

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: April 29, 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  Zoning Staff:  Planning Staff:</p>	<p>Christine Vigneault  Pravina Attwala  Adriana MacPherson  Sarah Scauzillo  Michael Torres</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of April 8, 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, April 8, 2021, be adopted as circulated.

**Motion Carried.**

**Adjournments**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
Item 1	B002/21 (100 Park Place)	Sine Die	Adjournment is being requested to permit time to review the application and provide direction on process.
Item 16	A040/21 (20 Bell Court, Kleinburg)	Sine Die	Applicant requires heritage approval prior to proceeding to Committee of Adjustment.

**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:** B003/21 **Ward 4**
- Applicant:** Penguin- SmartCentres (Applewood) Inc.
- Agent:** Smart Centres (Andrew McLeod)
- Address:** 670 Applewood Cr. Concord
- Purpose:** Consent is being requested to permit a lease in excess of 21 years for a parcel of land to be leased to Wal-mart Canada Corporation.

<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**

Andrew McLeod, Smart Centres

**Comments**

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

Mr. McLeod explained the nature of the application.

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

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. B003/21 on behalf of Penguin- SmartCentres (Applewood) Inc. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.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 the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	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.

- 3. File:** A107/20 **Ward 4**
- Applicant:** Andrew & Olga Kaminer
- Agent:** Andrii Golovnia
- Address:** 8 Silk Oak Ct. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing covered deck located in the rear yard and to permit the existing front yard soft landscaped area.

<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: James Jeon and Sin Chwae Address: 178 Lealinds Road, Maple Nature of Correspondence: Letter of Objection

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received April 29, 2021

**Representation**  
Andrii Golovnia

**Comments**

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

Andrii Golovnia explained the nature of the application and addressed neighbour concerns.

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. A107/20 on behalf of Andrew & Olga Kaminer 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.

- 4. File:** A139/20 **Ward 3**  
**Applicant:** Paolo Borelli  
**Agent:** Francesco DiSarra  
**Address:** 30 Clubhouse Rd. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision	
Name: Jason Gabriele Address: 186 Pine Valley Cres. Nature of Correspondence: Letter of Support	
Name: Vinzenzo Verduci Address: 180 Fenyrose Cres. Nature of Correspondence: Letter of Support	
Name: Joe Di Manno Address: 110 Pine Valley Cres. Nature of Correspondence: Letter of Support	
Name: Jack Morell Address: 11 Pine Valley Cres. Nature of Correspondence: Letter of Support	
Name: Tina Lombardi Address: 66 Clubhouse Road Nature of Correspondence: Letter of Support	

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 27, 2021

**Representation**  
 Francesco DiSarra

**Comments**

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

Francesco DiSarra explained the nature of the application.

In response to Member Buckler, Michael Torres, Planner, provided examples of similar development (A005/18, A152/13).

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. A139/20 on behalf of Paolo Borelli 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>	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

	<b>Department/Agency</b>	<b>Condition</b>
		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 Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	A letter of consent to injure is required from the adjoining property owner to the west due to existing root damage from foundation construction. Re-install tree protection hoarding as stated in original plans.

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:** A140/20 **Ward 3**
- Applicant:** Lidia Cosentino
- Agent:** Cameron O'Neill
- Address:** 607 Velmar Dr. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a cabana and covered porch to be 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)
Address: 601, 613 Velmar Drive, 87, 93 Brownlee Avenue
Nature of Correspondence: Petition in Support

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 28, 2021

**Representation**  
 Cameron O'Neill

**Comments**

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

In response to Member Antinucci, Mr. O'Neill advised that the proposal was designed to allow for maximum enjoyment of the rear yard amenity space.

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. A140/20 on behalf of Lidia Cosentino 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.

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:** A166/20 **Ward 1**
- Applicant:** Samvel Shahbazyan and Lilit Hakobyan
- Agent:** Evans Planning (Murray Evans)
- Address:** 15 Melissa Ct. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached 3 car garage and rear covered deck (loggia) and the installation of a proposed pool. Relief is also being requested to permit the width and angle of the proposed driveway.

The existing dwelling is to be demolished.

<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, Forestry Comments – Received April 28, 2021

**Representation**  
 Murray Evans, 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.

Murray Evans explained the nature of the application and provided a presentation to the Committee.

