

	Committee of Adjustment Minutes Hearing Date: Jan 20, 2022 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: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Adriana MacPherson, Lenore Providence, Pravina Attwala Greg Segganfredo Roberto Simbana
Members / Staff Absent:	None

Christine Vigneault, Secretary Treasurer confirmed the results of the electronic voting event for the position of Chair and Vice Chair.

Sue Perrella was elected as Chair and Steve Kerwin was elected as Vice Chair of the Committee for 2022.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of Dec 8, 2021 and Dec 21, 2021 Minutes

Required Amendment	Page Number
Dec 21, 2021 – Chair A. Perrella was absent.	1

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

THAT the minutes of the Committee of Adjustment Meeting of December 8, 2021, be adopted as circulated; and

THAT the minutes of the Committee of Adjustment Meeting of December 21, 2021, be adopted as amended.

Motion Carried.

Adjournments / Deferrals from the Jan 20, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
7	A218/21	February 10, 2022	To accommodate statutory public notice

ITEM: 1	FILE NO.: B017/21 PROPERTY: HUNTINGTON ROAD/HWY 7, VAUGHAN **MUNICIPAL ADDRESS REQUIRED
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: Huntington Road/Hwy 7, Vaughan

Applicant: 1406979 Ontario Limited.

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Consent is being requested to sever a parcel of land for employment purposes approximately 101,250.00 square metres. The retained parcel is approximately 98,960.00 square metres.

The severed lands are currently vacant and the existing house and barn on the retained lands is to remain.

Public Correspondence *Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover/Summary Letter

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 Date Received: Jan 20, 2022	

Applicant Representation at Hearing:
Robert Lavecchia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B017/21:

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.
KLM Planning Partners Inc. (Robert Lavecchia)	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. B017/21 for Huntington Road/Hwy 7 be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. That Minor Variance Application A192/21 is approved at the same time as the Consent application and becomes final and binding.4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Building Standards, Zoning Section gregory.seganfreddo@vaughan.ca	That minor variance A192/21 is approved and becomes final and binding.
3	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
4	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none">1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
6	Region of York gabrielle.hurst@york.ca	<ol style="list-style-type: none">1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region:<ol style="list-style-type: none">a) Parts 9,10, 20 & 27 dedicated as public right of wayb) Parts 25 & 26 conveyed and dedicated as public right of wayc) Parts 21 & 22 conveyed and dedicated as 0.3m reserve3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 & 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.6. The Owner shall provide a solicitor’s certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.7. The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		<p>Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and</p>

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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		<p>increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.</p>
7.	Development Planning Michael.torres@vaughan.ca	1. That Minor Variance Applications A191/21 and A192/21 be approved, and the decisions be Final and Binding.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		2. The Owner shall obtain Council Approval to delist the subject lands that are subject to the <i>Ontario Heritage Act</i> .

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 the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(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.: A191/21 PROPERTY: HUNTINGTON ROAD/HWY 7, VAUGHAN **MUNICIPAL ADDRESS REQUIRED
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: Huntington Road/Hwy 7, Vaughan

Applicant: 1406979 Ontario Limited.

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from the City's Zoning By-law is being requested to permit a reduced landscape strip requirement. The reduction in landscape strip requirements is to apply along the southern property line abutting the existing open space (cemetery) lands, on the severed lands subject to related Consent Application B017/21.

The reduction in landscape strip requirements is to apply along the southern property line abutting the existing open space (cemetery) lands.

By-law Requirement (Zoning By-law 1-88)	Variance Requested
A minimum landscape strip of 7.5 metres in width is required where an Employment Zone abuts an Open Space Zone. [6.1.6 d)]	To permit a 0.0 metre width Landscape Strip abutting an Open Space Zone.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover/Summary Letter

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 Date Received: Jan 20, 2022

Applicant Representation at Hearing:
Robert Lavecchia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A191/21:

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
KLM Planning Partners Inc. (Robert Lavecchia)	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. A191/21 for Huntington Road/Hwy 7 be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.089) from the Development Engineering (DE) Department. 2. The Minor Variance Application A191/21 shall be approved final and binding in conjunction with consent application B017/21 and B018/21.

