

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: July 22, 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 Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator – CofA Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Atwala Garrett Dvernichuk Michael Torres</p>
<p>Members / Staff Absent:</p>	<p>Robert Buckler</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of June 30, 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 30, 2021, be adopted as circulated.

**Motion Carried**

**Adjournments**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
07	A103/21 – 200 Aviva Parkway	Sine Die	To accommodate the submission of a parking study requested by the Development Engineering Department

**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.

1. **File:** A102/19 **Ward 5**  
**Applicant:** Marvin and Dana Godelewicz  
**Agents:** Alex Akselrod and Jason Mason  
**Address:** 45 Donna Mae Cr. Thornhill  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit construction of a proposed single family dwelling, cabana and the installation of an inground pool in the rear yard.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: Mr. John Stephenson	
Address: 41 Donna Mae Crescent	
Nature of Correspondence: <del>Letter of Objection</del> – <b>Rescinded July 22, 2021</b>	
Name: Josef and Tamra Zimmer	
Address: 65 Clarkhaven Street	
Nature of Correspondence: Letter of Objection	

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

**Representation**

Jason Mason

**Comments**

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

Jason Mason explained the nature of the application and addressed the letter of objection from 65 Clarkhaven Street. He advised that an oral agreement was made and that if required he could provide a letter, to be placed on file reflecting said agreement.

In response to Member Antinucci, Mr. Mason advised that the required TRCA permit will be addressed at the building permit stage.

In response to Member Antinucci, Mr. Mason explained the TRCA floodplain requirements.

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. A102/19 on behalf of Marvin and Dana Godelewicz 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.  The owner/ applicant shall, at their sole cost and expense, convey an easement to City of Vaughan, if required, to allow access to the drainage swale in the north side of the property

		draining toward the existing drainage channel, for the purpose of operation and maintenance, if required.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 2. File:** B005/21 **Ward 2**
- Applicant:** Mario Asta & Kersten Smargiassi
- Agent:** MHBC Planning (Eldon Theodore)
- Address:** 41 Hurricane Ave. Woodbridge
- Purpose:** Consent is being requested to sever parcel of land for residential purposes. The severed parcel of land is approximately 347.00 square metres and the retained parcel is approximately 347.00 square metres. Both the severed and retained land have frontage on Hurricane Avenue and the existing single family dwelling and shed are to be demolished.

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

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

**Representation**

Eldon Theodore, MHBC Planning

**Comments**

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

Eldon Theodore 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. B005/21 on behalf of Mario Asta & Kersten Smargiassi be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</li> <li>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.</li> <li>3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> <li>4. That Minor Variance Application(s) A088/21 &amp; A089/21 be approved at the same time as the Consent application and becomes final and binding.</li> </ol>

	<b>Department/Agency</b>	<b>Condition</b>
2	Building Standards Catherine Saluri  905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That minor variance files A088/21 and A089/21 are approved and become final and binding.
3	Real Estate Franca Mazzanti  905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
4	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>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</li> <li>2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards and specifications, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates. The Owner/applicant shall submit the confirmation of above to the Development Engineering Department.</li> </ol>
5	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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).</li> <li>2. 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).</li> </ol>

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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 3. File:** A088/21 **Ward 2**
- Applicant:** Mario Asta & Kersten Smargiassi
- Agent:** MHBC Planning (Eldon Theodore)
- Address:** 41 Hurricane Ave. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area on the retained land to facilitate Consent Application B005/21.

<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**

Eldon Theodore, MHBC Planning

**Comments**

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

Eldon Theodore 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. A088/21 on behalf of Mario Asta & Kersten Smargiassi 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	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	1. That a Surveyors Certificate confirming lot area is submitted. 2. That Consent Application B005/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall 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:DEPpermits@vaughan.ca">DEPpermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. The variance application A088/21 and A089/21 shall be approved final and binding in conjunction with consent application B005/21.

	<b>Department/Agency</b>	<b>Condition</b>
3	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. Owner/Applicant must apply for a private property tree removal & protection permit from the Forestry Division of Parks, Forestry & Horticulture Department. 2. Tree Protection (Hoarding) must be installed and approved to the satisfaction of 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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 4. File:** A089/21 **Ward 2**
- Applicant:** Mario Asta & Kersten Smargiassi
- Agent:** MHBC Planning (Eldon Theodore)
- Address:** 41 Hurricane Ave. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area on the severed land to facilitate Consent Application B005/21.

<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**

Eldon Theodore, MHBC Planning

**Comments**

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

Eldon Theodore 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. A089/21 on behalf of Mario Asta & Kersten Smargiassi 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	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	1. That a Surveyors Certificate confirming lot area is submitted. 2. That Consent Application B005/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. The variance application A088/21 and A089/21 shall be approved final and binding in conjunction with consent application B005/21.