In response to Member Antinucci, Mr. Evans confirmed that he had applied for a tree removal permit.

In response to Member Kerwin, Mr. Evans explained that the location of the new septic tank was selected to save 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. A166/20 on behalf of Samvel Shahbazyan Lilit Hakobyan 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.

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**



		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	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	The applicant/owner shall apply for a Private Tree Removal and Protection 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

**Applications Addressed by the Committee of Adjustment**

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

- 8. File:** A016/21 **Ward 4**  
**Applicant:** Pavel Baev  
**Agent:** None  
**Address:** 69 Yellowwood Crcl. Thornhill  
**Purpose:** Relief from the By-law is being requested to permit the existing rear yard deck.

<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)
Address: 67 and 71 Yellowwood Circle
Nature of Correspondence: Letters of Support

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

Planning Comments – Received April 28, 2021

**Representation**

Elena Baev

**Comments**

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

Elena Baev 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. A016/21 on behalf of Pavel Baev 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.

- 9. File:** A017/21 **Ward 1**  
**Applicant:** Susan and Emanuele Punzo  
**Agent:** Lucas Cocomello  
**Address:** 51 Endless Crcl. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being proposed to permit the construction of a proposed cabana, loggia and swimming pool 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)
None

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

**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 opined that the variance are minor in nature.

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. A017/21 on behalf of Susan and Emanuele Punzo 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>	1. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 42.18% in order to mitigate potential impacts on the municipal storm water system.  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

**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:** A028/21 **Ward 3**
- Applicant:** Vincenzo & Maria Galifi
- Agent:** Pro-Land Landscape Construction (Patrick Berlett or Nicole Porco)
- Address:** 154 Hailsham Ct. Woodbridge
- Purpose:** Relief from the by-law, as amended, is being requested to permit the construction of a proposed pool cabana 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)
None

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

**Representation**

Nicole Porco, Pro-Land Landscape Construction

**Comments**

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

Nicole Porco 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. A028/21 on behalf of Vincenzo & Maria Galifi 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:** A030/21 **Ward 4**
- Applicant:** Vladimir Lushinski and Zinaida Loutchinski
- Agent:** None
- Address:** 11 Lady Loretta Lane, Maple
- Purpose:** Relief from the by-law, as amended is being requested to permit an existing side door entrance.

<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**  
Zina Loutchinski

**Comments**

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

Zina Loutchinski 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. A030/21 on behalf of Vladimir Lushinski and Zinaida Loutchinski 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.

- 12. File:** A031/21 **Ward 4**  
**Applicant:** Lyutsiya Klimkina & Nikolay Klimkin  
**Agent:** Albert Yerushalmi  
**Address:** 206 Lady Fenyrose Ave. Maple  
**Purpose:** Relief from the by-law is being requested to permit the construction of a proposed accessory structure located in the rear yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision
Name: Inna Dolpopolsky Address: 23 Janessa Court Nature of Correspondence: Letter of Support
Name: Laura Frangella Address: 19 Janessa Court Nature of Correspondence: Letter of Support
Name: Rikki & Eric Solomon Address: 7 Janessa Court Nature of Correspondence: Letter of Support
Name: Subash Prabhu Address: 1 Janessa Court Nature of Correspondence: Letter of Support
Name: Dan Bolani Address: 190 Lady Fenyrose Avenue Nature of Correspondence: Letter of Support
Name: Russell Dyer Address: 186 Lady Fenyrose Avenue Nature of Correspondence: Letter of Support
Name: Karen & Harbans Singh Biring Address: 11 Janessa Court Nature of Correspondence: Letter of Objection

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

**Representation**  
 Albert Yerushalmi

**Comments**

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, provided letters of support and addressed letter of objection.

In response to Member Kerwin, Mr. Yerushalmi advised that the outdoor fireplace was electric.

In response to Member Buckler, Mr. Yerushalmi explained rationale for increased structure height and advised that the structure was located behind trees. He confirmed that the structure was already build.

In response to Member Zheng, Mr. Yerushalmi advised that structures less than 10m<sup>2</sup> do not require a building permit, however the structure is higher than the Zoning By-law permits.

In response to Member Antinucci, Mr. Yerushalmi advised that if the structure had to be lowered they would have to remove.