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.: A192/21 PROPERTY: HUNTINGTON ROAD/HWY 7, VAUGHAN **MUNICIPAL ADDRESS REQUIRED
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: Huntington Road/Hwy 7, Vaughan

Applicant: 1406979 Ontario Limited.

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from the City's Zoning By-law is being requested to permit reduced lot area on the retained land to facilitate Consent Application B017/21.

By-law Requirement (Zoning By-law 1-88)	Variance Requested
A minimum lot area of 10 Ha. is required (Schedule A)	To permit a minimum lot area of 9.89 Ha.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover/Summary Letter

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 Date Received: Jan 20, 2022				

Applicant Representation at Hearing:
Robert Lavecchia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A191/21:

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.
KLM Planning Partners Inc. (Robert Lavecchia)	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. A192/21for Huntington Road/Hwy 7 be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That Consent Application B017/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.2. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.3. That a Surveyors Certificate confirming lot area is submitted.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none">1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.089) from the Development Engineering (DE) Department.2. The Minor Variance Application A191/21 shall be approved final and binding in conjunction with consent application B017/21 and B018/21.

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.: B018/21 PROPERTY: HWY 7 & GILBRALTAR ROAD, VAUGHAN **MUNICIPAL ADDRESS REQUIRED
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: Hwy 7 & Gilbraltar Road, Vaughan

Applicant: 1406979 Ontario Limited.

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

Public Correspondence *Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover / Summary Letter

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 Date Received: Jan 20, 2022	

Applicant Representation at Hearing:
Robert Lavecchia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B018/21:

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.
KLM Planning Partners Inc. (Robert Lavecchia)	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 Application No. B018/21 for Hwy 7 & Gilbraltar Road be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.
2	Building Standards, Zoning Section gregory.seganfreddo@vaughan.ca	That minor variance A193/21 is approved and becomes final and binding.
3	Development Planning michael.torres@vaughan.ca	That Minor Variance Applications A193/21 be approved, and the decisions be Final and Binding.
4	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 3. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 4. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		and Development Finance Department (contact Nelson Pereira to have this condition cleared).
6	York Region - Planning gabrielle.hurst@york.ca	<p>3. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</p> <p>4. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region:</p> <p style="padding-left: 40px;">d) Parts 9, 10, 20 & 27 dedicated as public right of way</p> <p style="padding-left: 40px;">e) Parts 25 & 26 conveyed and dedicated as public right of way</p> <p style="padding-left: 40px;">f) Parts 21 & 22 conveyed and dedicated as 0.3m reserve</p> <p>5. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</p> <p>6. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</p> <p>7. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 & 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.</p> <p>8. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.</p> <p>9. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O.</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>10. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>11. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>12. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.</p>
	Development Planning Michael.torres@vaughan.ca	That Minor Variance Application A193/21 be approved, and the decisions be Final and Binding.

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 the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(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.: A193/21 PROPERTY: HWY 7 & GILBRALTAR ROAD, VAUGHAN **MUNICIPAL ADDRESS REQUIRED
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: Hwy 7 & Gilbraltar Road, Vaughan

Applicant: 1406979 Ontario Limited.

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from the City's Zoning By-law is being requested to permit reduced lot area on the retained lands to facilitate Consent Application B018/21.

The severed land subject to B018/21 is zoned EM1 and complies with required lot size requirements.

