

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: November 18, 2021</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Pravina Attwala Christian Tinney Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of October 28, 2021 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Member A. Antinucci
Seconded By: Vice Chair S. Kerwin

THAT the minutes of the Committee of Adjustment Meeting of October 28, 2021, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the Nov 18, 2021 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
N/A	N/A	N/A	N/A

ITEM: 1

File No.: A109/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: None

Address: 76 Creedmore Court, Kleinburg

Applicant: Adrienne Di Benedetto

Agent: Ian Robertson Design (Michael Grisch)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling, detached garage, cabana and hot tub enclosure.

By-law Requirement	Proposal
1. A minimum interior garage width shall be 5.5 metres. (Schedule A3)	1. To permit a minimum garage width of 5.18 metres in the accessory building (garage on the east side).
2. No garage shall project into the front yard more than 1.0 metre beyond the most distant point of any wall of the dwelling facing the street on the ground level and 2.0 metres where there is a covered and unenclosed porch. (Schedule A3)	2. To permit a maximum projection of 3.35 metres into the front yard for the accessory building (garage on the east side).
3. A maximum of 67.0m ² of total floor area is permitted for all accessory buildings. (S.4.1.1.)	3. To permit a total floor area of 89.68m ² for all accessory buildings (cabana and hot tub enclosure).
4. A minimum rear yard setback of 7.5 metres is required to the accessory building. (S.4.1.1.)	4. To permit a minimum setback of 6.17 metres from the rear lot line to the nearest part of the accessory building (cabana).
**5. A maximum building height of 4.5 metres is permitted to the highest point of the accessory building. (S. 4.1.1.)	**5. To permit a maximum building height of 5.05 metres to the highest point of the accessory building (cabana). *Variance confirmed using Zoning Review Waiver
**6. A maximum building height of 3.0 metres is permitted to the nearest part of the roof. (S.4.1.1.)	**6. To permit a maximum building height of 3.94 metres to the nearest part of the roof of the accessory building (cabana). *Variance confirmed using Zoning Review Waiver
**7. A maximum building height of 4.5 metres is permitted to the highest point of the accessory building. (S. 4.1.1.)	**7. To permit a maximum building height of 5.13 metres to the highest point of the accessory building (hot tub structure). *Variance confirmed using Zoning Review Waiver
**8. A maximum building height of 3.0 metres is permitted to the nearest part of the roof. (S.4.1.1.)	**8. To permit a maximum building height of 4.01 metres to the nearest part of the roof for the accessory building (hot tub structure). *Variance confirmed using Zoning Review Waiver

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Ian Robertson

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A109/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Ian Robertson	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Location of greenbelt/parks lands in proximity to subject lands.

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A109/21 for 76 Creedmore Court, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933	The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.

	Department/Agency	Condition
	Michael.Torres@vaughan.ca	
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none"> 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. 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.
3	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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 2

File No.: A166/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: None

Address: 106 Fifefield Drive, Maple

Applicant: Leonardo & Dora Triolo

Agent: Giuseppe Corapi

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed inground pool located in the rear yard.

By-law Requirement	Proposal
1. A minimum rear yard setback of 1.5 metres is required. [Subsection 4.1.1 i]	1. To permit a minimum rear yard setback of 0.7 metres to a private swimming pool.
2. A maximum encroachment of 1.8 metres is permitted for an uncovered, unenclosed deck. [Subsection 3.14 c)]	2. To permit a maximum encroachment of 3.3 metres for a covered, unenclosed deck.

Public Correspondence

* Public Correspondence received and considered by the Committee in making this decision

None

Late Public Correspondence

* Public Correspondence received after the correspondence deadline
(Deadline: Noon on the last business day prior to the scheduled hearing)

None

Staff & Agency Correspondence (Addendum)

* Processed as an addendum to the Staff Report

None

Applicant Representation at Hearing:

Joe Corapi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A166/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Joe Corapi	Applicant Representation		Summary of Application
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The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A166/21 for 106 Fifefield Drive, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:
None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 3