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

THAT Application No. A031/21 on behalf of Lyutsiya Klimkina & Nikolay Klimkin 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:** A033/21 **Ward 3**  
**Applicant:** Andrew Conti  
**Agent:** DM Design and Engineering Inc. (Anthony Paolini)  
**Address:** 39 Silver Sterling Cr. Woodbridge  
**Purpose:** Relief from the by-law is being requested to permit the construction of a proposed cabana 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)
None

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

**Representation**

Anthony Paolini, DM Design and Engineering Inc.

**Public Deputation**

Jaswant Dass, 331 Greenbrooke Drive

**Comments**

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

Anthony Paolini explained the nature of the application.

Chair Perrella called the public deputation.

Jaswant Dass, 331 Greenbrooke Drive, expressed concern regarding the location of the cabana so close to the property line and the impact on private enjoyment of his property.

In response to Mr. Dass, Mr. Paolini advised that the location of the cabana was chosen because it had the least impact given the location of mature trees.

In response to Member Antinucci, Mr. Paolini advised that the rear yard setback to the cabana complies with the Zoning By-law.

Moved By: A. Antinucci

Seconded By: H. Zheng

THAT Application No. A033/21 on behalf of Andrew Conti 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>	1) The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit <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

	Department/Agency	Condition
		landscaping coverage from 60% to 42.5% in order to mitigate potential impacts on the municipal storm water system. 3) 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.

- 14. File:** A035/21 **Ward 1**
- Applicant:** Azeem & Rehana Sheikh
- Agent:** Graham Barrett
- Address:** 10 Ava Place, Kleinburg
- Purpose:** Relief from By-law 188, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage and a cabana to be located in the rear yard.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision	
Name: Saira Sheikh Address: 2 Northern Pines Blvd. Nature of Correspondence: Letter of Support	
Name: M. Bancheri Address: 1 Nightfall Court Nature of Correspondence: Letter of Support	
Name: Nick DaPede Address: 2 Nightfall Court Nature of Correspondence: Letter of Support	
Name: Rocco Mesiti Address: 20 Ava Place Nature of Correspondence: Letter of Support	
Name: Maria Domenica Mesito Address: 30 Ava Place Nature of Correspondence: Letter of Support	

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

**Representation**

Graham Barrett

**Comments**

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

Graham Barrett 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. A035/21 on behalf of Azeem & Rehana Sheikh 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_e">https://www.vaughan.ca/services/residential/dev_e</a>

	<b>Department/Agency</b>	<b>Condition</b>
		<a href="#">ng/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/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit 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.

- 15. File:** A039/21 **Ward 1**
- Applicant:** Cybersoft Corporation
- Agent:** INOVA design inc (Frank Falcone)
- Address:** 8 Honey Locust Ct. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed two-storey dwelling and the installation of a pool 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)
None

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 27, 2021

**Representation**  
 Claudio Brutto, INOVA Design Inc.

**Comments**

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

Claudio Brutto explained the nature of the application and stated that he was in agreement with staff recommendations.

In response to Member Antinucci, Mr. Brutto advised that hoarding has been installed and the TRCA is in support of the proposal. He confirmed that the dwelling is two storeys.

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. A039/21 on behalf of Cybersoft Corporation 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>	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

	<b>Department/Agency</b>	<b>Condition</b>
		provide a copy of the notification and approval to the City's Development Engineering Department.
2	TRCA Hamedeh Razavi 416-661-660 x 5256  <a href="mailto:Hamedeh.Razavi@trca.ca">Hamedeh.Razavi@trca.ca</a>	<ol style="list-style-type: none"> <li>1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed development.</li> <li>2. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.</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.

- 17. File:** A041/21 **Ward 2**
- Applicant:** Tania & Sandro De Sanctis
- Agent:** Sam Spagnuolo
- Address:** 54 Moccasin Trail, Woodbridge
- Purpose:** Relief from by-law 1-88, as amended, is being requested to permit the construction of a proposed two and half (2 1/2) storey addition at the front of the existing dwelling.

<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)
Address: 6, 11, 16, 22, 24, 17, 27, 33, 31, 43, 72, 59, 68, 60, 49, 55 Moccasin Trail
Nature of Correspondence: Petition in Support

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

**Representation**  
Sam Spagnuolo

**Comments**

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

Sam Spagnuolo explained the nature of the application and stated that he was in agreement with staff recommendations. He noted that considerable time had been spent to ensure massing of dwelling consistent with the character of the neighbourhood and that additional windows and landscaping was added to accommodate neighbour preferences.

