



Committee of Adjustment Minutes

Hearing Date: October 28, 2021

DRAFT

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting was provided at Vaughan.ca/LiveCouncil

Time: 6:00 p.m.

Committee Member & Staff Attendance

Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator – CofA Zoning Staff: Planning Staff: Cultural Heritage	Christine Vigneault Pravina Atwala Sarah Scauzillo Michael Torres Katrina Guy
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Nature of Interest
R. Buckler	Item 3 - B019/21 – Former client will benefit from easement.

Adoption of September 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, September 30, 2021, be adopted as circulated.

Motion Carried.

Adjournments

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
17	A168/21	December 9, 2021	To permit time for the applicant to meet with neighbour's legal representation.
18	A169/21	November 18, 2021	To accommodate issuance of public notice.

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:** B004/21 **Ward 5**
- Applicant:** 2559445 Ontario Inc. (Grazia and Lucia Antinori)
- Agent:** MacNaughton Hermsen Britton Clarkson Planning Limited (Eldon Theodore)
- Address:** Townsgate Dr. Thornhill
- Purpose:** Consent is being requested to sever a parcel of land for residential purposes approximately 464.52 square metres. The retained parcel is approximately 463.74 square metres. Both the severed and retained land will have frontage onto Townsgate Drive and are currently vacant.

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

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

Representation

David Mackay

Comments

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

David Mackay explained the nature of the application and provided a brief presentation. He opined that the proposal met the provisions under section 51(24) of the Planning Act and the severance will fill a gap in the existing lotting fabric. He noted that the applicant intends to comply with the Zoning By-law for future development.

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. B004/21 on behalf of 2559445 Ontario Inc. (Grazia and Lucia Antinori) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 4. 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.

	Department/Agency	Condition
2	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 Farzana.Khan@Vaughan.ca</p>	<p>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.</p> <p>The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.</p>
3	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>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).</p> <p>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).</p>
4	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 franca.mazzanti@vaughan.ca</p>	<p>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.</p>

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 2. File:** B014/21 **Ward 2**
- Applicant:** Concetta Petruccli-Defina
- Agent:** Humphries Planning Group Inc (Rosemarie Humphries)
- Address:** 160 Monsheen Dr. Woodbridge
- Purpose:** Consent is being requested to sever a parcel of land for residential purposes approximately 794.00 square metres, while retaining a parcel of land approximately 794.00 square metres. Both the severed and retained land will have frontage onto Tayok Drive and the existing single family dwelling on the subject land is to be demolished.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Resident Petition Address: 10, 11, 20, 21, 29, 37, 69, 74, 82, 83, 90, 101, 111, 116 Tayok Drive; 41, 46, 57, 62, 82, 102, 122, 123, 143, 186 Monsheen Drive; 25, 31, 37, 41, 42, 45 Forest Circle Court; 201, 209, 217, 225, 228, 241, 249, 257 Wigwoss Drive) Nature of Correspondence: Petition of Objection
Name: F. Rasetta Address: 155 Monsheen Drive, Woodbridge Nature of Correspondence: Support Letter
Name: B. Scalzitti Address: 176 Monsheen Drive, Woodbridge Nature of Correspondence: Support Letter
Name: L. Suppo Address: 69 Tayok Drive, Woodbridge Nature of Correspondence: Support Letter
Name: G. Lepore Address: 37 Tayok Drive, Woodbridge Nature of Correspondence: Support Letter
Name: C. Phan and T. Truong Address: 64 Tayok Drive, Woodbridge Nature of Correspondence: Support Letter
Name: M. Carlone Address: 150 Monsheen Drive, Woodbridge Nature of Correspondence: Support Letter
Name: B. Roulston Address: Forest Circle Court, Woodbridge, c/o 7694 Islington Ave. Nature of Correspondence: Objection Letter
Name: G. Vecchiato and Family Address: 20 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: P. Deiana Address: 74 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: I. Vialykh Address: 228 Wigwoss Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: M. Celina Address: 11 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: David/Sara Address: 21 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: D. McLay Address: 31 Forest Circle, Woodbridge Nature of Correspondence: Objection Letter