File No.: A173/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: None

Address: 98 Crestwood Road, Thornhill

Applicant: Mohammad Kamali & Banootooran Kamali-Dashtarzheneh

Agent: In Roads Consultants (Ida Evangelista)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. A maximum building height of 9.5 metres is permitted (Schedule A, By-law 1-88a.a.).	1. To permit a maximum building height of 10.5 metres. <i>*variance confirmed by zoning waiver</i>

Public Correspondence
<i>* Public Correspondence received and considered by the Committee in making this decision</i>
Name: Darrell Wronko Address: 207 Pinewood Drive, Thornhill Nature of Correspondence: Letter of Objection Date Received: November 18, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
<i>* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)</i>
None

Staff & Agency Correspondence (Addendum)
<i>* Processed as an addendum to the Staff Report</i>
Department: Building Standards Nature of Correspondence: Zoning Comments Date Received: November 11, 2021

Applicant Representation at Hearing:

Ida Evangelista

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A173/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
Ida Evangelista	Applicant Representation		Summary of Application Addressed concerns raised by 207 Pinewood Drive.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on height difference for A174/21.
Member R. Buckler	Applicant Representation	Requested clarification on neighbour consultation.

Moved By: Member R. Buckler

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A173/21 for 98 Crestwood Road, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application 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 a revised Arborist Report that is to be reviewed and approved by the Development Planning Department confirming tree #1 and #2 will be retained on-site.
2	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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 4

File No.: A174/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: (either None or insert dates of previous hearings)

Address: 100 Crestwood Road, Thornhill

Applicant: Mohammad Kamali & Banootooran Kamali-Dashtarzheneh

Agent: In Roads Consultants (Ida Evangelista)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. A maximum building height of 9.5 metres is permitted (Schedule A, By-law 1-88a.a.).	1. To permit a maximum building height of 10.0 metres.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Darrell Wronko Address: 207 Pinewood Drive, Thornhill Nature of Correspondence: Letter of Objection Date Received: November 18, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Building Standards Nature of Correspondence: Zoning Comments Date Received: November 11, 2021

Applicant Representation at Hearing:

Ida Evangelista

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A174/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and

			recommended conditions of approval.
Ida Evangelista	Applicant Representation		Summary of Application Addressed concerns raised by 207 Pinewood Drive.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on height difference for A174/21.
Member R. Buckler	Applicant Representation	Requested clarification on neighbour consultation.

Moved By: Member R. Buckler

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A174/21 for 100 Crestwood Road, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application 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 a revised Arborist Report that is to be reviewed and approved by the Development Planning Department confirming tree #1 and #2 will be retained on-site.
2	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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into

consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 5

File No.: A175/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 102 Crestwood Road, Thornhill

Applicant: Mohammad Kamali & Banootooran Kamali-Dashtarzheneh

Agent: In Roads Consultants (Ida Evangelista)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. A maximum building height of 9.5 metres is permitted (Schedule A, By-law 1-88a.a.).	1. To permit a maximum building height of 10.5 metres. <i>*variance amended by zoning waiver</i>

Public Correspondence
<i>* Public Correspondence received and considered by the Committee in making this decision</i>
Name: Darrell Wronko Address: 207 Pinewood Drive, Thornhill Nature of Correspondence: Letter of Objection Date Received: November 18, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
<i>* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)</i>
None

Staff & Agency Correspondence (Addendum)
<i>* Processed as an addendum to the Staff Report</i>
Department: Building Standards Nature of Correspondence: Zoning Comments Date Received: November 11, 2021

Applicant Representation at Hearing:

Ida Evangelista

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A175/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
Ida Evangelista	Applicant Representation		Summary of Application Addressed concerns raised by 207 Pinewood Drive.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on height difference for A174/21.
Member R. Buckler	Applicant Representation	Requested clarification on neighbour consultation.

Moved By: Member R. Buckler

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A175/21 for 100 Crestwood Road, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application 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 a revised Arborist Report that is to be reviewed and approved by the Development Planning Department confirming tree #1 and #2 will be retained on-site.
2	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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6

File No.: A176/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 19 Zoran Lane, Maple

Applicant: Pasquale & Lisa Nudo

Agent: Frasca Design & Planning (Giorgio Frasca)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and swimming pool to be located in the rear yard.