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. A041/21 on behalf of Tania & Sandro De Sanctis 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.
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 building permit 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.

- 18. File:** A042/21 **Ward 5**
- Applicant:** Handojo Linda Adhikusuma
- Agent:** Luis Sinn
- Address:** 8234 Yonge St. Vaughan
- Purpose:** Relief from by-law 1-88, as amended is being requested to permit a Pet Grooming Establishment, Kennel and Veterinary Clinic within a single unit..

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision	
Name: Mary Jane Klaus Address: 76 Savoy Crescent Nature of Correspondence: Letter of Support	
Name: Albert Aziza Address: 95 Thornbury Circle Nature of Correspondence: Letter of Support	
Name: Lorne & Susan Lebow Address: 16 Troyer Court Nature of Correspondence: Letter of Support	
Name: Samantha Klausz Address: 76 Savoy Crescent Nature of Correspondence: Letter of Support	
Name: Marilyn & Leo King Address: 36 Parr Place Nature of Correspondence: Letter of Support	
Name: Liz MacNabb Address: 7 Millgate Place, Aurora Nature of Correspondence: Letter of Support	
Name: Janet Siu Address: 46 Melva Crescent, Toronto Nature of Correspondence: Letter of Support	
Name: Sani Pelly Address: 36 Kingsbridge Circle Nature of Correspondence: Letter of Support	
Name: Helen Finkelstein Address: Markham Nature of Correspondence: Letter of Support	
Name: George & Debra Hanff Address: 24 Innisbrook Crescent Nature of Correspondence: Letter of Support	
Name: Susan A. Skene Address: 6 Lombardy Lane Nature of Correspondence: Letter of Support	
Name: Rick Andrew Address: 6 Lombardy Lane Nature of Correspondence: Letter of Support	
Name: Nikki Levine Address: 42 Alexis Road Nature of Correspondence: Letter of Support	
Name: Sharon Lee Address: Not Provided Nature of Correspondence: Letter of Support	
Name: Mona Farahani Address: 8 Brightway Crescent, Richmond Hill Nature of Correspondence: Letter of Support	

**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)

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 28, 2021

**Representation**

Cheryl Orletsky

**Comments**

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

Cheryl Orletsky explained the nature of the application and shared a presentation with the Committee to show the nature of the business and the layout of the property. He provided the history of previous temporary approvals and noted that the facility has not received any complaints.

Christine Vigneault, Secretary Treasurer, highlighted the conditions of approval that would require completion within three months. Should the conditions not be satisfied within this time the approval would lapse.

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

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A042/21 on behalf of Handojo Linda Adhikusuma 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	BCLPS - Animal Services Susan Kelly  905-832-8585 x 8952 <a href="mailto:Susan.Kelly@vaughan.ca">Susan.Kelly@vaughan.ca</a>	1. That the applicant apply for and obtain all relevant business licenses for activities to be conducted at the subject location to the satisfaction of the Manager of Animal Services within <b>three months from the date of the Committees decision</b> . In the event that all relevant business licenses have not been obtained within the prescribed time, this condition will not be satisfied, and the approval will be deemed to have lapsed; and  2. That the applicant provide a signed affidavit to the satisfaction of the Manager of Animal Services acknowledging that they understand and agree to adhere to all related COV by-laws, including Animal Control and Licensing.

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:** A043/21 **Ward 3**
- Applicant:** Rob Quattrociochi and Sonia Sobera
- Agent:** None
- Address:** 183 Via Teodoro Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pergola, swimming pool and related pool equipment. The proposed pergola and swimming pool are to be located in the rear yard and the pool equipment is to be located in the westerly side yard.

<p><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

**Additional Addendum Reports received and provided to the Committee from:**  
Zoning Comments – Received April 23, 2021

**Representation**  
Rob Quattrociochi

**Comments**

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

Rob Quattrociochi explained the nature of the application.