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: M. Mauti Address: c/o Vaughanwood Ratepayer Association Nature of Correspondence: Objection Letter
Name: J. Lam and D. Peng Address: 10 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: J. Lam Address: 10 Tayok Drive, Woodbridge Nature of Correspondence: Revised Objection Letter
Name: A. Furlan Address: 45 Forest Circle, Woodbridge Nature of Correspondence: Objection Letter
Name: E. and K. Ambtman Address: 90 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: S. and C. Chiappetta Address: 82 Tayok Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: O. Dawson Address: 82 Monsheen Drive, Woodbridge Nature of Correspondence: Objection Letter
Name: A. Darwiche Address: 209 Wigwoss Drive, Woodbridge Nature of Correspondence: Objection Letter

Late Public Correspondence (received after correspondence deadline):
Public Correspondence – 82 Monsheen Drive
Public Correspondence – Added Petition Signatures (140 Monsheen Drive)

Additional Addendum Reports received and provided to the Committee from:
Cultural Heritage Comments – October 26, 2021
Revised Planning Comments – October 28, 2021

Representation

Hesham Mohammed, Humphries Planning Group Inc.

Registered Deputations

Dave Remb, 21 Tayok Drive, Woodbridge
Dennis Pasquali, 37 Forest Circle Court, Woodbridge
Douglas Peng, 10 Tayok Drive, Woodbridge
Judy Lam, 10 Tayok Drive, Woodbridge
Mary Mauti, Vaughanwood Ratepayers Association

Comments

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

Hesham Mohammed explained the nature of the application and gave a presentation¹ to the Committee, providing history of the site and development of the area. He advised that the proposal to sever the lot does not require variances from the City's Zoning By-law. He reviewed the planning justification and noted that the applicant obtained support letters from the immediate neighbours. The applicant concurs with the comments and recommendations provided by staff.

In response to the objections raised, Mr. Hesham relied on the City's position to support the application and opined that the proposal conforms with the Vaughan Official Plan 2010 (VOP). He noted that the proposed lot frontages conform with the minimum requirements and advised that lot frontages in the neighbourhood are inconsistent. Although the proposed lots are smaller in area than the adjacent lots, he noted that they also conform with the City's Zoning By-law and that the surrounding area is comprised of irregular shaped lots which vary in size. He advised that many of the large lots in the neighbourhood are not developable given the existing natural heritage features. He opined that the lots are consistent and compatible for the overall development of the neighbourhood and clarified that the lot dimensions provided in the letter from the Vaughanwood

¹ Presentation available as part of the public record pertaining to Consent Application B014/21.

Ratepayers Association are incorrect. Mr. Hesham reviewed the VOP policies as they pertained to development of the lots and opined that the application would not set precedence given that property is unique in being a corner lot and meeting all the Zoning By-law requirements pertaining to lot size.

Chair Perrella, Member Buckler and Member Zheng noted for the public record that Mary Mauti, representing the Vaughanwood Ratepayers Association was a former member of the Committee of Adjustment during their tenure.

Chair Perrella called the registered public deputations.

Douglas Peng, 10 Tayok Drive, provided the Committee with a presentation² on the Seneca Heights area, he gave an overview of the historical context of the Indigenous Archeological Site that once occupied the northeast quadrant of Seneca Heights in Woodbridge. He opined that the proposal was premature given that an archaeological assessment had not been submitted and expressed concerns that the applicant was not advised of the requirement for an assessment at the start of the process; and that the proposal may contravene the VOP, York Region Planning for the Conservation of Archaeological Resources, York Region Official Plan (YROP) and Vaughan Archaeological Master Plan (based on recommendations set out in Vaughan's Archaeological and First Nation Policy Study). He reviewed the historical context of the area, as being the site of the late Woodland Huron Aboriginal Village established in the early 16th century as well as the many archaeological excavations that took place in the area and reviewed findings. He noted that many large homes in the area do not have basements and reviewed VOP policies relating to the Archaeological and First Nation Policy Study. He opined that the proposal does not conform to the City's Archaeological Master Plan and reiterated that should the application be approved that a core group of Seneca Heights residents will appeal.