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5 metres to the proposed accessory structure is required (Schedule A3, By-law 1-88a.a.).	1. To permit a minimum rear yard setback of 0.76 metres to the proposed accessory structure.
2. A minimum interior side yard setback of 1.2 metres to the proposed accessory structure is required (Schedule A3, By-law 1-88a.a.).	2. To permit a minimum interior side yard setback of 0.61 metres to the proposed accessory structure.
3. A minimum interior side yard setback of 1.5 metres to the proposed pool is required (Section 4.1.1, By-law 1-88a.a.).	3. To permit a minimum interior side yard setback of 1.0 metres to the proposed pool.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:
Giorgio Frasca

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A176/21:

Name	Position/Title	Address (Public)	Nature of Submission
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Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Girogio Frasca	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A176/21 for 19 Zoran Lane, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application 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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 7

File No.: A183/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 68 Cardish Street, Kleinburg

Applicant: Michael Muia Pamela Duca

Agent: Schiller Engineering Ltd. (Lucas Cocomello)

Purpose: Relief from the By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached covered loggia to be located in the rear yard.

By-law Requirement	Proposal
1. A minimum Interior side yard of 1.5 metres is required (Schedule A).	1. To permit a minimum Interior side yard of 0.97 metres to a dwelling.
2. A maximum Lot coverage of 30% is required (Schedule A, Note 12).	2. To permit a maximum Lot coverage of 41.70% (Dwelling - 25.23%, Garage - 6.90%, Loggia - 9.19%, Porch - 0.38%).
3. A maximum Building Height of 9.5 metres is required (Schedule A).	3. To permit a maximum Building Height of 10.74 metres to a dwelling.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Lucas Cocomello

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A183/21:

Name	Position/Title	Address (Public)	Nature of Submission
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Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Lucas Cocomello	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A183/21 for 68 Cardish Street, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8112 Michael.Torres@vaughan.ca	The Owner shall submit a revised Landscape Plan to the satisfaction of the Development Planning Department.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none"> 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. 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 30% to 41.7% in order to mitigate potential impacts on the municipal storm water system.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 8

File No.: A197/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 31 Basilica Drive, Woodbridge

Applicant: Lisa & Anthony Bianchi

Agent: TenHouse Building Workshop (Matthew Fratacangeli)

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

By-law Requirement	Proposal
A minimum rear yard setback of 6.0m is required. (Schedule A1)	To permit a minimum rear yard setback of 0.68m to the proposed Accessory Structure (Cabana).

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Matthew Fratacangeli

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A197/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Matthew Fratacangeli	Applicant Representation		Summary of Application Provided Presentation to Committee.

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A197/21 for 31 Basilica Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application 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. 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.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 9

File No.: A199/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 8500 Keele Street, Vaughan

Applicant: RPIG Realty Holdings Ltd

Agent: Weston Consulting Group (Kevin Bechard)

Purpose: Relief from by-law 1-88, as amended, is being requested to permit increased retail use (accessory to employment use) within the existing one storey warehouse located on the southern half of the subject lands.

The current use of the warehouse as a food distributor (Korea Food Trading) will remain, the intent of the application is to add a retail component.

By-law Requirement	Proposal
1. A maximum floor area of 930m ² of retail use accessory to an employment use is permitted (Section 6.1.3, By-law 1-88a.a.).	1. To permit a maximum floor area of 2,234 m ² of retail use accessory to an employment use.
2. A minimum of 315 parking spaces are required (Section 3.8, By-law 1-88a.a.).	2. To permit a minimum of 265 parking spaces for the 19,921m ² employment use.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Kevin Bechard

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A199/21:

Name	Position/Title	Address (Public)	Nature of Submission
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Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. Planning recommending adjournment of application until a minor site development application has been submitted and reviewed.
Kevin Bechard	Applicant Representation		Summary of Application Provided commentary on why the application meets the 4 tests under the Planning Act and why the application should not be considered premature.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Clarified that Site Plan Approval process is to occur prior to minor variance submission.
Chair A. Perrella	Applicant Representation	Clarified timing for Site Plan Approval.
Chair A. Perrella	Secretary Treasurer	Clarified scheduling of applications adjourned sine die.

