

	Committee of Adjustment Minutes Hearing Date: December 8, 2021 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email cofa@vaughan.ca . In the event of technical difficulties an audio/video recording may not be available.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Administrative Coordinator in Attendance: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Pravina Attwala Lenore Providence Adriana MacPherson Faegheh Gholami Michael Torres
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of November 18, 2021 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, November 18, 2021, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the December 8, 2021 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
13	A216/21 – 15 Naylor Street, Maple	January 20, 2022	Application adjourned to accommodate statutory public notice.

ITEMS: 1 TO 9	FILE NOS.: B006/21, B007/21, B008/21, B009/21, A117/21, A118/21, A119/21, A120/21 AND A121/21
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None.

Address: 167 National Drive , Woodbridge

Applicant: Carmelo & Milena Calabro

Agent: Lou Pompili

Purpose:

B006/21 - Consent is being requested to sever a parcel of land for residential purposes approximately 2259.00 square metres. The parcel to be retained is approximately 8819.80 square metres.

B007/21 - Consent is being requested to sever a parcel of land for residential purposes approximately 2383.00 square metres. The parcel to be retained is approximately 6436.80 square metres.

B008/21- Consent is being requested to sever a parcel of land for residential purposes approximately 2406.30 square metres. The parcel to be retained is approximately 4030.20 square metres.

B009/21 - Consent is being requested to sever a parcel of land for residential purposes approximately 2087.30 square metres. The parcel to be retained is approximately 1943.20 square metres.

Both the severed and retained land will have frontage onto National Drive. The severed and retained land are vacant

The proposed lots require relief from Zoning By-law 1-88, as amended, to permit reduced lot area and frontage on both the severed and retained parcels as applied for through Minor Variance Applications A117/21, A118/21, A119/21, A120/21 and A121/21 and as noted in the following chart:

File Nos.	Lot Area		Lot Frontage	
	Proposed Lot Area	By-law Requirement (Zoning By-law 1-88)	Proposed Lot Frontage	By-law Requirement (Zoning By-law 1-88)
B006/21 & A117/21 *Severed Land	2259.00 m ² *Variance Required	4,000.0m2 [4.1.9, Schedule A]	41.67 metres *Variance Required	45.0m [4.1.9, Schedule A]
B007/21 & A118/21 *Severed Land	2383.00 m ² *Variance Required	4,000.0m2 [4.1.9, Schedule A]	35.0 metres *Variance Required	45.0m [4.1.9, Schedule A]
B008/21 & A119/21 *Severed Land	2406.30 m ² **Variance Required	4,000.0m2 [4.1.9, Schedule A]	35.0 metres *Variance Required	45.0m [4.1.9, Schedule A]
B009/21 & A120/21 *Severed Land	2087.30 m ² *Variance Required	4,000.0m2 [4.1.9, Schedule A]	35.0 metres *Variance Required	45.0m [4.1.9, Schedule A]
B009/21 & A121/21 *Retained Land	1943.20m ² *Variance Required	4,000.0m2 [4.1.9, Schedule A]	54.77 metres *No Variance Req'd	45.0m [4.1.9, Schedule A]

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Boris Guitline	136 National Drive	11/22/2021	Letter of Opposition
Public	Ken and Elinore Wragge	182 National Drive	11/28/2021	Letter of Opposition
Public	Roy and Joan Hints	198 National Drive	11/29/2021	Letter of Opposition
Public	Sylvia Kada	215 National Drive	12/01/2021	Letter of Opposition
Public	Boris Guitline and Oksana Filipenko	136 National Drive and 121 National Drive	12/04/2021	Letter of Opposition