Judy Lam, 10 Tayok Drive, provided the Committee with a presentation³ in opposition to the proposal and opined that the application is premature in that it does not reflect the policy set forth in the York Region Planning for the Conservation of Archaeological Resources, YROP and VOP. She reviewed the staff report, including the conditions of approval and expressed concern that other developments in the area may have proceeded without an archaeological assessment. She opined that given the proximity of the site to an area of archaeological potential the application should have required an assessment to be submitted as part of the application. She reviewed the York Region Archaeological Management Plan, Regional Official Plan Amendment 6 (ROPA 6) and the VOP policies regarding the management of archaeological resources and opined that the proposed severance contravenes the applicable policies. She reviewed the petition submitted in opposition to the application and opined that the proposal impacts the whole neighbourhood.

Dave Rembacht, 21 Tayok Drive, reviewed the VOP large lot neighbourhood policies (9.1.2.3.a) and OPA 15 and opined that the proposal does not conform to the applicable policies for lot size (frontage and area). He expressed concern that the proposal would set a negative precedence.

Dennis Pasquali, 37 Forest Circle Court, expressed pride living in a unique and distinctive community and opined that the proposal would not be in keeping with the character of the neighbourhood. He expressed concern that the proposal would set a negative precedence.

Mary Mauti, Vaughanwood Ratepayers Association, advised that the community is opposed to the application. She advised that the Seneca Heights Community was established in the 1950's with 30 metre lot frontages. She opined that the development comparisons provided by Mr. Hesham did not apply to the Seneca Heights Community because they referenced areas that were developed after the community was established. She advised that the lots in the area with smaller frontages were developed in the 1970's and are larger in area than the proposal. She suggested that many of the homes in the area were constructed without basements due to the archaeological significance of the area. She opined that the proposed lots should be compared to the adjacent lots, not lots from other subdivisions and that approval of the severance would set a precedence. She noted that no lots have been successfully severed in the area and reviewed the Committee's decision to refuse Consent Application B097/98 at 225 Wigwoss Drive. She advised that the area has remained unchanged for 65 years and opined that the proposal does not meet the four tests under the Planning Act, is premature based on the submission of an archaeological assessment and is not good planning for a settled community. She advised that the owners of 37 and 69 Tayok Drive, who originally were in support of the proposal retracted their position and signed the petition in opposition.

In response to Chair Perrella, Mr. Hesham, provided background of the submission process and discussions with staff, noting that it was understood that a condition of approval would require an

² Presentation available as part of the public record pertaining to Consent Application B014/21.

³ Presentation available as part of the public record pertaining to Consent Application B014/21.

archaeological assessment prior to being finalized. In response to the concerns raised regarding large lot policies under the VOP, Mr. Hesham advised that the proposed lots comply with the Zoning By-law and that the severance will create large compliant rear yards that are in keeping with the character of the community. He advised that the future front yard setback would be similar to the front yards of 176 and 186 Monsheen Drive and well as 64 and 101 Tayok Drive. With respect to concerns regarding mature trees, he noted that an Arborist Report, Tree Inventory and Tree Preservation Plan were submitted as part of the application and that they must receive final approval, together with a landscape plan, as a condition of approval. He opined that the creation of one lot does not impact density in the area and noted that reference to the Lanterna Subdivision was removed from the applicant's Planning Justification Report, at the request of Development Planning, as it was not a suitable comparison to the Seneca Heights neighbourhood.

Christine Vigneault, Secretary Treasurer, advised the Committee that Katrina Guy, Cultural Heritage Coordinator from the Development Planning Department was available to provide information regarding the archaeological requirements.