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

THAT Application No. A199/21 for 8500 Keele Street, Vaughan be **ADJOURNED SINE DIE**, to permit time to file the required site development application (SDA) as required by Development Planning.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 10

File No.: A203/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 36 Creedmore Court, Kleinburg

Applicant: 2572486 Ontario Ltd

Agent: M. Behar Planning & Design Ltd (Chris Pereira)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. No garage shall project into the front yard or exterior yard more than 1.0 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2.0 metres where there is a covered and unenclosed porch. [General Notes, Schedule A3]	1. To permit a maximum garage projection of 10.72 metres.
2. A maximum building height of 11 metres is permitted. [Schedule A3]	2. To permit a maximum height of 12.74 metres for a dwelling.
3. Minimum interior garage dimensions 5.5 metres width x 6.0 metres length are required. [General Notes, Schedule A3]	3. To permit a garage with minimum interior garage dimensions of 7.01 metres width x 5.79 metres length.

Public Correspondence

* Public Correspondence received and considered by the Committee in making this decision

None

Late Public Correspondence

* Public Correspondence received after the correspondence deadline
(Deadline: Noon on the last business day prior to the scheduled hearing)

None

Staff & Agency Correspondence (Addendum)

* Processed as an addendum to the Staff Report

None

Applicant Representation at Hearing:

Chris Pereira

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A203/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Chris Pereira	Applicant Representation		Summary of Application Addressed reasons for supporting proposal. Addressed comments made by Albert LaRocca.
Albert LaRocca	Public	85 Putting Green Crescent	Discussed previous approval (A039/20) refused by Committee. Future planting, screening and possibility of sound barrier fence. Expressed concern that A/C unit may be located on roof.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Clarified location of Kleinburg Ridge Trail System in proximity to subject lands.

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A203/21 for 36 Creedmore Court, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner shall provide a letter from the Control Architect that confirms there are no concerns with the proposed development.
2	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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 11

File No.: A205/21

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 2 Creedmore Court, Kleinburg

Applicant: Ajay and Rama Mehra

Agent: ANT Homes (Mike Stevenson)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. A maximum building height of 11.0 metres is permitted (Schedule A3, By-law 1-88a.a.).	1. To permit a maximum building height of 11.69 metres.
2. A maximum interior garage width of 9.0 metres is permitted (Schedule A3, By-law 1-88a.a.).	2. To permit a maximum interior garage width of 13.35 metres.
3. A maximum eave and gutter encroachment of 0.5 metres is permitted (Section 3.14, By-law 1-88a.a.).	3. To permit a maximum eave and gutter encroachment of 0.55 metres.

Public Correspondence

* Public Correspondence received and considered by the Committee in making this decision

None

Late Public Correspondence

* Public Correspondence received after the correspondence deadline
(Deadline: Noon on the last business day prior to the scheduled hearing)

None

Staff & Agency Correspondence (Addendum)

* Processed as an addendum to the Staff Report

None

Applicant Representation at Hearing:

Mike Stevenson

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A205/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Mike Stevenson	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A205/21 for 2 Creedmore Court, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner shall submit a revised Landscape Plan to the satisfaction of the Development Planning Department.
2	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.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 12

File No.: A208/21

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 16 Asner Avenue, Maple, Maple

Applicant: Gulnara Aslanova Farhad Kizl and Yaghoub Hassan Poor

Agent: Fatma Carikci

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing side door entrance located in the southerly side yard.

By-law Requirement	Proposal
A minimum interior side yard setback of 1.8 metres is required to a door providing access to the dwelling or an attached garage.	To permit an interior side yard setback of 1.22 metres to a door.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Alex Frolov Address: 12 Asner Avenue Nature of Correspondence: Letter of Objection Date Received: November 15, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
Name: Ariel Eric Motlis & Rita Vinokur Address: 33 Gamla Road Nature of Correspondence: Letter of Support Date Received: November 8, 2021

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Shain Rak on behalf of Yaghoub Hassan Poor

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A208/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Shain Rak	Applicant Representation		Summary of Application Address letter of objection from 12 Asner Avenue.

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member R. Buckler

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A208/21 for 16 Asner Avenue, Maple, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 13

File No.: A210/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 248 Fletcher Drive, Maple

Applicant: Viatcheslav and Elizaveta Li

Agent: Royal Decks Co. Inc. (Miro Simelek)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed deck to be located on the second storey of the existing dwelling in the rear yard.