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anthony F. LaRegina, National Estates Ratepayer Association	28 Sanday's Drive	12/07/2021	Letter of Opposition
Public	Randy Melchior	160 National Drive	12/01/2021	Letter of Opposition
Public	Andrew L. Jeanrie, b/o The National Gulf Club of Canada	b/o 134 Clubhouse Road	12/06/2021	Letter of Opposition
Public	Nick and Fiorella Marinelli	135 National Drive	12/01/2021	Letter of Opposition
Public	Maria Saverino	208 National Drive	12/07/2021	Letter of Opposition
Public	Phyllis Santone, c/o Pinewood Estates Ratepayers Association	51 Meadowland Ct	12/06/2021	Letter of Opposition
Applicant / Authorized Agent	Lou Pompili		12/05/2021	Response to staff comments
Applicant / Authorized Agent	Lou Pompili		12/07/2021	Response to public correspondence

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
Department: Development Planning Nature of Correspondence: Planning Comments (Recommend Refusal) Date Received: 12/03/2021				

Applicant Representation at Hearing:
Lou Pompili

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B006/21, B007/21, B008/21, B009/21, A117/21, A118/21, A119/21, A120/21 and A121/21:

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.
Lou Pompili	Applicant Representation		Summary of Application Provided Committee with photos of similar developments. Responded to public and ratepayer correspondence in opposition to the application. Responded to staff and agency comments and recommendations (recommending refusal). Responded to Committee points of clarification.
Ken Wragge	Public	182 National Drive	Opposed to Application Concerns Raised:

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> Compatibility Tree removal on property without permit Future servicing of proposed lots and ability for lots to meet septic requirements Insufficient information provided
Randy Melchior	Public	160 National Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> Setting precedence Compatibility with character of neighbourhood Approval authority (for Official Plan and Zoning By-law Amendment)
Anna Bortolus	Public	25 Hanson Court	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> Compatibility with character of neighbourhood Tree removal on property without permit In support of Planning & TRCA comments Setting precedence Not minor
Robert Blunt b/o National Gulf Company	Public	One First Canadian Place, Ste 3400 Toronto b/o 134 Clubhouse Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> Neighbourhood and staff concerns raised Lack of detail on future development Ability for subject lands to support future development (slope stability) Official Plan does not support level of intensification proposed

The following points of clarification were raised by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair, S. Perrella	Applicant Representation	Clarified that the Committee relies on staff comments and recommendations as part of the approval process.
Member A. Antinucci	All	Reviewed TRCA comments pertaining to development restrictions imposed by the subdivision agreement registered in 1976.
Vice Chair S. Kerwin	Secretary Treasurer	Requested clarification on the number of lots being proposed (5, including the retained land).

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. B006/21 for 167 National Drive, Woodbridge be **REFUSED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

The consent applications are refused, as it is the opinion of the Committee that these applications do not meet the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal does not conform to the City of Vaughan Official Plan.

The proposal does not conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

The applications do not meet all four tests under Section 45(1) of the Planning Act.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 10	FILE NO.: A182/21
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File Manager: Adriana MacPherson, Administrative Coordinator

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

Address: 228 Columbus Avenue, Woodbridge

Applicant: Vince Tarola

Agent: Swimming Pool Builders Inc. (Joanna Roberts)

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 7.5 metres is required. [Exception 9(589)]	To permit a minimum rear yard setback of 2.59 metres to an accessory structure (cabana).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
John Avery

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A182/21:

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.
John Avery	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. A182/21for 228 Columbus Avenue, 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.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 11	FILE NO.: A204/21
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None.

Address: 35 Painted Pony Trail, Kleinburg

Applicant: Anthony & Annamaria Di Donato

Agent: Albert Yerushalmi

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. A minimum rear yard setback of 7.5m is required. (Schedule 'A')	1. To permit a minimum rear yard setback of 2.02m to the proposed Cabana.
2. A maximum lot coverage of 38.39% is permitted. (exception 1393)	2. To permit a maximum lot coverage of 40.15%. (37.3% dwelling; 2.85% cabana)
3. A minimum interior side yard setback of 1.2m is required. (exception 1393)	3. To permit a minimum interior side yard setback of 0.92m to the proposed Cabana.
4. A maximum encroachment of 1.5m into the rear yard is permitted for the pool equipment. (3.14.H)	4. To permit a maximum rear yard encroachment of 5.08m for the pool equipment.
5. A minimum rear yard setback of 1.5m is required. (4.1.1.i)	5. To permit a minimum rear yard setback of 1.21m to the existing pool.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Albert Yerushalmi