Ms. Guy reviewed the archaeological process as implemented through the development process. She provided mapping that identified the location of archaeological lands and explained that the entirety of Monsheen Drive does not have archaeological potential given that some areas are not adjacent to the area identified as having archaeological potential. Adjacency would only be applied where there is a continuous land connection, and in this case the subject land is not adjacent to the McKenzie Site. She advised that reports and studies have been completed to determine the boundaries of the Huron-Wendat Village and noted that villages did not have a growth pattern and often relocated to other areas. She explained the difference in process for providing archaeological studies as part of the subdivision process, noting that modern subdivisions require studies in advance whereby in older subdivisions, lots were developed separately resulting in areas that have not been disturbed. She advised that if the existing dwelling at 160 Monsheen Drive was demolished, there would be no requirement for an archaeological review as part of the building permit process for a new build, however as a standard archaeological requirement, should remains be found, the applicant would be required to stop construction activity and contact the Ministry to report findings. She advised that staff are being cautious and want to confirm that City mapping incorporates the Regional ossuary mapping layer. She noted that the potential for archaeological findings on the subject land is small however staff recommend that a stage one assessment be completed to review previous archaeology and land clearances in the area to confirm archaeological significance.

In response to Member Kerwin, Ms. Guy advised that the slab foundations were not implemented to accommodate archaeological remains as remains are to be removed prior to construction.

In response to Member Zheng, Mr. Hesham confirmed lot frontage at 82, 83 and 90 Tayok Drive as being approximately 25 metres.

Chair Perrella commented that studies and reports are typically requested as part of the submission process so that staff can review and provide the Committee with a better understanding of the application. She expressed concern with adding the requirement of an archaeological assessment as a condition of approval.

In response to Chair Perrella, Michael Torres, Planner, advised that as part of the submission the applicant was required to submit a Planning Justification Report and Arborist Report which were reviewed by Development Planning and Urban Design staff. The application was also circulated to Cultural Heritage staff for the purpose of providing advice and recommendations. As part of this review, the standard archaeological clause was included and through additional consultation it was determined that an Archaeological Assessment Report would be required as a condition of approval.

In response to Chair Perrella and Mr. Torres, Ms. Guy advised that the condition of approval requiring a stage one archaeological assessment was added to clarify inconsistencies in ossuary mapping, which will have to be clarified in consultation with the Region.

Chair Perrella opined that the proposal is not minor and questioned Planning on why homes in the area do not have basements.

In response to Chair Perrella, Mr. Torres advised that he did not have specific information as to why there are no basements in the subdivision but noted it may be related to the lands being adjacent to the Humber River Valley as well as the TRCA Regulated Area. Through the Building Permit process, the property would be subject to TRCA Review. At this stage, no development is being proposed therefore this review has not been completed.

In response to Chair Perrella, Mr. Torres advised that this would be the first severance within the Seneca Heights subdivision.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, advised that a request to retrieve records pertaining to Consent Application B097/98 has been submitted by staff. She advised that initial review of electronic records indicate that the file was refused, however this will have to be confirmed once the file is retrieved.

In response to Member Kerwin, Ms. Guy explained the process of reporting archaeological remains.

In response to Chair Perrella, Mr. Hesham advised that the applicant did not have an opportunity to speak with the deputants.

In response to concerns raised by Ms. Mauti on behalf of the Vaughanwood Ratepayers Association, Mr. Hesham opined that the proposed severance would not disturb the settled community of Seneca Heights given the existing irregular lot shapes and sizes in the area. He opined that the proposal should not be compared to the adjacent lots because the subject land is a corner lot with dual frontages that currently does not have a rear yard. The severance would create a compliant rear yard condition and it would be very difficult for other lots to be created in compliance with the Zoning By-law. He noted that the four tests under the Planning Act only apply should a variance to the Zoning By-law be required. He clarified that lots on Forest Circle Court should be compared to the proposal as they are also subject to large lot neighbourhood policies under the VOP.

Chair Perrella commented that the neighbourhood is unique and opined that the proposal is not minor or desirable. She reiterated that she would prefer to have the required reports submitted and reviewed by staff for the purposes of educating the Committee and those involved in the process.

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

THAT Application No. B014/21 on behalf of Concetta Petruccli-Defina be **APPROVED**, in accordance with the sketch submitted with the application and subject to the recommended conditions of approval.

Member Buckler expressed opposition to the motion, given the potential for archaeological findings and noting that the proposal would set precedence as the first severance approved in the neighbourhood.

Member Zheng expressed opposition to the motion, given that the proposed lot sizes have approximately 14% less lot frontage than the adjacent lots.

Ms. Vigneault clarified that a motion that does not receive a majority vote fails. The Chair can only refrain from voting where there is an even number of Committee members (Section 7.7 of By-law 069-2019).

Motion Failed as per Section 7.2 (b) of By-law 069-2019. The motion to approve the application did not receive majority support.

Chair Perrella called for another motion.

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

THAT Application No. B014/21 on behalf of Concetta Petruccli-Defina be **ADJOURNED** to permit further consultation.

Motion Carried.

Members Opposed to Motion: None

Chair Perrella and Ms. Vigneault confirmed with the Committee and the applicant that the application would be adjourned sine die to permit time for the applicant to submit the required Archaeological Assessment and to permit time for staff to review and provide comment on the Assessment.

Applications Addressed by the Committee of Adjustment

Due to previously declared interest Member Buckler left Council Chambers.

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:** B019/21 **Ward 1**
- Applicant:** 9773 Keele Development Inc. (Matthew Baldassarra)
- Agent:** Weston Consulting (Sandra Patano)
- Address:** 9773 Keele St. Vaughan
- Purpose:** Consent is being requested to establish an easement over Parts 1-5 (servient lands - as shown on the draft plan submitted with the application) for the purposes of servicing a future subsurface storm outlet in favour of the lands to the north municipally known as 9785 Keele Street (dominant land).

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

Additional Addendum Reports received and provided to the Committee from:
Revised Planning Comments - October 28, 2021

Representation
Steven Pham & Ryan Guetter Weston Consulting

Comments
Member Buckler declared a conflict and did not participate in the hearing of the application.

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

Steven Pham explained the nature of the application and provided a presentation. ⁴

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. B019/21 on behalf of 9773 Keele Development Inc. (Matthew Baldassarra) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

⁴ Presentation available as part of the public record pertaining to Consent Application B019/21

	Department/Agency	Condition
2	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).
3	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none"> 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. DE shall be in receipt of the deposited reference plan prior to clearance of said condition. 2. The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement.
4.	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	The Owner submit an updated Arborist Report/Tree Preservation Plan detailing the tree protection measures that will be put in place to ensure the subsurface works will not impact the trees that are identified for preservation through Site Development Application File DA.18.073, to the satisfaction of the Development Planning Department, Urban Design Division.

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: Member Buckler declared a conflict and did not participate in the hearing of the application.

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:** B020/21 **Ward 4**
- Applicant:** FCHT Holdings (Ontario) Corporation
- Agent:** Greenpark Group (Lino Pellicano)
- Address:** 9370 Bathurst St. Vaughan
- Purpose:** Consent is being requested for the following easements in favour of the lands legally described as Part of Block 23, Registered Plan 65M-3918, Described as Part 1 on Plan 65R-36841 (dominant land):
- Part 2 on Plan 65R-38647 for access (vehicular/pedestrian) and servicing purposes (servient land).
- Part 3 & 4 on Plan 65R-38647 for access (vehicular/pedestrian) purposes (servient land).
- Part 5 & 6 on Plan 65R-38647 for servicing purposes (servient land).
- Part 170 on Plan 65R-39343 for (pedestrian) access purposes (servient land) .
- **The servient land currently supports an existing commercial development (plaza).
- **Residential development has been proposed for the dominant land (related files: Zoning By-law Amendment Z17.017 and Site Plan Application DA17.041).

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

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

Representation

Lino Pellicano, Greenpark Group

Comments

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

Lino Pellicano explained the nature of the application and provided history on the previous approvals (B008/19) which lapsed. He noted that the proposed easements are required to service a 50-unit townhouse development.

In response to Member Antinucci, Mr. Pellicano advised due to Covid restrictions Consent Application B008/19 lapsed.

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. B020/21 on behalf of FCHT Holdings (Ontario) Corporation be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	<p>Committee of Adjustment Christine Vigneault</p> <p>905-832-8585 x 8332 christine.vigneault@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>
3	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 Farzana.Khan@Vaughan.ca</p>	<ol style="list-style-type: none"> 1. The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. 2. As per the approved Development Application (DA.17.041), there is a pedestrian walkway indicated in connection with the town houses development adjacent to George Kirby Street. Please provide an updated Reference Plan that shows the part as an additional access easement. Please submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 5. File:** A116/21 **Ward 1**
Applicant: Joseph Longo Donna Longo
Agent: David Small Designs (Julie Odanski)
Address: 18 Colony Ct. Kleinburg
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and cabana.

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

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

Representation

Peter Giordano, David Small Designs

Comments

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

Peter Giordano, David Small Designs explained the nature of the application and provided a presentation⁵.

In response to Member Kerwin, Mr. Giordano reviewed slide 13 of the presentation, to clarify location of cabana in relation to adjacent property.

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. A116/21 on behalf of Joseph Longo Donna Longo be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	That the Arborist Report and Tree Preservation Plan, dated October 28, 2020, be approved to the satisfaction of the Development Planning Department.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

⁵ Presentation available as part of the public record pertaining to Consent Application A116/21

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:** A188/21 **Ward 5**
- Applicant:** Ron And Tamara Pecchioli
- Agent:** In Roads Consultants (Ida Evangelista)
- Address:** 18 Oakbank Rd. Thornhill
- Purpose:** Relief from By-law 1-88 is being requested to permit an addition to the existing dwelling. Relief is also being requested to permit an existing cabana located in the rear yard and the existing A/C unit.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Ron & Tamara Pecchioli Address: 18 Oakbank Road Nature of Correspondence: Letter of support
Name: John H. & Josie Watson Address: 16 Oakbank Road Nature of Correspondence: Letter of support

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

Representation

Ida Evangelista, In Roads Consultants

Comments

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

Ida Evangelista, In Roads Consultants explained the nature of the application and provided a presentation.⁶ She advised that the variances are required to address an existing situation and opined that the variances were minor.

In response to Chair Perrella, Ms. Evangelista provided history of site development and noted that when the applicant applied for a permit to add a covered porch it was realized that variances were required to address as-built conditions.

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. A188/21 on behalf of Ron And Tamara Pecchioli be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

⁶ Presentation available as part of the public record pertaining to Consent Application A188/21

	Department/Agency	Condition
		2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 23.62% in order to mitigate potential impacts on the municipal storm water system.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 7. File:** A189/21 **Ward 5**
Applicant: Itay, Shmuel, Ameet Balilty
Agent: Guitberg Group Inc. (Victor Guitberg)
Address: 199 Arnold Ave. Thornhill
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the exterior side yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Alanna Balilty Address: 416 Spring Gate Blvd Nature of Correspondence: Letter of Support
Name: Justin Piersanti Address: 10 – 445 Edgeley Blvd Nature of Correspondence: Letter of Objection (Late submission)

Late Public Correspondence (received after correspondence deadline):
 Letter of Objection – 195 Arnold Crescent

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

Representation
 Victor Guitberg, Guitberg Group Inc.

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, Guitberg Group Inc. explained the nature of the application and addressed the misunderstanding of the location of the cabana noted in the objection letter. He advised that the location of the cabana changed to preserve trees and that the neighbour adjacent to the rear yard is in support of the application.

In response to Chair Perrella, Mr. Guitberg responded to the letter of objection from 195 Arnold Crescent, confirming that the variances are required for the exterior side yard, not the interior side yard setback.

In response to Member Antinucci Mr. Guitberg confirmed that the cabana is located on the west side of the property, not the east side.

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. A189/21 on behalf of Itay, Shmuel, Ameet Balilty 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.

- 8. File:** A190/21 **Ward 5**
Applicant: Johnny and Amber Mongillo
Agent: Joseph Mongillo
Address: 117 Jaimie Rd. Thornhill
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing shed located in the exterior side yard.

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

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

Representation
Joseph Mongillo

Comments

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

Joseph Mongillo explained the nature of the application. He advised that the existing shed replaced an old shed in the same location. The location was maintained because it provides the best use for rear yard amenity space and does not impact landscaping or grading of the property. He advised that he was not aware that having a peaked roof would impact compliance with height requirements.

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. A190/21 on behalf of Johnny and Amber Mongillo be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	The Owner submit photographic evidence that three (3) 2500 mm tall hedge trees have been planted along the front yard fence which is to be reviewed and approved by the Urban Design Division of the Development Planning Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	<ol style="list-style-type: none"> 1. The applicant successfully obtains a TRCA permit, pursuant to Ontario Regulation 166/06 to authorize the existing shed structure. Submission details and required fees are identified in Appendix 'A' of this letter. 2. 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.

- 9. File:** A194/21 **Ward 1**
Applicant: Paul Lorenzo Farronato & Sarah Allison Farronato
Agent: N/A
Address: 95 Cranbrook Cr. Kleinburg
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed deck to be located in the rear yard.

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

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

Representation

Paul Farronato

Comments

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

Paul Farronato explained the nature of the application. He commented that the encroachment was discernable from open space given that the property abuts parkland and opined that the application met the four tests under the Planning Act. He questioned whether the condition recommended by the TRCA was required.

In response to Mr. Farronato, Christine Vigneault, Secretary Treasurer, advised the words 'if required' can be added to the TRCA condition to permit time for the applicant to address requirement directly with the TRCA.

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. A194/21 on behalf of Paul Lorenzo Farronato & Sarah Allison Farronato be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority, if required.

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:** A195/21 **Ward 3**
- Applicant:** Ramesh & Deepa Dhiman
- Agent:** Frasca Design & Planning (Giorgio Frasca)
- Address:** 2 Oldham St. Woodbridge
- Purpose:** Relief from By-law 188, as amended, is requested to permit the construction of a proposed one storey addition to the rear of the existing dwelling.

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

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

Representation

Giorgio Frasca, Frasca Design & Planning

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 met the intent of the City’s Official Plan and Zoning By-law.

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. A195/21 on behalf of Ramesh & Deepa Dhiman be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 11. File:** A196/21 **Ward 2**
- Applicant:** Eduardo Soares & Isabel Rodrigues
- Agent:** MS HOME DESIGNS (MICAELA SILVA)
- Address:** 54 Ellerby Sq. N Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, to permit the construction of a proposed inground swimming pool to be located partially in the easterly side yard.

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

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

Representation

Micaela Silva

Comments

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

Micaela Silva explained the nature of the application and advised that the variances are required to accommodate the irregular shape of the lot. He 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: S. Kerwin

Seconded By: R. Buckler

THAT Application No. A196/21 on behalf of Eduardo Soares & Isabel Rodrigues be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$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.

- 12. File:** A202/21 **Ward 1**
- Applicant:** Nicholas & Angela Agostino
- Agent:** Square Design Group (Anthony Bartolini)
- Address:** 150 Alistair Cr. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear yard

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

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

Representation

Anthony Bartolini, Square Design Group

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: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A202/21 on behalf of Nicholas & Angela Agostino be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	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. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder 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.

- 13. File:** A206/21 **Ward 5**
Applicant: Michael and Ilana Garber
Agent: Ronspar Construction Ltd (Penny Spina)
Address: 60 Macarthur Dr. Thornhill
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing cabana located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Anonymous
Address: N/A
Nature of Correspondence: Letter of objection

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

Representation
 Penny Spina

Comments

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

Penny Spina explained the nature of the application and provided a presentation.⁷ She noted that the grading of the property will not be disturbed, and that the applicant concurs with staff recommendations. She provided an example of similar development at 120 Macarthur Drive.

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

Moved By: R. Buckler
 Seconded By: H. Zheng

THAT Application No. A206/21 on behalf of Michael and Ilana Garber be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

⁷ Presentation available as part of the public record pertaining to Consent Application A206/21

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:** A207/21 **Ward 1**
Applicant: Giuseppe & Ana DiGennaro
Agent: Pool Craft (Olusola Egunjobi)
Address: 66 Sierra Ct. Maple
Purpose: Relief from By-law 188, as amended, is being requested to permit the construction of a proposed covered porch in the rear yard.

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

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

Representation

Olusola Egunjobi, Pool Craft

Comments

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

Olusola Egunjobi, Pool Craft 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. A207/21 on behalf of Giuseppe & Ana DiGennaro be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

- 15. File:** A209/21 **Ward 5**
- Applicant:** Hilton and Leanne Shapiro
- Agent:** None
- Address:** 14 Edmund Seager Dr. Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool in the rear yard.

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

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

Representation
Hilton Shapiro

Comments

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

Hilton Shapiro 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. A209/21 on behalf of Hilton and Leanne Shapiro be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Applications Addressed by the Committee of Adjustment

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

16. File: A167/21 **Ward 1**
Applicant: Saveria (Sylvia) Conforti
Agent: 3 Sixty Architect Inc. (John Coppa)
Address: 35 Goodman Cr. Maple
Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: David & Alessandra Pompeo
Address: 22 Malaren Road
Nature of Correspondence: Letter of objection

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

Representation

John Coppa, 3 Sixty Architect Inc.

Comments

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

John Coppa explained the nature of the application and reviewed planning recommendations in support of the application. He noted that the additional coverage being requested is to accommodate an unenclosed porch and that the height variance is required due to the slope of the roof. He addressed concerns regarding the fence, advising that the location of the fence will be addressed during construction and does not impact the variances.

In response to Member Antinucci, Mr. Coppa agreed to remove variance #3 (front yard setback), as he agreed to comply with this provision.

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. A167/21 on behalf of Saveria (Sylvia) Conforti be **APPROVED AS AMENDED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/deveng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures

		taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.5% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x 3614 Zachary.Guizzetti@vaughan.ca	Applicant/owner shall apply for a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: None

Other Business

Change of Condition – B009/20

On November 12, 2020, The Committee of Adjustment approved Consent Applications B008/21 and B009/20 to consolidate land from 36 & 46 Fran Drive and to sever a new lot for residential purposes. The recipient lands to the west comprise of a full lot on a registered plan of subdivision, therefore the severed parcel subject to B008/20 cannot merge on title due to exceptions described in Section 50 (3) and (5) of the Planning Act. In addition, the City requires the applicant's solicitor to consolidate the PINS. In light of this, staff are requesting the following change of condition and are recommending that the change is deemed to be minor:

THAT The Owner/Applicant shall procure and provide to the City a solicitor's undertaking to prepare and register an Application to Annex Restrictive Covenants (Section 118) on title to the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive, on Reference Plan 65R-39447, in a form acceptable to the City's Legal Services Department and Development Planning Department, within 60 days of execution of said undertaking and prior to registering the consent to sever the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive, on Plan 65R-39447.

AND THAT The Owner/Applicant shall procure and provide to the City a solicitor's undertaking to prepare and register an application to consolidate the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive on Plan 65R-39447 forthwith upon the creation of the new PIN for the lands described as Part of Lot 21, Plan 4735, designated as Parts 5 and 6 on Plan 65R-39447.

AND THAT, pursuant to Section 53(26) of the Planning Act R.S.O. 1990, as amended, the modifications noted above are considered minor changes to the conditions of consent regarding File No. B009/20 and therefore no further notice of this application is required.

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

THAT The Owner/Applicant shall procure and provide to the City a solicitor's undertaking to prepare and register an Application to Annex Restrictive Covenants (Section 118) on title to the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive, on Reference Plan 65R-39447, in a form acceptable to the City's Legal Services Department and Development Planning Department, within 60 days of execution of said undertaking and prior to registering the consent to sever the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive, on Plan 65R-39447.

AND THAT The Owner/Applicant shall procure and provide to the City a solicitor's undertaking to prepare and register an application to consolidate the lands described as Lot 22 and Part of Lot 21, Plan 4735, designated as Parts 1 to 6, inclusive on Plan 65R-39447 forthwith upon the creation of the new PIN for the lands described as Part of Lot 21, Plan 4735, designated as Parts 5 and 6 on Plan 65R-39447.

AND THAT, pursuant to Section 53(26) of the Planning Act R.S.O. 1990, as amended, the modifications noted above are considered minor changes to the conditions of consent regarding File No. B009/20 and therefore no further notice of this application is required.

Motion Carried.

Motion to Adjourn

Moved By: A. Antinucci
Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:45 p.m., and the next regular meeting will be held on November 18, 2021.

Motion Carried.

October 28, 2021 Meeting Minutes are to be approved at the November 18, 2021 meeting:

Chair

Secretary-Treasurer