By-law Requirement	Proposal
A maximum encroachment of 1.8m into the required rear yard of 9.0m (Schedule T-092) is permitted for the proposed balcony (uncovered deck).(3.14.c)	To permit a maximum encroachment of 2.37m into the rear yard for the proposed balcony (uncovered deck)

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Viatcheslav Li

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A210/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Viatcheslav Li	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member R. Buckler

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A210/21 for 248 Fletcher Drive, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 14

File No.: A211/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 257 Golden Forest Road, Maple

Applicant: Dmitry and Julia Tumanov

Agent: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing gazebo located in the rear yard.

By-law Requirement	Proposal
A minimum Rear yard setback of 7.5 metres is required (Schedule A3).	To permit a minimum Rear yard setback of 2.5 metres to an Accessory Structure.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Multiple Address: 194, 240, 249, 253, 261, 265, 292, 313, 317, 321, 329 Golden Forest Road Nature of Correspondence: Letters of Support Date Received: See Correspondence Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Dmitry Tumanov

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A211/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Name	Position/Title	Address (Public)	Nature of Submission
Dmitry Tumanov	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A211/21for 257 Golden Forest Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 15

File No.: A212/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 205 Bourbon Street, Woodbridge

Applicant: Guiseppe and Enza Aquilino

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and sports court to be located in the rear yard.

By-law Requirement	Proposal
1. A minimum rear yard setback of 7.5 metres is required [Schedule A]	1. To permit a minimum rear yard setback of 1.60 metres for an accessory building (cabana).
2. In an R2 Zone, where the area of a rear yard of a lot is greater than 135 square metres, a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 square metres shall be composed of soft landscaping. $250.18 \text{ m}^2 - 135 \text{ m}^2 \times 60\% = 69.11 \text{ m}^2$ required [4.1.2 b]	2. To permit a minimum of 42.47% (48.92 m ²) of that portion of the rear yard in excess of 135 square metres to be composed of soft landscaping.
3. The nearest part of the roof shall not be more than three (3) metres above finished grade. [4.1.1 b)]	3. To permit a maximum height of 3.57 metres to the nearest part of the roof of an accessory structure (cabana), measured from finished grade.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Sheila Embleton Address: 127 Fifth Avenue Nature of Correspondence: Letter of Objection Date Received: November 16, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Fausto Cortese

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A212/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Fausto Cortese	Applicant Representation		Summary of Application Clarification of variance #3 Responded to concerns raised
Shelia Embleton	Public	127 Fifth Avenue	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Height of proposed structure ▪ Visibility of structure and proximity to lot lines ▪ Impact on quality of neighbourhood

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Public	Clarified that Ms. Embleton objected to Variance #3
Chair A. Perrella	Applicant Representation	Clarified that applicant did not speak to neighbour in advance.
Chair A. Perrella	Applicant Representation	Clarified zoning interpretation of height variance and why it was required.
Member A. Antinucci	Building Standards	Clarified zoning requirements pertaining to the proposed sports court.

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A212/21 for 205 Bourbon Street, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development

	Department/Agency	Condition
	905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<p>Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>2. The owner/applicant shall provide a brief to demonstrate the 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 40% in order to mitigate potential impacts on the municipal storm water system.</p>

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: Member A. Antinucci

Members Absent from Hearing: None

ITEM: 16

File No.: A214/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: None

Address: 59 Forecastle Road, Concord

Applicant: Natalia Gontcharov

Agent: Intequa Designs (Alam Makur)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing unheated sunroom located in the rear yard.

By-law Requirement	Proposal
A minimum setback from the rear lot line to the nearest part of the addition shall be 6.0 metres.	To permit a minimum setback of 2.5 metres from the rear lot line to the nearest part of the addition to the dwelling.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Gabriel Kraskovski

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A214/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Gabriel Kraskovski	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A214/21 for 59 Forecastle Road, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 17

File No.: A215/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 22 Guery Crescent, Woodbridge

Applicant: Luigi & Patricia Mary Pillitteri

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed (inground) swimming pool.