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A204/21:

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.
Albert Yerushalmi	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. A204/21for 35 Painted Pony Trail, 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	<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. 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.</p> <p>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. 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.</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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 12	FILE NO.: A213/21
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File Manager: Lenore Providence, Administrative Coordinator

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

Address: 118 Casabel Drive, Maple

Applicant: Akram Nadim

Agent: Apex Technical Ltd. (Kashif Siddiqui / Bhoomi Rana)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit a one-storey addition to the rear of the existing dwelling.

The subject lands are zoned R5A(EN) – Fifth Density Residential Zone (Established Neighbourhood) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 7.5 metres is required. (Table 7-5).	To permit a minimum rear yard setback of 6.0 metres.

The subject lands are zoned RV4 – Residential Urban Village Zone Three under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum rear yard setback of 7.5 metres is required. (Schedule ‘A1’).	To permit a minimum rear yard setback of 6.0 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Hamid Razavi

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A213/21:

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.
Hamid Razavi	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. A213/21 for 118 Casabel 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.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 14	FILE NO.: A222/21
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None.

Address: 106 Vittorio De Luca Drive Townhouse 29, Woodbridge

Applicant: Ghassan Haddad & Andrew Gebrane

Agent: Clinton Archer

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

By-law Requirement	Proposal
A maximum encroachment of 1.8m into the rear yard is permitted for a deck. (3.14.c)	To permit a deck to encroach into the rear yard a maximum of 3.05 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Clinton Archer

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A222/21:

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.
Clinton Archer	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Planning	Requested clarification if staff had any concerns with existing structure.
Member R. Buckler	Applicant Representation	Requested clarification if the applicant intended to alter the structure any further.

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. A222/21 for 106 Vittorio De Luca Drive Townhouse 29, 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.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 15	FILE NO.: A230/21
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None.

Address: 233 Old Humber Crescent, Kleinburg

Applicant: Armaan and Rajbinder Dhillon

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from By-law 1-88, as amended and By-law 01-2021 is being requested to permit the construction of a proposed cabana to be located in the rear yard.

The subject lands are zoned R1B (EN) and subject to the provisions of Exception 14.336 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	Section 4.1.4, 1. requires the maximum building height to the mean height of Accessory Building is 3.0 metres.	To permit the maximum height of an accessory building (Cabana) of 4.36 metres.
2	Section 4.1.3, 1. requires the maximum area of an Accessory Building of 67.0 square metres.	To permit a maximum area of an Accessory Building (Cabana) of 147.91 square metres in size.

The subject lands are zoned R1 and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	Section 4.1.1 b) requires the maximum building height required for any accessory building or structure shall be 4.5 metres measured from the highest point.	To permit the maximum height of an accessory building (Cabana) of 5.5 metres.
4	Section 4.1.1 b) requires the maximum building height required to the nearest part of the roof of an Accessory Building is 3.0 metres.	To permit a maximum height of 3.22 metres to the nearest part of the roof of an Accessory Building (Cabana).
5	Section 4.1.1 a) requires the maximum area of an Accessory Building of 67.0 square metres.	To permit a maximum area of an Accessory Building (Cabana) of 147.91 square metres in size.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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 A230/21: None.

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

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

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. A230/21for 233 Old Humber Crescent, 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	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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains an after-the-fact permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 16	FILE NO.: A233/21
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None.

Address: 107 Lockheed Avenue, Maple

Applicant: Paolo & Maria Cugliari

Agent: None.

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed canopy at the rear of the existing dwelling. The proposed canopy will cover an existing concrete patio.