By-law Requirement (Zoning By-law 1-88)	Variance Requested
A minimum lot Area of 10 Ha is required. [Schedule A]	To permit a minimum lot area of 4.08 metres

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover / Summary Letter

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 Date Received: Jan 20, 2022				

Applicant Representation at Hearing:
Robert Lavecchia

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B018/21:

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.
KLM Planning Partners Inc. (Robert Lavecchia)	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. A193/21 for Hwy 7 & Gilbraltar Road, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<p>1. That a Surveyors Certificate confirming lot area is submitted.</p> <p>2. That Consent Application B018/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</p> <p>3. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Development Engineering farzana.khan@vaughan.ca	<p>1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.089) from the Development Engineering (DE) Department.</p> <p>2. The Minor Variance Application A193/21 shall be approved final and binding in conjunction with consent application B017/21 and B018/21.</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: Vice Chair S. Kerwin
Members Absent from Hearing: Member H. Zheng

ITEM: 6	FILE NO.: A181/21 PROPERTY: 21 MARYCROFT AVENUE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 21 Marycroft Avenue, Woodbridge

Applicant: 1332063 Ontario Inc (Savvas Koundouros)

Agent: Gianluca Buzzanca

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed one-storey addition to the existing manufacturing facility (Delta Beverages Inc.). The addition is to be used as warehouse space.

By-law Requirement	Proposal
1. A minimum rear yard setback of 12.0 metres is required (Schedule A, By-law 1-88a.a.).	1. To permit a minimum rear yard setback of 7.5 metres.
2. A minimum of 99 parking spaces for the proposed 6,137m ² (4,973m ² of warehouse, 1,164m ² of office) employment use is required (Section 3.8, By-law 1-88a.a.).	2. To permit a minimum of 80 parking spaces for the proposed 6,137m ² (4,973m ² of warehouse, 1,164m ² of office) employment use.
3. A minimum of 633.4m ² of landscaping is required (Section 6.1.6, By-law 1-88a.a.).	3. To permit a minimum of 632.1m ² of landscaping.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Andrew Elias		08/05/2021	Justification Letter
Public	Pavimento Properties Inc	40 Trowers Road	01/18/2022	Objection Letter

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:
David Chui

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A181/21:

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.
David Chui	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	Requested clarification on whether available onsite parking would create any limitations on business.
Chair A. Perrella	Applicant Representation	Requested clarification on required number of parking spaces under the Zoning By-law.

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. A181/21for 21 Marycroft Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Parks, Forestry and Horticulture Operations zachary.guizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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.: A225/21 PROPERTY: 11 ROSSMULL CRESCENT, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 11 Rossmull Crescent, Woodbridge

Applicant: Daniela Conti (Anthony and Daniela Conti)

Agent: In Roads Consultants (Ida Evangelista)

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana in the rear yard.

The subject lands are zoned **R1B(EN) – First Density Residential Zone (Established Neighbourhood)** and **EP- Environmental Protection Zone** subject to the provisions of **Exception 14.134 under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	Any residential accessory structure with a height greater than 2.8 m shall not to be located closer than 2.4 m to any lot line. Section 4.1.2.1. b	To permit an interior side yard setback of 1.25m to the residential accessory structure (cabana).
2	The maximum height of a residential accessory structure shall be 3.0 m. Section 4.1.4.1	To permit a maximum height of 4.08 m for the residential accessory structure (cabana).
3	Access stairs, open, unenclosed may encroach a maximum of 0.3m in interior side yard. Section 4.13 Table 4-1	To permit an exterior stairway (uncovered)to encroach into the interior side yard to a distance of 0.48m and to build on the zoning boundary at the rear yard as shown in the attached sketch.
4	Any portion of a yard in excess of 135.0 m2 shall be comprised of a minimum 60% soft landscape. Section 4.19.1.1	To permit a minimum 43.3% soft landscape for the portion of the yard in excess of 135m2.

The subject lands are zoned **R1 – R1 Residential Zone** as well as **OS1- Open Space Conservation Zone** and subject to the provisions of **Exception 9(263) under Zoning By-law 1-88, as amended**.