By-law Requirement	Proposal
1. A minimum setback of 1.5 metres is required from the rear lot line to the inground swimming pool. (S. 4.1.1. i)	1. To permit a minimum setback of 0.90 metres from the rear lot line to the inground swimming pool.
2. A minimum setback of 1.5 metres is required from the interior side lot line to the inground swimming pool. (S. 4.1.1.i)	2. To permit a minimum setback of 0.90 metres from the interior side lot line to the inground swimming pool.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A215/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Name	Position/Title	Address (Public)	Nature of Submission
Anthony Bartolini	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A215/21 for 22 Guery Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 18

File No.: A217/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 83 Netherford Road, Maple

Applicant: Brian Petracco & Tanya Abdulla

Agent: Udinese Consulting (Daniele Cudizio)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
1. A minimum interior side yard setback of 1.5 metres is required. [Schedule A]	1. To permit a minimum northerly interior side yard setback of 1.35 metres.
2. A minimum interior side yard setback of 1.5 metres is required. [Schedule A]	2. To permit a minimum southerly interior side yard setback of 1.25 metres.
3. A maximum building height of 9.5 metres is permitted. [Schedule A]	3. To permit a maximum building height of 10.5 metres.
4. A maximum lot coverage of 20% is permitted. [Schedule A]	4. To permit a maximum lot coverage of 27.96%. (23% dwelling; 0.68% porch; 4.28% loggia)

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Multiple Address: 68, 69, 70, 72, 73 and 74 Netherford Road and 27 Lancer Drive Nature of Correspondence: Letters of Support Date Received: See correspondence. Explanation of the Effect (if any): Information received.
Name: Hassan Soltaninia & Mahdokht Rezaei Boroun Address: 32 Lancer Drive Nature of Correspondence: Letter of Objection Date Received: November 16, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Daniele Cudizio

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A217/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Daniele Cudizio	Applicant Representation		Summary of Application Addressed letter of objection submitted by 32 Lancer Drive

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	N/A	Commented that proposal consistent with previous approvals in area.

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A217/21 for 83 Netherford Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 Farzana.Khan@Vaughan.ca</p>	<p>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.</p> <p>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</p>

	Department/Agency	Condition
		coverage from 20% to 27.96% in order to mitigate potential impacts on the municipal storm water system.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 19

File No.: A219/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 2920 Hwy 7 Bldg 5, Vaughan

Applicant: Royal 7 Developments Ltd.

Agent: Bousfields Inc. (Michael Bissett)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit an underground garage and various commercial uses, including eating establishments on the ground floor of a proposed 60 storey mixed-use building to be constructed on Block 1 (as shown on the plans provided).

By-law Requirement	Proposal
1) A minimum of 2 loading spaces are required. [Section 3.9 a)].	1) To permit one loading space on the site.
2) An outdoor patio accessory to an Eating Establishment must be in accordance with the provision of being completely enclosed by a physical barrier. [Section 5.1.6 h)].	2) To permit an Outdoor Patio, accessory to an Eating Establishment, that is not completely enclosed by a physical barrier.
3) All Buildings or structures shall be located within the building envelopes as shown on Schedule E-1376-A. [Exception 9(1248) di)].	3) To permit the location of the building to be located outside the Building Envelope as shown on E-Schedule E-1376A of exception 9(1248) to be as shown as the attached sketch of this application.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Planning Comments Date Received: November 16, 2021

Applicant Representation at Hearing:

Nicole Sgrignuoli

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A219/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Nicole Sgrignuoli	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Member R. Buckler

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A219/21 for 2920 Hwy 7 Bldg 5, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 20

File No.: A220/21

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 67 Silver Sterling Crescent, Woodbridge

Applicant: Mary Ann Locurto (Pietro Locurto)

Agent: Cedar Springs Landscape Group (Justin Tenhage)

Purpose: Relief from the By-law 1-88, as amended, is being requested to permit the installation of a proposed swimming pool and hot tub.

By-law Requirement	Proposal
An inground swimming pool and a hot tub shall be located entirely within the rear yard. S. 4.1.1.i).	To permit the inground swimming pool with a hot tub to be located not within the rear yard.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Justin Tenhage

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A220/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Justin Tenhage	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Building Standards	Clarification requested on definition of rear yard setback.
Vice Chair S. Kerwin	Applicant Representation	Clarified that permits for the existing addition were obtained.