By-law Requirement	Proposal
1. A minimum rear yard setback of 9.0m is required. (schedule T-36)	1. To permit a minimum rear yard setback of 7.66m.
2. A minimum interior side yard setback of 1.2m is required. (schedule T-36)	2. To permit a minimum interior side yard of 0.95m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anonymous	None	11/29/2021	Letter of Opposition
Public	Mario Giannasca	108 Lockheed Avenue, Maple	11/26/2021	Letter of Support
Public	Eric Marsden & Vongdeuan Chaleunsouk	113 Lockheed Avenue, Maple	11/30/2021	Letter of Support
Public	Gabriel Del Casale and Rosemary Mastrocola	103 Lockheed Avenue, Maple	11/30/2021	Letter of Support
Public	Sam D'Ambrosio	97 Lockheed Avenue, Maple	12/06/2021	Letter of Support
Public	Joe De Marchi	236 Avro Road, Maple	12/01/2021	Letter of Support

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Paolo Cugliari

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A233/21:

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.
	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. A233/21 for 107 Lockheed Avenue, 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: 17	FILE NO.: A234/21
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 26 Luang Street, Kleinburg

Applicant: Gurjit Dhaliwal Jaswinder Deol

Agent: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit increased maximum driveway width.

	Zoning By-law 1-88	Variance Requested
1	A maximum driveway width between the street line and street curb shall not exceed 6.0 (Section 4.1.4.f) iii))	To permit a maximum driveway width of 9.0 metres for the portion of the driveway between the street line and street curb.
2	A maximum curb cut of 6.0 metres is permitted. (Section 4.1.4.f) i)	To permit a maximum curb cut of 9.0 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Gurjit Dhaliwal

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A234/21:

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.
	Applicant Representation		Summary of Application

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

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. A234/21for 26 Luang 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 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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 18	FILE NO.: A235/21
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None.

Address: 200 Klein Mills Road, Kleinburg

Applicant: Inderpal and Surjit Kaur Jagait

Agent: None.

Purpose: Relief from By-law 1-88, as amended, is being requested to permit an increased maximum driveway/curb width.

The subject lands are zoned R1 (1040) – First Density Residential Zone and subject to the provisions of Exception 14.1040 under Zoning By-law 01-2021.

Zoning By-law 01-2021	Variance requested
In compliance.	None

The subject lands are zoned RD1 – Residential Detached Zone One and subject to the provisions of Exception 9(1413) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88	Variance requested
1. 4.1.4. f) i) The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres.	To permit the width of driveway at the street curb and the curb cut of 8.8m.
2. 4.1.4. f) iii) The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width.	To permit the width of the driveway between the streetline and street curb of 8.8m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Inderpal Jagait

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A235/21:

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.
Inderpal Jagait	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng
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. A235/21 for 200 Klein Mills Road, Kleinburg 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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 19	FILE NO.: A238/21
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None.

Address: 72 John Kline Lane, Kleinburg

Applicant: Vincenzo Ippolito, Antonella Cina and Josephine Cina

Agent: ARCH DWG Inc. (Enzo Loccisano)

Purpose: Relief from By-law 1-88 and By-law 01-2021, as amended, is being requested to permit the construction of a proposed secondary suite above the existing garage and to permit the existing shed in the side yard.

The subject lands are zoned R1B (EN) and subject to the provisions of Exception 14.336 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	An entrance to a secondary suite shall be located on the side or rear wall of a dwelling or a common indoor vestibule (Section 5.20.10a, By-law 01-2021).	To permit the proposed secondary suite entrance to be located on the front wall of the dwelling.
2	An entrance to a secondary suite shall not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot (Section 5.20.10c, By-law 01-2021).	To permit the proposed secondary suite entrance to be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot.
3	An entrance to a secondary suite shall not be permitted on the same wall as the main entrance to the principal dwelling (Section 5.20.10c, By-law 01-2021).	To permit the proposed secondary suite entrance to be located on the same wall as the main entrance to the Single Detached Dwelling.