	Zoning By-law 1-88	Variance requested
5	The rear yard setback from the OS1 zone shall be a minimum of 7.5m. Section 7.2.3	To permit a rear yard setback of 0.47m from the OS1 Zone.
6	The interior side yard setback from the OS1 zone shall be a minimum of 1.5m. Section 7.2.3	To permit the interior side yard setback of 1.25m.
7	An uncovered exterior stairway may encroach maximum of 0.3m into a required interior side yard. Section 3.14.c	To permit an exterior stairway (uncovered)to encroach into the interior side yard to a distance of 0.48m and to build on the zoning boundary at the rear yard as shown in the attached sketch.
8	The maximum height of an accessory building measured from the average finished grade to the nearest part of the roof shall not exceed three (3) metres. Section 4.1.1 b)	To permit a maximum height of 3.11m measured from the finished grade to the nearest part of the roof.
9	Any portion of the rear yard in excess of 135.0 m2 shall be comprised of a minimum 60% soft landscape. Section 4.1.2. b)	To permit a minimum 43.3% soft landscape for the portion of the yard in excess of 135m2.

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:
Ida Evangelista

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A225/21:

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.
In Roads Consultants (Ida Evangelista)	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. A225/21for 11 Rossmull Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
1	Development Engineering Farzana.khan@vaughan.ca	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.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 reduced soft landscaping coverage in the rear yard from 60% to 43.3% in order to mitigate potential impacts on the municipal storm water system.
2	TRCA 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: 9	FILE NO.: A236/21 PROPERTY: 52 GOODMAN CRESCENT, MAPLE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 52 Goodman Crescent, Maple

Applicant: Nicky Maraj, Tsambikos Antonarakis and Tetyana Rigillo

Agent: Sam Pasquale

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed single family dwelling.

The subject lands are zoned **R1E(EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.534 under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard of 10.23 metres is required. (Sections 4.5 and 7.2.2)	To permit a minimum front yard of 9.0 metres.
2	A maximum encroachment of 2.0 metres is permitted into the required front yard for the porch and access stairs. (Section 4.13)	To permit a maximum encroachment of 2.18 metres into the required front yard for the porch and access stairs.
3	A maximum lot coverage of 23% is permitted for dwellings that do not exceed 9.5 metres in height. (Section 7.2.2)	To permit a maximum lot coverage of 25.69% 23.69% (dwelling 23.0% and covered porch 0.69%) for the dwelling that does not exceed 9.5 metres in building height. **Variance updated using Zoning Review Waiver

The subject lands are zoned **R1V Old Village Residential** under **By-law 1-88** as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum front yard of 11.0 metres is required. (Schedule A)	To permit a minimum front yard of 7.31 metres.
5	A maximum lot coverage of 20% is permitted. (Schedule A)	To permit a maximum lot coverage of 25.69% 23.69% (dwelling 23.0% and covered porch 0.69%). **Variance updated using Zoning Review Waiver

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				
Department: Building Standards Nature of Correspondence: Revised Zoning Report Date Received: 01/19/2022				

Applicant Representation at Hearing:
Sam Pasquale

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A236/21:

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.
Sam Pasquale	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	Requested clarification on why the applicant could not comply with the Front Yard Setback requirement under the Zoning By-law.

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. A236/21 for 52 Goodman Cres, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	<div>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.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</div> <div>2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.59% in order to mitigate potential impacts on the municipal storm water system.</div>

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: 10	FILE NO.: A237/21 PROPERTY: 95 NORTHERN PINES BLVD, KLEINBURG
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 95 Northern Pines Boulevard, Kleinburg

Applicant: Raimonda & Rikardo Prifti (Rikardo Prifti)

Agent: Contempo Studio (Marin Zabzuni)

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

#	Zoning By-law 1-88	Variance requested
1	Section 4.1.1. requires any accessory building or structure to have a minimum rear yard setback to be 7.5m.	To permit a rear yard setback of 1.5m.