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A220/21 for 67 Silver Sterling Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application 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.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 21

File No.: A221/21

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 3801 Teston Road, Vaughan

Applicant: Vaughan Baptist Church (Willaim Adams)

Agent: KLM Planning Partners Inc. (Grant Uyeyama)

Purpose: Relief from By-law 1-88, as amended, is being requested to facilitate the development of the Vaughan Baptist Church as contemplated by related Site Plan Application DA.20.042.

By-law Requirement	Proposal
1. A minimum front yard setback of 15 metres is required. [Schedule A]	1. To permit a minimum front yard setback (abutting Weston Rd) of 4.3 metres.
2. A minimum exterior side yard setback of 15 metres is required. [Schedule A]	2. To permit a minimum exterior side yard setback (abutting Teston Rd) of 3.0 metres.
3. A minimum interior side yard setback of 15 metres is required. [Schedule A]	3. To permit a minimum interior side yard setback of 0.6 metres.
4. A minimum of parking spaces are required. [Subsection 3.8]	4. To permit a minimum of 114 parking spaces.
5. A maximum lot coverage of 20% is permitted. [Subsection 3.8]	5. To permit a maximum lot coverage of 23.4 %.
6. A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. [Subsection 3.13]	6. To permit a minimum landscape strip width of 3.0 metres abutting Teston Road and Weston Road.

Public Correspondence

* Public Correspondence received and considered by the Committee in making this decision

None

Late Public Correspondence

* Public Correspondence received after the correspondence deadline
(Deadline: Noon on the last business day prior to the scheduled hearing)

None

Staff & Agency Correspondence (Addendum)

* Processed as an addendum to the Staff Report

Department / Agency: TRCA

Nature of Correspondence: TRCA Comments

Date Received: November 11, 2021

Applicant Representation at Hearing:

Grant Uyeyama

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A221/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Grant Uyeyama	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Reviewed York Region comments and obtained information on parking requirements.
Member R. Buckler	Applicant Representation	Reviewed parking capacity onsite.

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A221/21 for 3801 Teston Road, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.042) from the Development Engineering (DE) Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
3	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x3614 Zachary.Guizzetti@vaughan.ca	1. Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property. 2. Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 22

File No.: A223/21

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 150 Gesher Crescent, Maple

Applicant: Mira & Shay Yehoshua Glinauer

Agent: Daniel Karpinski

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed second floor deck to be located in the rear yard.

By-law Requirement	Proposal
A minimum rear yard setback of 5.7 metres is required. [Subsection 3.14 c)]	To permit a minimum rear yard setback of 4.4 metres to an uncovered deck.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Multiple Address: 136, 140, 144, 148 (neighbour), 149, 153, 154 (neighbour), 161, 174, 175, 180 and 186 Gesher Crescent and 54 & 58 Haven Road Nature of Correspondence: Letters of Support Date Received: See correspondence Explanation of the Effect (if any): Information received.
Name: Anonymous Address: N/A Nature of Correspondence: Letter of Objection Date Received: November 9, 2021 Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
Name: Mimi & Simon Hoffman Address: 141 Gesher Crescent Nature of Correspondence: Letter of Support Date Received: November 18, 2021

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Daniel Karpinski

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A223/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Daniel Karpinski	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member R. Buckler

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A223/21 for 150 Gesher Crescent, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 23

File No.: A224/21

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 98 Sculpture Garden Lane, Kleinburg

Applicant: 2179912 Ontario Inc. (Nick Caruso)

Agent: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

By-law Requirement	Proposal
A maximum lot coverage of 35% is permitted. (Schedule A)	To permit a maximum lot coverage of 40.14% (34.83% dwelling/garage, 0.65% front porch, and 4.66% rear porch) for the dwelling, garage, front and rear covered porches.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Leo Ariemma

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A224/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Leo Ariemma	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A224/21 for 98 Sculpture Garden Lane, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	<ol style="list-style-type: none">1. The Owner/applicant shall submit the revised 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.v Vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.2. The owner/applicant shall 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 35% to 40.14% in order to mitigate potential impacts on the municipal storm water system.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 24

File No.: A226/21

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 25 Tiana Court, Woodbridge

Applicant: Kevin Johnson

Agent: Square Design Group (Anthony Bartolini)

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.

