

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: June 10, 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 Adriana MacPherson Catherine Saluri Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
H. Zheng	Item 18 – A101/21 (Business with agent)

Adoption of May 20, 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, May 20, 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.

- 01. File:** B010/21 **Ward 1**
- Applicant:** Fleur de Cap Development Inc. (Michael Pozzebon)
- Agent:** KLM Planning Partners Inc. (Christine Halis)
- Address:** 10980 Jane St. Vaughan
- Purpose:** Consent is being requested to sever a parcel of land for employment purposes, approximately 307.00 square metres, as a lot addition, to be merged on title with the abutting lands to the north (municipally known as 11110 Jane Street). The retained parcel of land is approximately 533,000.00 square metres and has frontage onto Jane Street & Teston Road.
- The proposed lot addition is required to facilitate a trucking entry driveway proposed at the south end of 11110 Jane Street. In order to design a functional site entrance along the curve of this collector road, the driveway must meet the road at a 90 degree angle. As such, additional lands are required to accommodate the planned driveway.

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

Christine Halis, 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.

Christine Halis, KLM Planning Partners Inc. explained the nature of the application and shared a presentation with the Committee.

In response to Member Kerwin, Ms. Halis confirmed explained that the configuration of the future intersection.

In response to Member Antinucci, Ms. Halis advised that the TRCA conditions would form part of the provisional consent.

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. B010/21 on behalf of Fleur de Cap Development Inc. (Michael Pozzebon) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaugan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel,

	Department/Agency	Condition
		<p>leased land, easement etc. as conditionally approved by the Committee of Adjustment.</p> <p>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.</p> <p>3. That the severed parcel be merged on title with the abutting land to the north, municipally known as 11110 Jane Street and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>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).</p>
3	<p>TRCA Hamedeh Razavi</p> <p>416-661-6600 x 5256 hamedeh.razavi@trca.ca</p>	<p>The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.</p>

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

02. File: A109/20 **Ward 1**
Applicant: Michele & Josephine Mancuso
Agent: Great Room Inc. (George Shama)
Address: 129 Camlaren Cr. Kleinburg
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family 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: Grazina Matukas, 135 Camlaren Crescent Nature of Correspondence: Letter of Objection

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

Representation

George Shama, Great Room Inc.

Comments

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

George Shama, Great Room Inc. explained the nature of the application.

In response to Member Buckler, Mr. Shama advised that the building height variances was required due to the interpretation of the Zoning By-law.

In response to Member Antinucci, Mr. Shama advised that variance for lot coverage had already been reduced as part of the review process and confirmed that the applicant would like to proceed 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. A109/20 on behalf of Michele & Josephine Mancuso 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_en/g/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Owner/Applicant must install tree protection (hoarding) to the satisfaction of Forestry Staff. 2. Owner/applicant must obtain private property tree removal/protection permit from the Forestry Division and pay all required fees associated to the permit.

	Department/Agency	Condition
3	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from the Toronto and Region Conservation Authority
4	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.

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.

03. File: A037/21 **Ward 4**
Applicant: Juliette and Donovan Hudson
Agent: Dionne Hudson
Address: 17 Spruce Pine Cr. Maple
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing deck and shed located in the rear yard. The shed has been constructed on top of the existing deck.

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)
Addresses: 15 Spruce Pine Cres, 55 Spruce Pine Cres Nature of Correspondence: Letters of Objection
Addresses: 19 and 21 Warbler Ave, 25 Spruce Pine Cres Nature of Correspondence: Letters of Support

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

Representation
 Dionne Hudson

Public Deputation
 Nasser Khan, 25 Spruce Pine Crescent

Comments

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

Dionne Hudson explained the nature of the application and gave a brief history on the construction of the deck. She advised that there are no issues with drainage and addressed neighbour concerns, reviewing the petition of support provided with the application. She noted that the application was consistent with a previous approval at 40 Bell Court (A063/20).

Chair Perrella called upon the deputation to present.

Nasser Khan, 25 Spruce Pine Crescent, expressed support for the application.

In response to Member Buckler, Ms. Hudson advised that the height of the shed and the side yard setback variance has been improved.

In response to Member Buckler, Christine Vigneault, Secretary Treasurer, confirmed the variances before the Committee.

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. A037/21 on behalf of Juliette and Donovan Hudson 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.

04. File: A049/21 **Ward 1**
Applicant: Kleinburg One Consulting Ltd. (Frank Rochetti)
Agent: Great Room Inc. (George Shama)
Address: 15 Pennon Rd. Kleinburg
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling (with covered porch and loggia) and to permit increased maximum driveway width. The existing frame shed onsite is to remain.

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

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

Representation

George Shama, Great Room Inc.

Comments

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

George Shama, Great Room Inc., explained the nature of the application.

In response to Member Kerwin, Mr. Shama advised that the curb cut variance is required to accommodate a circular driveway. Individually the driveway openings comply with the Zoning By-law.

In response to Member Buckler, Michael Torres, Planner, provided examples of similar development at 35 and 43 Pennon Road (minor variance applications A144/17 and A077/18 respectively).

In response to Member Buckler, Mr. Shama advised that staff did not have any concerns with the proposed lot coverage and advised that dwelling was designed to meet the character of the neighbourhood.

In response to Member Buckler, Mr. Shama advised that the roof is considered a mansard roof under the Zoning by-law, therefore height is taken to the peak of the ridge not the midpoint.

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. A049/21 on behalf of Kleinburg One Consulting Ltd. (Frank Rochetti) 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	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner provide a Landscape Plan with appropriate planting 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.

05. File: A069/21 **Ward 2**
Applicant: Daniel Luigi D'Ambrosio & Ann Marie De Grace
Agent: Robert Taddei
Address: 30 Mondavi Rd. Woodbridge
Purpose: Relief from by-law 1-88, as amended, is being requested to permit the installation of a proposed inground pool located in the rear yard and to permit the pool equipment pad and A/C unit 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: Anthony and Monika Davis (30 Ventana Way)
Nature of Correspondence: Letter of Objection

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

Representation

Robert Taddei

Comments

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

Robert Taddei explained the nature of the application and addressed the letter of objection submitted. He noted that the lot shape is irregular, so the setback increases along the property line.

In response to Member Antinucci, Mr. Taddei advised that the variances are required to accommodate seating and amenity space.

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. A069/21 on behalf of Daniel Luigi D'Ambrosio & Ann Marie De Grace 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.

06. File: A072/21 **Ward 3**
Applicant: 2207922 Ontario Inc.
Agent: 2MK Architects Inc. (Maissaa Khidhr or Mustafa Khalil)
Address: 7611 Pine Valley Dr. Unit 28, Woodbridge
Purpose: Relief from By-law 1-88, as amended is being requested to permit the construction of a proposed second floor within Unit #28.

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

Samantha Lampert, Davies Howe LLP

Comments

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

Samantha Lampert explained the nature of the application and advised that the second floor is to be used as office space to support the existing engineering firm. She noted that the variance was triggered by the calculation of parking in a commercial zone.

In response to Member Buckler, Michael Torres, Planner, reviewed the previous approval onsite (A104/15) and explained that the increased parking requirement may have been triggered by the uses on the site in 2015.

In response to Member Buckler, Ms. Lampert advised that the proposed use is strictly office, visitors only onsite for a short duration. She noted that less parking would be generated by the office use.

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. A072/21 on behalf of 2207922 Ontario Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

08. File: A080/21 **Ward 1**
Applicant: Franca Zeppa
Agent: John Zipay & Associates (John Zipay)
Address: 10356 Huntington Rd. Vaughan
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed Community Centre and Daycare Centre and to facilitate related Site Plan Application DA20.032.

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

John Zipay, John Zipay & Associates

Comments

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

John Zipay explained the nature of the application and reviewed the history of the related site plan application (DA.20.032) and the zoning designation of the property. He advised that the proposed setbacks will be keeping with the future residential development proposed for the area and noted that the IBI parking guidelines were applied.

In response to Member Buckler, Mr. Zipay reviewed the parking standards for the site.

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. A080/21 on behalf of Franca Zeppa be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.032) 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.

09. File: A081/21 **Ward 3**
Applicant: Majowest COmmercial II Inc. (c/o Matthew West)
Agent: MHBC Planning Ltd. (Oz Kemal)
Address: 3737 Major Mackenzie Dr. Vaughan
Purpose: Relief from By-law 1-88, as amended, is being requested to permit a temporary seasonal and outdoor sales and display area at the entryway of the existing supermarket (FreshCo).

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

Oz Kemal, MHBC Planning Ltd.

Comments

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

Oz Kemal explained the nature of the application and requirement for variances to permit seasonal sales activities onsite.

In response to Member Antinucci, Mr. Kemal advised that the seasonal outdoor display area is not intended to be fenced off and will run from April – July each year.

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. A081/21 on behalf of Majowest COmmercial II Inc. (c/o Matthew West) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 10. File:** A085/21 **Ward 1**
- Applicant:** Rita Thomson
- Agent:** Ian Robertson Design (Bobbi-Jo Mackinnon)
- Address:** 15 Creedmore Ct. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage and a swimming pool.

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

Representation

Ian Robertson, Ian Robertson Design

Comments

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

Ian Robertson 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. A085/21 on behalf of Rita Thomson 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.

- 11. File:** A086/21 **Ward 1**
- Applicant:** Marc De Piero
- Agent:** David Small Designs (Julie Odanski)
- Address:** 64 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. Relief is also being requested to permit an 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

Peter Giordano, David Small Designs

Comments

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

Peter Giordano explained the nature of the application and provided a presentation to the Committee and examples of similar development in the area. He opined that the variances are minor in nature and advised that the configuration of the driveway was required to maintain tree protection zone.

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. A086/21 on behalf of Marc De Piero be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

12. File: A087/21 **Ward 2**
Applicant: Sarfraz Malik
Agent: None
Address: 90 Albany Dr. Woodbridge
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing sunroom 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
 Sarfraz Malik

Public Deputations
 Joe Pisani (73 Agincourt Road)
 Ann Burgher (68 Agincourt Road)
 Lory & Luigi Mirabelli (86 Agincourt Road)

Comments

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

Sarfraz Malik explained the nature of the application and reviewed letters of support letters received from residents at 92 Albany Drive, 78 Albany Drive, 83 Agincourt Road.

Chair Perrella called the public deputations.

In response to Christine Vigneault, Secretary Treasurer, Pravina Attwala, Administrative Coordinator, confirmed that Ann Burgher (68 Agincourt Road) and Lory & Luigi Mirabelli (86 Agincourt Road) withdrew their request to make a deputation to the Committee.

The application was stood down to confirm status of deputation for Joe Pisani (73 Agincourt Road).

The application was recalled at 7:35 p.m.

Chair Perrella called Joe Pisani to speak on the application. There was no response,

In response to Chair Perrella, Ms. Vigneault read the summary of Mr. Pisani's concerns as provided on the deputation form.

In response to Member Antinucci, Mr. Malik advised that the sunroom was built approximately 3 years ago.

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

THAT Application No. A087/21 on behalf of Sarfraz Malik 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:** A090/21 **Ward 4**
- Applicant:** Frank Nudo & Jill Ashley Toffoli
- Agent:** Frasca Giorgio
- Address:** 55 Glenheron Cr. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of two proposed cabanas to be located in the rear yard and a loggia to be attached to 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)
None

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

Representation
Giorgio Frasca

Comments

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

Giorgio Frasca explained the nature of the application and advised that the applicant concurs with staff recommendations.

In response to Member Buckler, Mr. Frasca advised that two cabanas were proposed to create a symmetrical rear yard that would mitigate impact to neighbours.

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. A090/21 on behalf of Frank Nudo & Jill Ashley Toffoli 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) The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage from 60% to 44% in order to mitigate potential impacts on the municipal storm water system.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 14. File:** A092/21 **Ward 1**
- Applicant:** Ziad Salmo and Noor Nadhim
- Agent:** Epic Designs Inc (Marco Vieira)
- Address:** 29 Naylor St. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling, covered patio and cabana. The existing single family dwelling and metal shed are 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

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.

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. A092/21 on behalf of Ziad Salmo Noor Nadhim be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 15. File:** A093/21 **Ward 1**
- Applicant:** Senay Ordu
- Agent:** JS Barmi Architect (Jagdip Barmi)
- Address:** 10 Lee Anne Ct. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling. The existing dwelling is to be demolished with the exception of the existing garage walls.

<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>
None

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

Representation

Jagdip Barmi, JS Barmi Architect

Comments

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

Jagdip Barmi explained the nature of the application and reviewed a similar approval at 24 Lee Ann Court for 25.6% lot coverage. He opined that the variance 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. A093/21 on behalf of Senay Ordu 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:** A096/21 **Ward 1**
- Applicant:** Kleinvalley Estates Inc.
- Agent:** Nick Caruso
- Address:** 75 Artist View Ave. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

<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>
None

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

Representation
Nick Caruso

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

Nick Caruso 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. A096/21 on behalf of Kleinvalley Estates Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

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:** A098/21 **Ward 3**
- Applicant:** Stefano Soscia & Erika LaPosta
- Agent:** None
- Address:** 35 Corner Brook Cr. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pergola and 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)
None

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

Representation
Stefano Soscia

Comments

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

Stefano Soscia 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. A098/21 on behalf of Stefano Soscia & Erika LaPosta be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96)

For the Following Reasons

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 18. File:** A101/21 **Ward 1**
- Applicant:** Amanda and Michael Cornacchia
- Agent:** Angelo Perna
- Address:** 92 Secret Garden Ct. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana with enclosed pool equipment 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
Angelo Perna

Comments
Member Zheng declared a conflict of interest (business relations) with the applicant and left the Council Chambers for the hearing of the application.

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

Angelo Perna explained the nature of the application.

In response to Member Antinucci, Mr. Perna explained that variance #1 was required to maintain the height of the proposed glass doors.

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. A101/21 on behalf of Amanda And Michael Cornacchia 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	<ol style="list-style-type: none"> 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. 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 41.12% in order to mitigate potential impacts on the municipal storm water system.

	Department/Agency	Condition
		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.

- 19. File:** A102/21 **Ward 1**
Applicant: Marco Deluca
Agent: None
Address: 272 Hunterwood Chase. Maple
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed gazebo to be located in the rear yard. The proposed gazebo will replace the existing pergola.

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
 Marco Deluca

Comments

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

Marco Deluca explained the nature of the application and advised that he agreed to increase soft landscaping.

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. A102/21 on behalf of Marco Deluca 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 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 37% in order to mitigate potential impacts on the municipal storm water system.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Other Business

None

Motion to Adjourn

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:45 p.m., and the next regular meeting will be held on June 30, 2021.

Motion Carried.

June 10, 2021 Meeting Minutes are to be approved at the June 30, 2021 meeting:

Chair

Secretary-Treasurer