The subject lands are zoned R1 and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	An entrance to a secondary suite shall be located on the side or rear wall of a dwelling or a common indoor vestibule (Section 4.1.8 vi.a, By-law 1-88a.a.).	To permit the proposed secondary suite entrance to be located on the front wall of the dwelling.
5	An entrance to a secondary suite shall not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot (Section 4.1.8 vi.c, By-law 1-88a.a.).	To permit the proposed secondary suite entrance to be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot.
6	An entrance to a secondary suite shall not be permitted on the same wall as the main entrance to the Single Detached Dwelling (Section 4.1.8 vii, By-law 1-88a.a.).	To permit the proposed secondary suite entrance to be located on the same wall as the main entrance to the Single Detached Dwelling.
7.	An accessory structure shall be located in the rear yard only (Section 4.1.1c, By-law 1-88a.a.)	To permit an accessory structure located not in the rear yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Enzo Loccisano

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A238/21:

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.
Enzo Loccisano	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. A238/21for 72 John Kline Lane, Kleinburg 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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 20	FILE NO.: A242/21
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None.

Address: 88 Ironbark Court , Thornhill, Ontario, Thornhill

Applicant: Hasnain Versi and Zainab Habib

Agent: Swimming Pool Builders Inc. (Joanna Roberts)

Purpose: Relief from By-law 1-88, as amended and By-law 01-2021 is being requested to permit the installation of a proposed (inground) swimming pool and hot tub.

The subject lands are zoned R3– Third Density Residential Zone and subject to the provisions of Exception 14.905 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	An outdoor swimming pool shall only be permitted in the rear yard of a lot [4.21 2]	To permit an outdoor swimming pool (the proposed hot tub) in the side yard of the lot.
2	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m [4.21 3]	To permit the setback of an outdoor swimming pool to be a minimum of 1.14 metres from the rear lot line, and a minimum of 1.39 metres from the interior side lot line.

The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1264) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A private swimming pool shall be constructed not nearer to any rear or interior side lot line than 1.5 metres. [4.1.1 i)]	To permit a private swimming pool to be constructed a minimum of 1.14 metres from the rear lot line, and a minimum of 1.39 metres from the interior side lot line.
4	A private swimming pool shall be constructed only in the rear yard. [4.1.1 i)]	To permit the proposed hot tub (a private swimming pool as defined) to be constructed in the side yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

Applicant Representation at Hearing:
Joanna Roberts

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A242/21:

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.
Joanna Roberts	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. A242/21for 88 Ironbark Court , Thornhill, Ontario, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.
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 and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

For the following Reasons:

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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 21	FILE NO.: A245/21
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None.

Address: 2926 Hwy 7, Concord

Applicant: Royal 7 Developments Ltd.

Agent: Bousfields Inc. (Michael Bissett)

Purpose: Relief from the By-law is being requested to permit a 60-storey mixed use building and associated technical variances.

The subject lands are zoned OS1 –Public Open Space Zone and subject to the provisions of Exception 14.890 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance Requested
1	The proposed uses are not permitted within an OS1 Zone. [Section12.2.1]	To permit above and below grade structures related to an underground parking garage accessory to a mixed-use development
2	The lands are not part of the Subject Lands as shown on Schedule “E-1376”. [Section14.890]	To permit the lands to be included as part of the Subject Lands as shown on Schedule “E-1376” as shown on the attached Sketch for this application.

The subject lands are zoned R1 and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance Requested
3	The proposed uses are not permitted within an OS2 Zone [Section7.3]	To permit above and below grade structures related to an underground parking garage accessory to a mix-use development.
4	The lands are not part of the Subject Lands as shown on Schedule “E-1376”. [Exception 9(1248)]	To permit the lands to be included as part of the Subject Lands as shown on Schedule “E-1376” as shown on the attached Sketch for this application.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

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

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 A245/21:

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.
Nicole Sgrignuoli	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. A245/21for 2926 Hwy 7, 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.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 22	File No.: A168/21
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: September 9, 2021 and October 28, 2021

Address: 40 Johnswood Crescent, Woodbridge

Applicant: Giuseppe& Anna Maria Allevato & Sabrina Berardinucci

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the existing cabana, installation of proposed privacy screens and the location of the existing pool equipment in the rear yard.