By-law Requirement	Proposal
1) The required interior side yard setback is 1.2 metres.	1) The proposed south interior side yard setback is 0.60 metres.
2) The required rear yard setback is 7.5 metres.	2) The proposed rear yard setback is 1.22 metres.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
None

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
None

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Planning comments Date Received: November 17, 2021

Applicant Representation at Hearing:

Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A226/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Anthony Bartolini	Applicant Representation		Summary of Application
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The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A226/21 for 25 Tiana Court, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner submit photographic evidence that four (4) 2500 mm tall trees have been planted between the cabana and the rear yard fence, and 2500 mm tall hedge trees have been planted between the cabana and the interior side yard fence, which is to be reviewed and approved by the Design Division of the Development Planning Department.
2	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 Engineering Department for final lot grading and/or servicing approval before any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPPermits@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:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 25

File No.: A169/21

File Manager: Pravina Attwala Administrative Coordinator

Adjournment History: Application adjourned at the September 9, 2021 & October 28, 2021 hearing.

Address: 28 Johnswood Crescent, Woodbridge

Applicant: Frank Abate & Liliana Lozzo

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing cabana located in the rear yard.

By-law Requirement	Proposal
1. A minimum Rear yard setback of 7.5 metres is required (Schedule A1).	1. To permit a minimum Rear yard setback of 3.3 metres to an Accessory structure.
2. A minimum Interior side yard setback of 0.6 metres is required (Schedule A1, Note 15).	2. To permit a minimum Interior side yard setback of 0.43 metres to an Accessory structure.

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Name: Sam Colosimo on behalf of Peter & Victoria Chiaromonte Address: 24 Johnswood Crescent Nature of Correspondence: Request to reschedule application Explanation of the Effect (if any): Information received.
Name: Sam Colosimo on behalf of Peter & Victoria Chiaromonte Address: 24 Johnswood Crescent Nature of Correspondence: Letter of Objection Explanation of the Effect: Information received.
Name: Mohammad Kashani and Solmaz Zia Address: 31 Berry Trail Nature of Correspondence: Letter of Objection Explanation of the Effect: Information received.
Name: Joseph Vitale Address: 3560 Rutherford Road, Unit 43 Nature of Correspondence: Real Estate Opinion Explanation of the Effect: Information received.
Name: Immacolata & Giuseppe Di Gravino Address: 29 Johnswood Crescent Nature of Correspondence: Letter of Objection Explanation of the Effect: Information received.
Name: Sam Colosimo on behalf of Peter & Victoria Chiaromonte Address: 24 Johnswood Crescent Nature of Correspondence: Request to reschedule application

Public Correspondence
* Public Correspondence received and considered by the Committee in making this decision
Explanation of the Effect (if any): Information received.

Late Public Correspondence
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)
Name: Multiple Address: 15, 19, 47 Berry Trail & 10, 14, 20, 36 and 40 Johnswood Crescent Nature of Correspondence: Letters of Support Date Received: November 18, 2021

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Fausto Cortese

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A169/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Fausto Cortese	Applicant Representation		Summary of Application Addressed concerns raised
Sam Colosimo	Public		Opposed to Application Concerns / Comments Raised: <ul style="list-style-type: none"> ▪ Requested adjournment of application to December 8, 2021 ▪ History of neighbour consultation ▪ Noise ▪ Accuracy of setbacks ▪ Visual Impact ▪ Impact on value of home ▪ Setting Precedence

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on By-law requirements pertaining to fence.

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

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A169/21 for 28 Johnswood Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application 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. 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.v Vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Development Planning Michael Torres 905-832-8585 x 8933 Michael.Torres@vaughan.ca	The Owner provides photographic documentation which shows the works to reduce the existing eave overhang have been completed as per the submitted Site Plan.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:30 p.m., and the next regular meeting will be held on December 8, 2021.

Motion Carried

November 18, 2021 Meeting Minutes were approved at the December 8, 2021 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: