steve Gomes and Sonia Caramelo

**Agent:**

None

**Address:**

420 Woodbridge Ave. Woodbridge

**Purpose:**

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

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:
Address:
Nature of Correspondence: None

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

**Representation**  
Sonia Caramelo

**Comments**

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

Ms. Caramelo explained the nature of the application.

In response to Member Antinucci, Ms. Caramelo advised that the proposed pool would be above ground.

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. A044/21 on behalf of SteveGomes and Sonia Caramelo 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/x3615/x3614 <a href="mailto:Patrick.Courchesne@vaughan.ca/">Patrick.Courchesne@vaughan.ca/</a>	1. Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.  2. Arborist Report and Tree Inventory must be submitted to include all trees within 6 meters of property lines.

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:

A045/21

Ward 3
- Applicant:

Prithy Serrao
- Agent:

Permit Guys (Ken Jentas)
- Address:

98 Headwind Blvd. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed deck with stairs to basement below (basement walk-up). The deck is 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)
None

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

Representation  
Prithy Serrao

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

Prithy Serrao explained the nature of the application and stated that the deck is designed to be accessed from the basement.

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. A045/21 on behalf of Prithy Serrao 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 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

For the Following Reasons:

1.

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

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

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

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

Motion Carried.

Members Opposed to Motion: 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.

19.

File:

A047/21

Ward 1
- Applicant:

Daniele & Felicia Mariani
- Agent:

Fausto Cortese Architects Inc. (Fausto Cortese)
- Address:

33 Tremblant Cr. Kleinburg
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana, swimming pool to be located in the rear yard. Relief is also being requested to permit the construction of a proposed walkout stairwell in the easterly side yard to facilitate access from basement to 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)
None

Additional Addendum Reports received and provided to the Committee from:  
Planning Comments – Received April 7, 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.

Mr. Cortese 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. A047/21 on behalf of Daniele & Felicia Mariani 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 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.  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.

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

**PREVIOUSLY ADJOURNED APPLICATIONS**

**Applications Addressed by the Committee of Adjustment**

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

<b>20.</b>	<b>File:</b>	A122/20	<b>Ward 3</b>
	<b>Applicant:</b>	Fiocchi Holding Inc.	
	<b>Agent:</b>	Soscia Professional Engineerings Inc. (Nicole Rogano)	
	<b>Address:</b>	111 Jevlan Dr. Woodbridge	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed sludge pad which will be used as a waste management room to support the operations of the existing cheese manufacturing plant.	

<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**

Nicole Rogano, Soscia Professional Engineerings Inc.

**Comments**

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

Ms. Rogano explained the nature of the application and advised that the applicant concurs with the recommendations in the staff report.

In response to Member Buckler, Ms. Rogano explained the employment parking ratio onsite and advised that not all parking spaces were being used. She advised that approximately 10 parking spaces are currently used for the retail component of the operation and that there has never been a parking issue onsite.

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. A122/20 on behalf of Fiocchi Holding Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

**Motion Carried**

**Members Opposed to Motion: None**

**Other Business**

**Motion to Adjourn**

Moved By: A. Antinucci

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:50 p.m., and the next regular meeting will be held on April 29, 2021.

**Motion Carried.**

April 8, 2021 Meeting Minutes are to be approved at the April 29, 2021 meeting:

---

Chair

---

Secretary-Treasurer