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:
Marin Zabzuni

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A237/21:

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.
Marin Zabzuni	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. A237/21 for 95 Northern Pines Boulevard, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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.: A241/21 PROPERTY: 8550 PINE VALLEY DRIVE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 8550 Pine Valley Drive, Vaughan

Applicant: Isabella Filippelli

Agent: Nadia Zuccaro - EMC Group Ltd

Purpose: Relief from the City's Zoning By-law is being requested to permit the existing pergola located in the rear yard.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.222 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum setback of 12.5 metres is required from the rear lot line to the accessory structure that is attached to the dwelling. (Section 7.2.2)	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(404) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum setback of 12.5 metres is required from the rear lot line to the accessory structure. (Schedule A)	To permit a minimum setback of 9.47 metres from the rear lot line to the accessory structure.

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:
Nadia Zuccaro

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A241/21:

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.
Nadia Zuccaro -	Applicant Representation		Summary of Application Addressed public objection
Joseph Abbale	Public	8560 Pine Valley Drive	Opposed to Application Concerns Raised: ▪ Grading (their property 9-10 feet higher)

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none">▪ Erosion of flower beds▪ Retaining wall ability to support▪ Portions of development (stairs) not indicated on plans.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Recommended adjournment to permit time for the applicant to provide updated plans that indicate all development onsite (including stairs), for staff review and to confirm if additional variances are required.

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. A241/21for 8550 Pine Valley Drive, Vaughan be **ADJOURNED**, to March 3, 2022, or sooner, to permit time for the applicant to provide updated plans that indicate all development onsite, for staff review and to confirm if additional variances are required.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 12	FILE NO.: A246/21 PROPERTY: 5 BOONE CRESCENT, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 5 Boone Crescent, Kleinburg

Applicant: Justin and Florence Rojaye

Agent: None

Purpose: Relief from the City's Zoning By-law is being requested to permit a proposed side door to be located in the westerly side yard. The proposed side door is to accommodate a secondary suite.

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
	The proposal is in compliance with By-law 01-2021.	None

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
1	The minimum interior side yard setback to a door shall be 1.8 metres where a door providing access to the dwelling or an attached garage. (Schedule “A3”, General Notes C.)	To permit an interior side yard setback of 1.23 metres to a door providing access to the dwelling.

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:
Justin Rojaye

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A246/21:

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 Rojaye	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. A246/21for 5 Boone Crescent, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering 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.

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.: A247/21 PROPERTY: 196 KLEIN MILLS ROAD, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 196 Klein Mills Road, Kleinburg

Applicant: Jasbir and Gurjit Deol

Agent: None

Purpose: Relief from the City's Zoning By-law is being requested to permit increased maximum driveway width.

The subject lands are zoned R1 – 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
	The proposal is in compliance with By-law 01-2021.	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	A maximum driveway width between the street line and street curb shall not exceed 6.0 metres. (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
Public	Monarch Castlepoint Kipling South Development Limited	10710 Bathurst street	09/20/2022	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:
Jasbir Deol

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A247/21:

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

Name	Position/Title	Address (Public)	Nature of Submission
			recommended conditions of approval.
Jasbir Deol	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. A247/21for 196 Klein Mills Road, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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.: A248/21 PROPERTY: 50 ENDLESS CIRCLE, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 50 Endless Circle, Kleinburg

Applicant: John and Tina Scalzo

Agent: David Bradstreet

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

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	A maximum building height of 3.0 metres is permitted for the accessory structure. (Section 4.1.4)	To permit a maximum building height of 3.17 metres for the accessory structure.
2	A minimum setback from the interior side lot line of 2.4 metres is required for the accessory structure. (Section 4.1.4)	To permit a minimum setback from the interior side lot line of 1.44 metres for the accessory structure.

