

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: June 30, 2021</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <a href="http://Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)  Stephen Kerwin (Vice-Chair)  Adolfo Antinucci  Robert Buckler  Hao (Charlie) Zheng</p>
<p>Secretary Treasurer:  Administrative Coordinator – CofA  Zoning Staff:  Planning Staff:</p>	<p>Christine Vigneault  Pravina Attwala  Pia Basilone  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 June 10, 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, June 10, 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:** A073/21 **Ward 3**  
**Applicant:** 2812626 Ontario Ltd. (c/o Sutton Group-Admiral Realty )  
**Agent:** Nicole Hall  
**Address:** 4190 Steeles Ave. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a place of entertainment in Unit 1A.  
 The proposed place of entertainment is an airgun shooting sports and social centre (see Schedule B).

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

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

**Representation**  
 Nicole Hall

**Comments**

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

Nicole Hall explained the nature of the application and noted that a laser tag venue and banquet hall exist in the same plaza.

In response to Member Buckler, Ms. Hall advised that the applicant operates a similar facility in the City of Toronto. She noted that the number of employees that will be onsite is approximately 8.

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. A073/21 on behalf of 2812626 Ontario Ltd. (c/o Sutton Group-Admiral Realty ) 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.

**02. File:** A082/21 **Ward 1**  
**Applicant:** Jit Rattu and Balvire Kaur Rattu  
**Agent:** None  
**Address:** 185 Timber Creek Blvd. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing shed located in the rear yard.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: F & F Payman	
Address: 181 Timbercreek Blvd	
Nature of Correspondence: Letter of support	

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

**Representation**  
 Jit Rattu

**Comments**

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

Jit Rattu explained the nature of the application and noted the shed was built in 2020.

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. A082/21 on behalf of Jit Rattu and Balvire Kaur Rattu be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion: None**

**Applications Addressed by the Committee of Adjustment**

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

**03. File:** A095/21 **Ward 4**  
**Applicant:** Mandeep Khosla and Radhika Lakhani  
**Agent:** Lifescape Construction (Diana Corsi)  
**Address:** 7 Sweet Alexandra Ct. Maple  
**Purpose:** Relief from By-law 1-88 as amended is being requested to permit the installation of a proposed swimming pool in the rear yard and pool equipment pad in the easterly side yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Fataneh Zedudehhali Address: 168 Lady Valentina Avenue Nature of Correspondence: Letter of support
Name: Praful Rajawat Address: 1 Sweet Alexandra Court Nature of Correspondence: Letter of support
Name: Rahel Muhammad Address: 11 Sweet Alexandra Court Nature of Correspondence: Letter of support

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

**Representation**

Diana Corsi, Lifescape Construction

**Comments**

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

Diana Corsi, Lifescape Construction explained the nature of the application.

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

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A095/21 on behalf of Mandeep Khosla and Radhika Lakhani 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:** A099/21 **Ward 3**  
**Applicant:** Antonella Iannetta  
**Agent:** Great Room Inc. (George Shama)  
**Address:** 57 Romeo Cr. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool and cabana to be located in the rear yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Hamid Intezam & Georgia Karagianis Address: 63 Romeo Crescent Nature of Correspondence: Letter of Support
Name: Enio De Fillipis & Vanessa Pacchione Address: 54 Fifth Avenue Nature of Correspondence: Letter of Support

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

**Representation**

George Shama, Great Room Inc.

**Comments**

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

George Shama, Great Room Inc. 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. A099/21 on behalf of Antonella Iannetta be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/deveng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/deveng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> <li>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 33.83% in order to mitigate</li> </ol>

	<b>Department/Agency</b>	<b>Condition</b>
		potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant is required to apply for a Private Property Tree Removal & Protection Permit (Construction/Infill). This is required for the injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

**05. File:** A104/21 **Ward 5**  
**Applicant:** Irina Bromberg  
**Agent:** Victor Guitberg (Mr. Victor Guitberg)  
**Address:** 125 Parr Pl. Thornhill  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single-family dwelling (including covered porches) and accessory building (cabana).

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

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

**Representation**

Victor Guitberg, Victor Guitberg

**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. He noted that the height is measured to the top of the roof as it is considered “mansard” style.

In response to Member Antinucci, Mr. Guitberg advised the building height cannot be modified given the style of room. He noted that the Committee has approved similar variances in the area and that the building height would be much higher if the roof was a pitched style (measured from mid-point, not top of roof).

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. A104/21 on behalf of Irina Bromberg be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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



For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

**06. File:** A105/21 **Ward 4**  
**Applicant:** Dhanwant & Daksha Patel  
**Agent:** Nour Elgendy  
**Address:** 83 Camden Dr. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed sunroom addition located at the rear of the existing dwelling

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

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

**Representation**

Nour Elgendy

**Comments**

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

Nour Elgendy explained the nature of the application and advised that the proposal was modified from the original submission to accommodate planning comments.

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. A105/21 on behalf of Dhanwant & Daksha Patel be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

**07. File:** A106/21 **Ward 1**  
**Applicant:** Valerio Zingone & Carla Mazzocco  
**Agent:** None  
**Address:** 19 Jackson St. Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed second storey addition to the existing dwelling.

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

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

**Representation**

Valerio Zingone

**Comments**

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

Valerio Zingone 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. A106/21 on behalf of Valerio Zingone & Carla Mazzocco 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:** A107/21 **Ward 1**  
**Applicant:** Robert & Milena Liburdi  
**Agent:** Fausto Cortese Architects Inc. (Fausto Cortese)  
**Address:** 61 Whisper Ln. Kleinburg  
**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.

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

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

**Representation**

Fausto Cortese, Fausto Cortese Architects Inc.

**Comments**

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

Fausto Cortese explained the nature of the application.

In response to Member Antinucci, Mr. Cortese confirmed that the property backs onto railway tracks.

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. A107/21 on behalf of Robert & Milena Liburdi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	1. Applicant/Owner must obtain a private property tree removal/protection permit from the Forestry Division. 2. Tree Protection Fencing (Hoarding) must be installed in accordance with By-Law 052-2018 prior to the start of any demolition/construction activities on 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.

**09. File:** A108/21 **Ward 1**  
**Applicant:** Luigi and Nadia Ruffolo  
**Agent:** Francesco DiSarra  
**Address:** 66 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.

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

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

**Representation**  
 Francesco DiSarra

**Comments**

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

Francesco DiSarra explained the nature of the application.

In response to Member Antinucci, Mr. DiSarra advised the dwelling is approximately 3000 square feet.

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. A108/21 on behalf of Luigi and Nadia Ruffolo be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	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.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. The applicant obtains a permit pursuant to Ontario Regulation 166/06 to authorize the proposed pool, pool patio, and soft landscaping at the rear yard. 2. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

- 10. File:** A110/21 **Ward 3**
- Applicant:** Jorge Washington Quinonez
- Agent:** Organica Studio + (Julio Cifuentes)
- Address:** 19 Jordan Hofer Way. Woodbridge
- Purpose:** Relief from By-law 1-88. as amended, is being requested to permit the construction of a proposed pergola to be located in the rear yard.

<p><b>Public Written Submissions</b></p> <p>* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)</p>
<p>Name: Ben Testani                  Address: 23 Jordan Hofer Way                  Nature of Correspondence: Letter of objection</p>

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

**Representation**

Julio Cifuentes, Organica Studio

**Comments**

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

Julio Cifuentes explained the nature of the application and provided a presentation to the Committee. He opined that the proposal meets the intent of the City's Official Plan and Zoning By-law and noted that similar structures exist in Vaughan.

In response to Member Buckler, Pia Basilone, Zoning Examiner, explained the Zoning By-law provisions relating to structures 8m<sup>2</sup> or less.

In response to Member Antinucci, Mr. Cifuentes addressed the concerns of the objection letter and advised the structure would be difficult to modify.

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. A110/21 on behalf of Jorge Washington Quinonez 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:** A112/21 **Ward 2**
- Applicant:** Caterina Nappi & Vincenzo Imparato
- Agent:** Frasca Design & Planning Inc. (Giorgio Frasca)
- Address:** 16 Woodland Trail Ct. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pool equipment to be located in the rear yard.

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

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

**Representation**

Giorgio Frasca, Frasca Design & Planning Inc.

**Comments**

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

Giorgio Frasca explained the nature of the application and opined that the proposal meets the four tests under the Planning Act.

In response to Member Kerwin, Mr. Frasca advised the pool equipment is low to the ground and hidden from view by a fence and screening.

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. A112/21 on behalf of Caterina Nappi & Vincenzo Imparato be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant/Agent must obtain a permit from the Forestry Division for Protection Only. And install approved tree protection as per the attached arborist report and tree preservation plan from Kuntz Forestry.



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:** A113/21 **Ward 1**  
**Applicant:** Mena Sili  
**Agent:** Albert Yerushalmi  
**Address:** 1 Autumn Grove Ct. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a proposed sunroom enclosure to be constructed on the north side of the existing dwelling

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

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

**Representation**  
 Albert Yerushalmi

**Comments**

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

Albert Yerushalmi explained the nature of the application.

In response to Member Buckler, Pia Basilone, Zoning Examiner, explained the setback requirements under the Zoning By-law to an architectural feature.

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. A113/21 on behalf of Mena Sili be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

- 13. File:** A122/21 **Ward 1**  
**Applicant:** Michael Loconte & Elena Tari  
**Agent:** None  
**Address:** 69 Alistair Cr. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed unenclosed patio/balcony located at the rear of the existing dwelling.

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

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

**Representation**

Michael Loconte

**Comments**

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

Michael Loconte explained the nature of the application.

In response to Member Antinucci, Mr. Loconte advised the property backs onto TRCA regulated lands with a stormwater retention pond.

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. A122/21 on behalf of Michael Loconte & Elena Tari be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

- 14. File:** A124/21 **Ward 4**
- Applicant:** 1966711 Ontario Inc. (Steve Gupta)
- Agent:** Overland LLP (Daniel Artenosi)
- Address:** 3201 Hwy 7 Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a high-rise mixed-use development consisting of 1,649 residential units, a hotel and a convention centre all serviced by 6 levels of underground parking and to facilitate related Site Plan Application DA.17.015.

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

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

**Representation**

Daniel Artenosi, Overland LLP

**Comments**

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

Daniel Artenosi explained the nature of the application, provided background on the site development, including history of previous Council and Committee approvals, and provided parking rationale for proposed variance.

In response to Member Antinucci, Mr. Artenosi advised that the proposed reduction in parking is supported by previous approvals in the VMC area, support from staff, the subway (alternative transit) and consistency with local, regional and provincial updates to parking rate requirements/policies.

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

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A124/21 on behalf of 1966711 Ontario Inc. (Steve Gupta) 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.

- 15. File:** A125/21 **Ward 3**  
**Applicant:** Marc Cassar  
**Agent:** TenHouse Building Workshop (Matthew Fratarcangeli)  
**Address:** 48 Hailsham Ct. Woodbridge  
**Purpose:** Relief from the By-law is being requested to permit a proposed pool and accessory structure in the rear yard, and to permit an existing covered patio.

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

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

**Representation**

Matthew Fratarcangeli, TenHouse Building Workshop

**Comments**

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

Matthew Fratarcangeli 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. A125/21 on behalf of Marc Cassar be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The owner/applicant shall 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 38% 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

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:** A128/21 **Ward 1**
- Applicant:** Natalie Raju
- Agent:** Fausto Cortese Architects Inc. (Fausto Cortese)
- Address:** 104 Secret Garden Ct. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and wood deck/balcony located at the rear of the existing dwelling.

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

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

**Representation**

Fausto Cortese, Fausto Cortese Architects Inc.

**Comments**

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

Fausto Cortese explained the nature of the application and clarified the position of the TRCA on the application.

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

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT Application No. A128/21 on behalf of Natalie Raju be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. The applicant obtains an after the fact permit pursuant to Ontario Regulation 166/06 to recognize the existing swimming pool and authorize the proposed cabana, deck, and balcony at the rear yard. 2. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

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

- 17. File:** A129/21 **Ward 1**  
**Applicant:** Nashville Developments (South) Inc. (c/o Aaron Hershoff)  
**Agent:** None  
**Address:** 132 Holyrood Cr. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed Townhouse.

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

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

**Representation**

Aaron Hershoff, Nashville Developments (South) Inc.

**Comments**

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

Aaron Hershoff explained the nature of the application and advised that the variance is required due to the configuration of the road.

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. A129/21 on behalf of Nashville Developments (South) Inc. (c/o Aaron Hershoff) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None



**Other Business**

None

**Motion to Adjourn**

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT the meeting of Committee of Adjustment be adjourned at 7:00 p.m., and the next regular meeting will be held on July 22, 2021.

**Motion Carried.**

June 30, 2021 Meeting Minutes are to be approved at the July 22, 2021 meeting:

---

Chair

---

Secretary-Treasurer