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

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

THAT Application No. A043/21 on behalf of Rob Quattrociochi and Sonia Sobera 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:** A046/21 **Ward 1**  
**Applicant:** Nadene and Ryan Milnes  
**Agent:** Graham Barrett  
**Address:** 178 Rushworth Cr. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision	
Name: Resident	Address: 97 Cardish Street
Nature of Correspondence: Letter of Support	
Name: Resident	Address: 118 Cardish Street
Nature of Correspondence: Letter of Support	

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 29, 2021

**Representation**  
 Graham Barrett

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

Graham Barrett explained the nature of the application and advised that variance #1 and variance #3 had been revised to address staff comments. He noted that the variances were required due to the configuration of the lot and the location of the garage on City owned lands which will be addressed through the requirement of an encroachment agreement. He opined that the proposal met the four tests under the Planning Act.

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. A046/21 on behalf of Nadene and Ryan Milnes 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 shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval. Mostly for neighboring trees along the North & West property lines.
2	Real Estate Dino Macchiusi  905-832-8585 x 8489 <a href="mailto:Dino.Macchiusi@vaughan.ca">Dino.Macchiusi@vaughan.ca</a>	The owners shall procure, through the City’s Real Estate Department, and enter into an encroachment agreement with the City of Vaughan to allow the proposed garage to encroach onto the City’s easement registered as Instrument LB74523, in a form satisfactory to Legal Services. The encroachment agreement shall provide for an assignment and assumption of the agreement by future owners of the property and shall be executed

	Department/Agency	Condition
		and registered on title, all at the owner's sole cost and expense.
3	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@vaughan.ca">Farzana.Khan@vaughan.ca</a>	1. The applicant shall satisfy all the condition(s) set out in the encroachment agreement with City of Vaughan Real Estate Department. 2. 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.
4	Development Planning Roberto Simbana  905-832-8585 x8810 <a href="mailto:Roberto.simbana@vaughan.ca">Roberto.simbana@vaughan.ca</a>	The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, 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.

- 21. File:** A051/21 **Ward 1**
- Applicant:** Paradise Homes Kleinburg Inc.
- Agent:** Aaron Hershoff
- Address:** 14 Canard Dr. Kleinburg
- Purpose:** Relief from the By-law is being requested to permit a reduction in lot frontage and parking spaces for a newly proposed dwelling.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision
Name: Shanmuganathan Ramasamy Address: 9 Bellefond Street, Kleinburg Nature of Correspondence: Letter of Concern/Objection

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments – Received April 27, 2021

**Representation**  
Aaron Hershoff

**Comments**

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

Aaron Hershoff explained the nature of the application and provided history on the development of the subdivision.

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. A051/21 on behalf of Paradise Homes Kleinburg 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:

	<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 of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 222, Plan 65M-4672 and Block 114, Plan 65M-4556 (collectively, the Restricted Lands) shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.

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.

**22. File:** A052/21 **Ward 3**  
**Applicant:** Michael/Rita Ciccolini (Michael/Rita Ciccolini)  
**Agent:** Fausto Cortese Architects Inc. (Fausto Cortese)  
**Address:** 87 Grand Vellore Cr. Woodbridge  
**Purpose:** Relief from the By-law is being requested to permit construction of a proposed cabana and in-ground 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)
None

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments –Received April 27, 2021

**Representation**  
 Fausto Cortese

**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 and advised that a TRCA permit had been obtained.

In response to Member Antinucci, Mr. Cortese advised that the variances were required to accommodate the irregular lot line.

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. A052/21 on behalf of Michael/Rita Ciccolini (Michael/Rita Ciccolini) 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 DEPermits@vaughan.ca 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	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion: 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.

**23. File:** A053/21 **Ward 3**  
**Applicant:** Laura Yores  
**Agent:** Anthony Bartolini  
**Address:** 23 Bindertwine Blvd, 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.

<p><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>
<p>None</p>

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 28, 2021

**Representation**  
 Phil Yores

**Comments**

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

Phil Yores explained the nature of the application and opined that the proposal met the four tests under the Planning Act.

In response to Member Antinucci, Mr. Yores advised that the height variance is required to accommodate a peaked roof that is designed to address drainage in winter and future installation of solar panels.

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. A053/21 on behalf of Laura Yores 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.

	<b>Department/Agency</b>	<b>Condition</b>
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 pool/building permit 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.

**24. File:** A054/21 **Ward 3**  
**Applicant:** Giancarlo & Tracie Staffieri  
**Agent:** Giancarlo Staffieri  
**Address:** 19 Trinita Ave. Woodbridge  
**Purpose:** Relief from by-law 1-88, as amended, is being requested to permit the construction of a proposed cabana in the side yard and loggia located in the rear yard.

<p><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>
<p>None</p>

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 27, 2021

**Representation**  
 Giancarlo Staffieri

**Comments**

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

Giancarlo Staffieri 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. A054/21 on behalf of Giancarlo & Tracie Staffieri be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x 3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant is required to apply for a Private Property Tree Removal & Protection Permit (Construction/Infill). This is required for the injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters 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.

**25. File:** A055/21 **Ward 2**  
**Applicant:** Pine Valley Kleinburg Homes Ltd.  
**Agent:** Glen Schnarr & Associates Inc. (Mark Condello)  
**Address:** 6061 Rutherford Rd. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended is being requested to facilitate a 111 townhouse development as submitted and reviewed through Site Plan Application (DA.18.070)

<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 28, 2021

**Representation**  
 Mark Condello, Glen Schnarr & Associates Inc.

**Comments**

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

Mark Condello explained the nature of the application and advised that Council approved the related site plan application. He opined that the proposal meets the four tests under the Planning Act.

In response to Chair Perrella, Mr. Condello advised that purchasers have been aware of the variance application through their purchase and sale agreement.

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. A055/21 on behalf of Pine Valley Kleinburg Homes Ltd. (Pine Valley Kleinburg Homes Ltd. ) 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 obtain approval for the related Site Development Application (DA.18.070) from the Development Engineering (DE) 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.

**26. File:** A056/21 **Ward 1**  
**Applicant:** Angelo Fantuzzi and Michelle Nicoletti  
**Agent:** Anthony Bartolini  
**Address:** 20 Endless Circle, Kleinburg  
**Purpose:** Relief from the By-law is being requested to permit the proposed construction of a rear yard cabana.

<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**  
 Anthony Bartolini

**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.

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. A056/21 on behalf of Angelo Fantuzzi Michelle Nicoletti 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>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit <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. 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.

**27. File:** A061/21 **Ward 5**  
**Applicant:** The Salz Corporation  
**Agent:** Acadia Design Consultants Inc. (Maxim Merchasin and Elham Gharagozloo)  
**Address:** 100 Steeles Ave. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a proposed car rental service within Unit 15A.

<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:**  
 Zoning and Engineering Comments – Received April 28, 2021  
 Planning Comments- Received April 29, 2021

**Representation**  
 Max Merchasin, Acadia Design Consultants 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. Vigneault advised that zoning staff have provided revised comments clarifying that there would be no storage of vehicles permitted onsite.

Maxim Merchasin explained the nature of the application.

In response to Member Antinucci, Mr. Merchasin advised that parking would be enforced by By-law Enforcement.

In response to Member Buckler, Mr. Merchasin advised that a fleet of vehicles would be stored offsite.

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. A061/21 on behalf of The Salz Corporation 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.

**28. File:** A064/21 **Ward 1**  
**Applicant:** Regional Municipality of York (Michael Shatil)  
**Agent:** Thomas Brown Architects Inc. (Sebastian Lubczynski)  
**Address:** 2960 Teston Rd. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed paramedic response station and to facilitate related Site Plan Application DA.20.037.

<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**

Sebastian Lubczynsk, Thomas Brown 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.

Sebastian Lubczynski explained the nature of the application.

In response to Member Antinucci, Mr. Lubczynski advised that a TRCA permit had not been obtained.

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. A064/21 on behalf of Regional Municipality of York (Michael Shatil) 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.20.037) from the Development Engineering (DE) Department.
2	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 permit pursuant to Ontario Regulation 166/06 to authorize the proposed parking spaces on the east of the property. 2. The applicant provides the required fee amount of \$1,100.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** 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.

**29. File:** A075/21 **Ward 2**  
**Applicant:** York Region Catholic District School Board  
**Agent:** The MBTW Group (Kevin Holmes)  
**Address:** 7501 Martin Grove Rd. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed sports dome and an administration building and to facilitate Site Plan Application DA.20.018.

<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**

Kevin Holmes, The MBTW Group

**Comments**

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

Kevin Holmes explained the nature of the application and what the proposal included.

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. A075/21 on behalf of York Region Catholic District School Board 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.20.018) from the Development Engineering (DE) Department.
2	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	That Site Development File DA.20.018 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.

**30. File:** A076/21 **Ward 5**  
**Applicant:** PROJECT AIM PROGRAMS  
**Agent:** G Architects (Phil Goodfellow)  
**Address:** 36 Atkinson Ave. Thornhill  
**Purpose:** Relief from the By-law is being requested to permit the proposed construction of an indoor pool addition to an existing child care centre.

<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**

Yaffi Scheinberg, Kaylas Children Centre

**Comments**

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

Yaffi Scheinberg explained the nature of the application.

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

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A076/21 on behalf of PROJECT AIM PROGRAMS 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 8112 / 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That Site Development Application File DA.18.096 be approved 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 obtain approval for the related Site Development Application (DA.18.096) from the Development Engineering (DE) 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.

- 31. File:** A077/21 **Ward 3**
- Applicant:** Giuseppe Di Manno
- Agent:** Allyssa Hrynyk
- Address:** 110 Pine Valley Cr. Woodbridge
- Purpose:** Relief from the By-law is being requested to permit the proposed construction of a single family dwelling.

<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 28, 2021

**Representation**  
 Allyssa Hrynyk

**Comments**

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

Allyssa Hrynyk 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. A077/21 on behalf of Giuseppe Di Manno 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 Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit 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.

**32. File:** A078/21 **Ward 1**  
**Applicant:** Sahand Bagheri-Sherksi  
**Agent:** Graham Barrett  
**Address:** 25 Lancer Dr. Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

<p><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)</p>
<p>None</p>

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Received April 27, 2021

**Representation**  
 Graham Barrett

**Comments**

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

Graham Barrett explained the nature of the application and provided history of previous approval.

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. A078/21 on behalf of Sahand Bagheri-Sherksi 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

**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.

- 33. File:** A156/20 **Ward 3**  
**Applicant:** Jason Gabriele  
**Agent:** Francesco Di Sarra  
**Address:** 186 Pine Valley Cr. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed detached 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.

<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)	
Addresses: 11, 65, 92, 93, 109, 110, 127, 142, 206, 222, 284, 305 and 331 Pine Valley Crescent, 24 and 41 Meadowland Court.	
Nature of Correspondence: Petition in Support	

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

Engineering Comments – April 27, 2021  
 Planning Comments April 29, 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.

Francesco Di Sarra explained the nature of the application.

In response to Member Buckler, Mr. Di Sarra clarified the variances being requested.

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. A156/20 on behalf of Jason Gabriele 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.

	<b>Department/Agency</b>	<b>Condition</b>
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall apply for a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval. This is required as construction activity will be occurring in the rear yard with excavation/grading as a component.

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.

- 34. File:** A157/20 **Ward 1**
- Applicant:** Howie Fleisher Holdings Inc.
- Agent:** Permawood Solariums (Werner Kram)
- Address:** 20 Silver Fox Place, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed one storey addition to be located at the rear of the existing single family dwelling and to permit the existing accessory structures (frame garage, swimming pool and shed) on the subject land.

<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 29, 2021

**Representation**  
 Werner Kram, Permawood Solariums

**Comments**

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

Werner Kram explained the nature of the application and provided history on the existing structures is the OS5 Zone.

In response to Ms. Vigneault, Mr. Kram confirmed that the variances before the Committee are an accurate reflection of his proposal.

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. A157/20 on behalf of Howie Fleisher 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:

	<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.

**35. File:** A026/21 **Ward 3**  
**Applicant:** Ibtisam Shamoon  
**Agent:** None  
**Address:** 59 Via Piani, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed swimming pool to be 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)
None

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

**Representation**  
 Ibtisam Shamoon

**Comments**

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

Ibtisam Shamoon 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: R. Buckler

THAT Application No. A026/21 on behalf of Ibtisam Shamoon 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**

In light of the increased number of applications coming before the Committee, a discussion between the Committee and the Secretary Treasurer took place regarding the scheduling of hearings and the inclusion of staff comments as part of the Agenda Package.

It was agreed that the situation would continue to be monitored so that necessary adjustments could be made.

**Motion to Adjourn**

Moved By: S. Kerwin

Seconded By: R. Buckler

THAT the meeting of Committee of Adjustment be adjourned at 7:58 p.m., and the next regular meeting will be held on May 20, 2021.

**Motion Carried.**

April 29, 2021 Meeting Minutes are to be approved at the May 20, 2021 meeting:

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Chair

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Secretary-Treasurer