The subject lands are zoned R1 Residential Zone One and subject to the provisions of Exception 9(1378) and 9(1379) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum setback from the rear lot line of 7.5 metres is required for the accessory structure. (Schedule A & Exceptions 9(1378) and 9(1379)	To permit minimum setback from the rear lot line of 2.88 metres for the accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Mosiak Homes	8800 Jane Street	08/16/2021	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:
John Scalzo

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A248/21:

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
John Scalzo	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. A248/21for 50 Endless Circle, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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.: A250/21 PROPERTY: 31 DISERA DRIVE, THORNHILL
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 31 Disera Drive Bldg C, Thornhill

Applicant: Agau Developments Ltd

Agent: SmartCentres REIT (Matthew Kruger)

Purpose: Relief from the City's Zoning By-law is being requested to permit a technical school to be located on the ground floor in Unit C1.

The subject lands are zoned MMU – Mid-Rise Mixed-Use Zone and subject to the provisions of Exception 14.869 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
	The proposal is in compliance with By-law 01-2021.	None

The subject lands are zoned CMU1 – Mixed Use 1 – Town Centre and subject to the provisions of Exception 9(1225) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	In a CMU1 Zone, a Technical School is not a permitted use on the ground floor. (Section 5.12, x))	To permit a Technical School on the ground floor in Unit C1.

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:
Matthew Kruger

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A250/21:

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 Kruger	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	Applicant Representation	Requested clarification on the nature of the technical school.

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. A250/21 for 31 Disera Drive Bldg C, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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: 16	FILE NO.: A254/21 PROPERTY: 27 RAINBOW'S END, KLEINBURG
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 27 Rainbow's End, Kleinburg

Applicant: Marian Talaat Girgis Rizk & Gerges Tamer Mamdouh Shoukry

Agent: Sam Spagnuolo

Purpose: Relief from by-law 1-88, as amended, is being requested to permit the proposed construction of a rear covered terrace with occupied conditioned space below for a washroom and gym.

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.815 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The proposal is in compliance with By-law 1-2021.	None

The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(1162) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A maximum lot coverage of 35% is permitted. [Exception 9(1162)]	To permit a maximum lot coverage of 38.94%. (29.43% dwelling; 0.84% existing covered terrace 8.67% proposed covered terrace)

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:
Sam Spagnuolo

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A254/21:

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.
Sam Spagnuolo	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. A254/21 for 27 Rainbow's End, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering 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: 17	FILE NO.: A257/21 PROPERTY: 1930 RUTHERFORD ROAD, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

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

Address: 1930 Rutherford Road, Vaughan

Applicant: The Regional Municipality of York

Agent: EllisDon Corp. (John Domingo)

Purpose: To permit relief from the City's Zoning By-law to permit the construction of a proposed storm water pump station and to facilitate related Site Plan Application DA.21.024

The subject lands are zoned EP, Environmental Protection Zone under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 15.0 metres is permitted (Section 12.2.2., By-law 01-2021).	To permit a minimum interior side yard setback of 13.7 metres.
2	A minimum rear yard setback of 15.0 metres is permitted (Section 12.2.2., By-law 01-2021).	To permit a minimum rear yard setback of 13.9 metres.

The subject lands are zoned OS1, Open Space Conservation Zone and subject to the provisions of Exception 9(1226) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum interior side yard setback of 15.0 metres is permitted (Schedule A., By-law 1-88a.a.).	To permit a minimum interior side yard setback of 13.7 metres.
4	A minimum rear yard setback of 15.0 metres is permitted (Schedule A, Bylaw 1-88a.a.).	To permit a minimum rear yard setback of 13.9 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:
John Domingo

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A257/21:

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 Domingo	Applicant Representation		Summary of Application

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. A257/21for 1930 Rutherford Road, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.21.024) from the Development Engineering (DE) Department.
2	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$1,155.00 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: 18	FILE NO.: A258/21 PROPERTY: 7 FIRGLEN RIDGE, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 7 Firglen Ridge, Woodbridge

Applicant: Anna Commisso

Agent: Ross Defina

Purpose: Relief from the City's Zoning By-law is being requested to permit the construction of an addition to the existing single family dwelling and to permit the existing shed (accessory structure).