	Department/Agency	Condition
3	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. Owner/Applicant must apply for a private property tree removal & protection permit from the Forestry Division of Parks, Forestry & Horticulture Department. 2. Tree Protection (Hoarding) must be installed and approved to the satisfaction of 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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 5. File:** A040/21 **Ward 1**
- Applicant:** Denise De Cicco
- Agent:** Nicole Rogano
- Address:** 20 Bell Ct. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing shed, cabana and retaining wall. The cabana is located in the rear yard, the shed is located in the southerly side yard and the retaining wall requiring relief is located in the northerly 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)
None

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

**Representation**

Nicole Rogano

**Comments**

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

Nicole Rogano explained the nature of the application. She advised that the applicant concurs with the recommendations made by staff and opined that the proposal meets 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: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A040/21 on behalf of Denise De Cicco be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to pool permit approval. For protection only & to repair the grade around subject trees outlined in Arborist Letter.2) Tree Protection must be installed and approved by Forestry Division prior to tree removal/protection permit approval.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 6. File:** A084/21 **Ward 3**  
**Applicant:** Eugene Popa  
**Agent:** None.  
**Address:** 228 Via Campanile Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed swimming pool and cabana to be located in the rear yard. Relief is also being requested to permit external ground mounted pool equipment in the southerly 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: Multiple Address: 222, 232 Via Campanile Nature of Correspondence: Letters of Support

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

**Representation**  
Eugen Popa

**Comments**

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

Eugen Popa explained the nature of the application.

In response to Member Antinucci, Mr. Popa advised that the property backs onto a woodlot that is owned by the City. He noted that the applicant worked with staff to address all comments and that the Arborist Report submitted was supported.

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. A084/21 on behalf of Eugen Popa 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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 8. File:** A111/21 **Ward 3**  
**Applicant:** 2664238 Ontario Inc.  
**Agent:** Ida Evangelista  
**Address:** 3865 Major Mackenzie Dr. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a personal service shop within Building A, Unit 103 as shown on the plans submitted with the application.

<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: Multiple
Address: Multiple
Nature of Correspondence: Petition of Support

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

**Representation**

Ida Evangelista

**Comments**

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

Ida Evangelista explained the nature of the application and provided the Committee with a petition in support of the proposal. She advised that many of the clients live in the area (within walking distance) and that the services offered by the personal service shop are in high demand.

Ms. Evangelista provided the Committee with a presentation.

In response to Member Antinucci, Ms. Evangelista advised that there is both above and underground parking.

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. A111/21 on behalf of 2664238 Ontario Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	That development charges are payable to the City of Vaughan prior to issuance of the Minor Variance approval in accordance with the Development Charges by-laws of the City of Vaughan, Region of York, York District School Board and York Catholic District School Board in effect at time of payment.

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; Member Buckler Absent

**Applications Addressed by the Committee of Adjustment**

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

- 9. File:** A126/21 **Ward 3**  
**Applicant:** Vito & AnnaMaria Cramarossa  
**Agent:** None  
**Address:** 62 Saint Francis Ave. Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed swimming pool and shed/pavilion located in the rear yard.

<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**

Vito Cramarossa

**Comments**

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

Vito Cramarossa explained the nature of the application. He advised that the proposed shed will incorporate a pavilion and noted that both staff and neighbours are supportive.

In response to Member Antinucci, Mr. Cramarossa advised the proposed accessory structure will have a slanted roof that ranges from 10 feet to 8 feet.

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. A126/21 on behalf of Vito & AnnaMaria Cramarossa 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; Member Buckler Absent

**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:** A131/21 **Ward 3**
- Applicant:** Mubasher Abdul Ahmed
- Agent:** Antonio Murdocca
- Address:** 166 Windrose Ct. Woodbridge
- 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 and a solarium (to be constructed 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**  
Mubasher Ahmed

**Comments**

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

Mubasher Ahmed 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: A. Antinucci

THAT Application No. A131/21 on behalf of Mubasher Abdul Ahmed be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	<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>1. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60% to 46.45% in order to mitigate potential impacts on the municipal storm water system.</li> <li>2. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> </ol>

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None; Member Buckler Absent

**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:** A132/21 **Ward 1**  
**Applicant:** Rocco & Silvana Agostino  
**Agent:** Anthony Bartolini  
**Address:** 117 Alistair Cr. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the rear yard

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

**Additional Addendum Reports received and provided to the Committee from:**  
 Building Revised Comments – Received July 19, 2021

**Representation**  
 Anthony Bartolini

**Comments**

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

Anthony Bartolini explained the nature of the application.

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

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

THAT Application No. A132/21 on behalf of Rocco & Silvana Agostino be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	<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. 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; Member Buckler Absent

**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:** A133/21 **Ward 4**  
**Applicant:** Lorne and Ashley Sederoff  
**Agent:** Serenity Decks (Allysyn Hudson)  
**Address:** 40 Rock Elm Ct. Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing shed, pergola and deck 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: William and Fern Dolman Address: 31 Crimson Forest Drive Nature of Correspondence: Letter of Support
Name: Kay and Alex Cohen Address: 29 Crimson Forest Drive Nature of Correspondence: Letter of Support
Name: Elena Shvartsberg Address: 36 Rock Elm Court Nature of Correspondence: Letter of Objection

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

**Representation**

Lorne Sederoff

**Public Deputations**

Elena Shvartsberg – 36 Rock Elm Court

**Comments**

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

Lorne Sederoff explained the nature of the application. He advised that he has lived in the area for 20 years and constructed the shed, pergola and deck to provide additional living space. He advised that the structures were built in August 2020 and was informed of zoning requirements after construction. He provided the Committee with photos, indicating that hedges have been planted and advised that Development Engineering has reviewed the proposal to confirm that drainage is self-contained. It was noted that moving the structure would be costly and that if required, additional vegetation could be added to increase privacy.

Chair Perrella called on the public deputation.

Ms. Shvartsberg, 36 Rock Elm Court, expressed concerns with the proximity of the structures to her property, the size of the structure, drainage, and the impact of the structures on property values. She provided the Committee with history on her interaction with the City’s By-law Enforcement staff.

In response to Ms. Shvartsberg, Mr. Sederoff advised that the downspout on the pergola runs into their garden.

In response to Member Zheng, Mr. Sederoff clarified the subject lands on the plans provided.

In response to Member Kerwin, Mr. Sederoff explained the process of water runoff from the downspout.

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. A133/21 on behalf of Lorne and Ashley Sederoff 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	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	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; Member Buckler Absent

**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:** A139/21 **Ward 1**
- Applicant:** Daryoush Shahani and Parivash Shabanpour
- Agent:** None
- Address:** 80 High Valley Ct. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool in rear yard and the construction of a proposed cabana/pool house.

<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**  
Daryoush Shahani

**Comments**

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

Daryoush Shahani explained the nature of the application.

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

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

THAT Application No. A139/21 on behalf of Daryoush Shahani and Parivash Shabanpour 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; Member Buckler Absent

**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:** A141/21 **Ward 2**
- Applicant:** Pine Valley Kleinburg Homes Ltd.
- Agent:** Glen Schnarr & Associates Inc. (c/o Mark Condello)
- Address:** 6061 Rutherford Rd. Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area on Block 10 (Lot 45) and Block 6 (Lot 29) to facilitate Site Plan Application D.18.070 which is seeking approval for the construction of 111 condominium townhouses over 22 development blocks.
- The proposed blocks have not yet been created through the related Plan of Subdivision process.

<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**

Jim Levac

**Comments**

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

Jim Levac explained the nature of the application and provided the Committee with a history of the site development. He noted that staff support the proposal and opined that the application meets 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. A141/21 on behalf of Pine Valley Kleinburg Homes Ltd. (Pine Valley Kleinburg Homes Ltd. ) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.070) from the Development Engineering (DE) Department.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** None; Member Buckler Absent

**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:** A142/21 **Ward 1**  
**Applicant:** City of Vaughan  
**Agent:** Cortel Group (Nicole Sgrignuoli)  
**Address:** Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit mixed-use development over the subject lands.

The “below grade underground parking garage accessory to a mixed-use development provisions” (Variance #1) will apply to the entirety of the subject lands which include Parts 2 and 4 on Registered Plan 65R-38333; and Parts 1-8 (all inclusive) on Registered Plan 65R-39315.

The lands to be included in Schedule E-1376 (Variance #2) is Part 2 on Plan 65R-38333 only.

<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:**  
 Building Revised Comments – Received July 15, 2021(confirming variances)

**Representation**

Nicole Sgrignuoli, Cortel Group

**Comments**

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

Nicole Sgrignuoli explained the nature of the application.

Christine Vigneault clarified the condition requirements for obtaining a municipal address.

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. A142/21 on behalf of City of Vaughan be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That the Owners of the Expo Tower 5 development and lands municipally known as 2966 Highway 7 execute respective Agreements of Purchase and Sale with the City on terms satisfactory to the Office of the City Solicitor, regarding the transfer of subsurface and air rights of the pedestrian mews.
2	TRCA Stephen Bohan  416-661-6600 x 5743 <a href="mailto:Stephen.bohan@trca.ca">Stephen.bohan@trca.ca</a>	The applicant provides the required fee amount of \$1,155 payable to the Toronto and Region Conservation Authority.

	<b>Department/Agency</b>	<b>Condition</b>
3	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.  Please contact Sylvia Cardenas, Senior GIS Mapping Technician at <a href="mailto:sylvia.cardenas@vaughan.ca">sylvia.cardenas@vaughan.ca</a> to initiate the process.

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; Member Buckler Absent

**Other Business**

None

**Motion to Adjourn**

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:50 p.m., and the next regular meeting will be held on August 12, 2021.

**Motion Carried.**

July 22, 2021 Meeting Minutes are to be approved at the August 12, 2021 meeting:

---

Chair

---

Secretary-Treasurer