By-law Requirement	Proposal
1. A minimum setback of 2.31m is required for the architectural element to the rear lot line. (4.1.1.K)	1. To permit a minimum setback of 0.62m for the proposed privacy screens to the rear lot line.
2. A minimum setback of 2.31m is required for the architectural element to the side lot line. (4.1.1.K)	2. To permit a minimum setback of 0.20m for the proposed privacy screen to the side lot line.
3. A minimum rear yard setback of 7.5m is required. (Schedule A1)	3. To permit a minimum rear yard setback of 0.34m for the proposed accessory structure (Cabana).
4. A minimum side yard setback of 1.2m is required. (Schedule A1)	4. To permit a minimum side yard setback of 0.41m for the proposed accessory structure (Cabana).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Rossana Lopez	11 Wheatfield Drive, Woodbridge	08/23/2021	Letter of Objection & photos.
Public	Georgescu	28 Wheatfield Drive, Woodbridge	09/07/2021	Letter of Opposition
Public	Mohammad Kashani and Solmaz Zia	31 Berry Trail, Woodbridge	09/02/2021	Letter of Opposition
Public	Angelo & Christina Aresta	32 Johnswood Crescent, Woodbridge	09/01/2021	Letter of Opposition
Public	Joseph Azimi	38 Berry Trail, Woodbridge	09/01/2021	Letter of Opposition
Public	Joseph Azimi	38 Berry Trail, Woodbridge	09/01/2021	Letter of Opposition
Public	Julian Heller	b/o 11 Wheatfield Drive, Woodbridge	09/09/2021	Letter of Opposition
Public	Petition of Objection	27 & 28 Berry Trail, 11 Cattail Drive, 12, 15, 23, 24, 28 and 32 Wheatfield Drive	09/09/2021	Petition of Objection
Public	Patricia & Anthony Persaud	31 Wheatfield Drive, Woodbridge	12/06/2021	Letter of Support
Public	Duncan Richardson	36 Johnswood Crescent, Woodbridge	12/06/2021	Letter of Support
Public	Duncan & Denise Richardson	36 Johnswood Crescent, Woodbridge	12/06/2021	Letter of Support
Public	Pat & Cynthia Spanjers	44 Johnswood Crescent, Woodbridge	12/06/2021	Letter of Support
Public	Residents	14, 15, 20, 28,29,37,41,44,54,62,63 Johnswood Crescent, & 31 Wheatfield Drive, Woodbridge	09/09/2021	Letter of Support
Public	Cosimo Camarda	15 Wheatfield Drive, Woodbridge	12/07/2021	Letter of Opposition

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Peter & Victoria Chiaromonte	24 Johnswood Crescent, Woodbridge	12/07/2021	Letter of Opposition
Public	Imma Colata Di Gravino	29 Johnswood Crescent, Woodbridge	12/06/2021	Letter of Opposition
Public	Christian Rodriguez Address:	32 Wheatfield Drive, Woodbridge	12/07/2021	Letter of Opposition
Public	Julian Heller & Associates	120 Adelaide Street West Ste 2501, Toronto	12/06/2021	Request Adjournment
Public	Julian Heller	b/o 11 Wheatfield Drive, Woodbridge	12/06/2021	Letter of Opposition

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
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 A168/21:

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 Responded to public and ratepayer correspondence in opposition to the application.
Lorena Eduardo	Public	11 Wheatfield Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none">Construction without permitHealth & safetyFinancial impacts (legal fees and costs for acoustical study)NoiseDoes not meet four tests

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler		Noise can be a subjective factor.
Member A. Antinucci	Applicant Representation	Requested clarification on why the structure was built without a building permit.
Member R. Buckler	Applicant Representation	Requested confirmation from applicant on whether or not changes could be made to structure.

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. A168/21for 40 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	<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. 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.</p> <p>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 will require to arrange a site visit with Development Engineering reviewer or submit acceptable evidence showing the proposed measures taken for storm water drainage works and does not create any ponding.</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: 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 8:52 p.m., and the next regular meeting will be held on December 21, 2021.

Motion Carried

December 8, 2021 Meeting Minutes were approved at the January 20, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: