

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: May 20, 2021</p>
<p align="center">DRAFT</p>	<p>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</p> <p>A live stream of the meeting was provided at Vaughan.ca/LiveCouncil</p> <p>Time: 6:00 p.m.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator – CofA Administrative Coordinator – CofA Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Lenore Providence Faegheh Gholami Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of April 29, 2021 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, April 29, 2021, be adopted as circulated.

Motion Carried.

Adjournments

None

Applications Addressed by the Committee of Adjustment

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

- 2. File:** A050/21 **Ward 1**
- Applicant:** Kurt Oberparleiter
- Agent:**
- Address:** 67 Hopewell Street, Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction a proposed deck and the existing shed, both located in the rear yard.

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

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

Representation
Kurt Oberparleiter

Comments

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

Kurt Oberparleiter explained the nature of the application.

In response to Member Kerwin, Mr. Oberparleiter, explained that a permit from the TRCA was not obtained, as there is currently no need to access TRCA property. Access to the rear of the property will be through the existing side gate.

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. A050/21 on behalf of Kurt Oberparleiter be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant will be required to obtain an access permit if entering from TRCA property.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 3. File:** A057/21 **Ward 1**
- Applicant:** Giovanni Marrelli
- Agent:** Ravi Patel
- Address:** 26 Malaren Road, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed loggia, cabana and covered patio. Relief is also being sought to permit the location of the pool equipment in the rear yard.

The proposed loggia is to be added to the rear of the existing dwelling and the proposed cabana and covered patio are to be located in the westerly portion of the rear yard.

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

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

Representation

Ravi Patel

Comments

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

Ravi Patel explained the nature of the application.

In response to Member Antinucci, Mr. Patel explained the applicant's preference was to have the structures detached.

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. A057/21 on behalf of Giovanni Marrelli 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:** A058/21 **Ward 2**
- Applicant:** Ingrid Harris
- Agent:** None.
- Address:** 234 Wycliffe Avenue, Woodbridge
- 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.

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

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

Representation

Ingrid Harris

Comments

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

Ingrid Harris explained the nature of the application.

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

Moved By: A. Antinucci

Seconded By: H. Zheng

THAT Application No. A058/21 on behalf of Ingrid Harris be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 5. File:** A060/21 **Ward 1**
- Applicant:** Gennady Yumshtyk
- Agent:** INOVA design inc (Frank Falcone)
- Address:** 355 Woodland Acres Crescent, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and to permit increased maximum driveway width. The existing dwelling is to be demolished.

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

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

Representation

Claudio Brutto

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.

In response to Member Buckler, Roberto Simbana, Planner, provided comparable development (A032/17 & A032/18) and confirmed that the requested variance was supported by staff.

In response to Member Buckler, Mr. Brutto confirmed that the only change to the proposal was the building height to accommodate recommendations made by staff.

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. A060/21 on behalf of Gennady Yumshtyk be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 88810 roberto.simbana@vaughan.ca	The Owner submit an updated landscape plan and tree protection plan to the satisfaction of the Urban Design Division 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.

- 6. File:** A062/21 **Ward 1**
- Applicant:** Ammar Kamala
- Agent:** Epic Designs Inc (Marco Vieira)
- Address:** 21 Jackson Street, Maple
- Purpose:** Relief from by-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and cabana to be located in the rear yard.

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

Additional Addendum Reports received and provided to the Committee from:

- Planning Comments – Received May 18, 2021
- Engineering Comments – Received May 14, 2021
- Zoning Comments – Received May 14, 2021

Representation

Marco Vieira, Epic Designs Inc.

Comments

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

Marco Vieira explained the nature of the application and opined that the massing of the proposal is in keeping with the character of the neighbourhood.

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

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A062/21 on behalf of Ammar Kamala be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant/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.

- 7. **File:** A063/21 **Ward 1**
- Applicant:** Bleim (Billy) Emra
- Agent:** Anthony Paolini
- Address:** 68 Endless Circle, Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed deck, cabana and swimming pool to be located in the rear yard.

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

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

Representation
Anthony Paolini

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Anthony Paolini explained the nature of the application.

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

In response to Member Antinucci, Mr. Paolini, clarified that the variance to accommodate increased building height is measured at average grade to the eaves. He noted that the change in topography necessitated the variance.

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

THAT Application No. A063/21 on behalf of Bleim (Billy) Emra be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

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:** A065/21 **Ward 2**
- Applicant:** Ester and John Lombardi
- Agent:** Tomasz Goral
- Address:** 59 Sylvadene Parkway, Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and increased maximum driveway width.

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

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

Representation

Tomasz Goral

Comments

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

Tomasz Goral explained the nature of the application.

In response to Member Zheng, Mr. Goral that due to the grading, symmetry of the structures and costs to redesign the applicant would like to maintain the proposal as is.

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. A065/21 on behalf of Ester and John Lombardi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.torres@vaughan.ca	The Owner shall provide a Landscape Plan to ensure appropriate planting is provided along the streetscape, to the satisfaction of the Development Planning Department.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$105.00 payable to the Toronto and Region Conservation Authority.

4	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 Farzana.Khan@Vaughan.ca</p>	<p>The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p>
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For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 9. File:** A066/21 **Ward 5**
- Applicant:** Jordan Ifergan Leah Serena Garber
- Agent:** Anthony Bartolini
- Address:** 151 Concord Road, Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed swimming pool.

<p>Public Written Submissions</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>Address: 145 Concord Rd and 437, 422, 415 Beverly Glen Blvd</p> <p>Nature of Correspondence: Letters in Support</p>

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: S. Kerwin
Seconded By: A. Antinucci

THAT Application No. A066/21 on behalf of Jordan Ifergan Leah Serena Garber be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: None.

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:** A067/21 **Ward 4**
- Applicant:** Rodolfo Mancini Michka Ayromlou-Mancini
- Agent:** Anthony Bartolini
- Address:** 36 Schuster Lane, Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a proposed covered porch, swimming pool and pool equipment pad.
- The covered porch and swimming pool are to be located in the rear yard and the pool equipment pad is to be located in the southerly side yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
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.

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: R. Buckler
Seconded By: A. Antinucci

THAT Application No. A067/21 on behalf of Rodolfo Mancini Michka Ayromlou-Mancini 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:** A068/21 **Ward 2**
- Applicant:** Rose Rizzo
- Agent:** Midaro Design Inc. (Anthony Del Grosso)
- Address:** 43 Pierina Court, Woodbridge
- 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.

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

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

Representation

Anthony Del Grosso, Midaro 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.

Anthony Del Grosso explained the nature of the application.

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

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

THAT Application No. A068/21 on behalf of Rose Rizzo (Rose Rizzo) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 12. File:** A070/21 **Ward 4**
- Applicant:** Samuel & Jodi Lieff
- Agent:** Joe Barbarino
- Address:** 28 Southvale Drive, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool and related equipment and the existing A/C unit.
- The pool is to be located in the rear yard and the pool equipment and A/C unit are to be located in the westerly side yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Paulo Fante Address: Abutting Neighbour Nature of Correspondence: Letter of Support

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

Representation
Joe Barbarino

Comments

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

Joe Barbarino 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. A070/21 on behalf of Samuel & Jodi Lieff 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: A071/21 **Ward 2**
Applicant: 2002259 Ontario Inc.
Agent: Wes Surdyka
Address: 81 Roysun Road, Woodbridge
Purpose: Relief from by-law 1-88, as amended, is being requested to permit the construction of a one storey addition to the existing industrial building onsite.

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

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

Representation
 Wes Surdyka

Comments

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

Wes Surdyka explained the nature of the application.

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

In response to Member Antinucci, Mr. Surdyka explained the nature of the business onsite and parking requirements.

In response to Member Buckler, Mr. Surdyka explained how the loading and unloading of cargo/shipments would occur and advised that the proposed addition does not further impact vehicular movement onsite.

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

THAT Application No. A071/21 on behalf of 2002259 Ontario Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	Applicant must provide Arborist Report and TPP to clarify works proposed within the soft landscaped island in the SW corner of subject site.

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:** A079/21 **Ward 5**
- Applicant:** 2256376 Ontario Inc.
- Agent:** Guitberg Group Inc. (Victor Guitberg)
- Address:** 41 Thornbank Road, Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the proposed construction of a proposed single family dwelling, cabana and swimming pool.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Greg Mitlas Address: 43 Thornbank Road, Thornhill Nature of Correspondence:
Name: Joan Honsberger Address: Unknown Nature of Correspondence:

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

Representation

Victor Guitberg, Guitberg Group Inc.

Public Deputations

Greg Mitlas, 43 Thornbank Road
Joan Honsberger

Comments

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

Victor Guitberg explained the nature of the application.

Chair Perrella called the public deputations.

Joan Honsberger expressed concerns regarding tree removal and loss of wildlife habitat and setting precedent for height and density.

Greg Mitlas, 43 Thornbank Road, suggested that the proposal be reversed on the lot to preserve more trees and requested that a condition of approval be included in the Committee decision to incorporate the planning of cedars as shown on site plan submitted.

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

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, advised that a condition regarding the planting of trees cannot be enforced by staff, however a condition could be included requiring that the applicant provide a letter of intent regarding the plantings.

In response to Chair Perrella, Mr. Guitberg advised that the applicant is in agreement with providing a letter of intent with respect to the planting of cedars. He opined that the variances are in keeping with the character of the area and advised that tree protection measures will be implemented as discussed with staff.

In response to Member Kerwin, Mr. Guitberg advised that the applicant did their best to preserve as many trees as possible.

In response to Member Antinucci, Mr. Guitberg confirmed the size of the shed and noted that it could be relocated.

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

THAT Application No. A079/21 on behalf of 2256376 Ontario Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Andrew Swedlo 905-832-8585 x3615 Andrew.Swedlo@vaughan.ca	Applicant/owner shall apply for 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:** A083/21 **Ward 1**
- Applicant:** Min Kwon Chun
- Agent:** In Roads Consultants (Ida Evangelista)
- Address:** 210 Roseheath Drive, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a covered (wood) deck located at the rear of the existing dwelling.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Robert Cohen Address: Unknown Nature of Correspondence: Concern with application
Address: 23 Oban Avenue and 206 and 216 Roseheath Drive. Nature of Correspondence: Letters of Support

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

Representation

Ida Evangelista, In Roads Consultants

Comments

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

Ida Evangelista explained the nature of the application.

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

In response to Member Kerwin, Ms. Evangelista, explained that the existing covered deck will remain as is.

Moved By: A. Antinucci

Seconded By: H. Zheng

THAT Application No. A083/21 on behalf of Min Kwon Chun be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 16. File:** A091/21 **Ward 4**
- Applicant:** Renella Zahler
- Agent:** Anthony Bartolini
- Address:** 37 Big Rock Drive, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and swimming pool to be located in the rear yard.

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

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

Representation
Anthony Bartolini

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations.

Anthony Bartolini explained the nature of the application.

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

In response to Member Antinucci, Mr. Bartolini, explained that the variances are necessary due to the topography of the subject lands and the grade change towards the rear of the property.

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

THAT Application No. A091/21 on behalf of Renella Zahler (Renella Zahler) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 17. File:** A164/20 **Ward 3**
- Applicant:** Marbon Holdings Inc. & 606578 Ontario Limited
- Agent:** KLM Planning Partners Inc (Alistair Shields)
- Address:** 8787 Weston Road Bldg A, Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the addition of a playground, which will serve a proposed daycare onsite and to facilitate Site Plan Application DA.19.068.

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

Additional Addendum Reports received and provided to the Committee from: None.
TRCA Comments – Received May 20, 2021

Representation

Alistair Shields, KLM Planning Partners Inc.

Comments

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

Alistair Shields 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. A164/20 on behalf of Marbon Holdings Inc. & 606578 Ontario Limited (Lorenzo Bonofiglio) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 88810 roberto.simbana@vaughan.ca	That Site Development File DA.19.068 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.068) from the Development Engineering (DE) Department.
3	TRCA Hamedeh Razavi 905-661-6600 Hamedeh.Razavi@trca.ca	That the applicant provides the required fee amount of \$105.00 (Screening letter - Minor) 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

Other Business

None

Motion to Adjourn

Moved By: S. Kerwin

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:12 p.m., and the next regular meeting will be held on June 10, 2021.

Motion Carried.

May 20, 2021 Meeting Minutes are to be approved at the June 10, 2021 meeting:

Chair

Secretary-Treasurer