The subject lands are zoned R1B(EN) –First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum 3.5 metre interior side yard setback is required where the interior side yard setback abuts a walkway, greenway, or stormwater management facility. [7.2.2 note 5]	To permit an existing interior side yard setback of 1.59 metres abutting a walkway.
2	A maximum lot coverage of 20% is permitted. [Exception 14.67]	To permit a maximum lot coverage of 30.8%.

The subject lands are zoned R1 Residential Zone and subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A maximum lot coverage of 20% is permitted. [exception 9(145)]	To permit a maximum lot coverage of 29.75% (existing dwelling 26.42%, addition 3.33%)
4	An Accessory Building or Structure shall be located in the rear yard. [4.1.1 c]	To permit an accessory Building or Structure not to be located completely in the rear yard.
5	A minimum interior side yard setback of 1.5 metres is required for an accessory building or structure. [4.1.1 c)]	To permit an accessory Building or structure at a minimum of 0.6 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:
Ross Defina

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A258/21:

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.
Ross Defina	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	Building Standards	Requested clarification on lot coverage requirements under the Zoning By-law and why existing development did not comply.

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. A258/21 for 7 Firglen Ridge, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
1	Development Engineering farzana.khan@vaughan.ca	The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 30.8% 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.: A270/21 PROPERTY: 2050 STEELS AVENUE W, VAUGHAN
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File Manager: Christine Vigneault, Administrative Coordinator

Adjournment History: None

Address: 2050 Steeles Avenue W, Unit 1, Vaughan

Applicant: Steel Enterprise Corp.

Agent: Aviva Reimer

Purpose: Relief from the City's Zoning By-law is being requested to permit a Personal Service/Health and Fitness Centre within Unit 1.

The subject lands are zoned EM1, Prestige Employment Area Zone, under Zoning By-law 1-88, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.	To permit a maximum of 59% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

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:
Aviva Reimer & Steve Thompson

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A270/21:

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.
Aviva Reimer	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. A270/21for 2050 Steeles Avenue W, Unit 1, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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.: A216/21 PROPERTY: 15 NAYLON STREET, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: Adjourned from the 12/08/2021 to accommodate statutory public notice.

Address: 15 Nylon Street, Maple

Applicant: Dino & Nancy Teofilo

Agent: Michael Grisch

Purpose: Relief from the City's Zoning by-law is being requested to permit the construction of a proposed single family dwelling and retaining wall.

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required front yard shall be 9.02 metres. [4.5 3.b]	To permit a minimum proposed front yard of 8.8 metres.
2	The minimum required interior side yard is 4.9 metres at the west side, and 4.51 metres at the east side. [4.5 2]	To permit a proposed minimum interior side yard of 1.5 metres at the west side, and 1.5 metres at the east side.
3	Eaves are permitted to encroach into a required yard a maximum of 0.5 metres. [4.13, Table 4-1]	To permit the proposed eaves to encroach into the required yards a maximum of 0.56 metres.
4	The maximum permitted lot coverage is 20%. [7.2.2, Table 7-3]	To permit a lot coverage of 31.56%.
5	The maximum building height shall be 8.5 metres. [4.5 1.b]	To permit a maximum building height of 9.63 metres.
6	Within a required yard, a retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1]	To permit a retaining wall in the east required interior side yard that is 1.52 metres high to be setback a minimum of 1.33m from the interior side lot line.

The subject lands are zoned R1V – Old Village Residential and subject to the provisions of Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
7	The minimum required front yard is 9.92 metres. [4.1.9, Schedule A, Note 11]	To permit a minimum front yard of 8.8 metres.
8	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 9.63 metres.
9	The maximum permitted lot coverage is 23%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 27.26%. (24.50% dwelling/garage; 0.48% front portico; 0.29% front stoop; 1.99% rear porch)
10	Eaves are permitted to encroach into a required yard a maximum of 0.5 metres. [3.14 a)]	To permit the proposed eaves to encroach into the required yards a maximum of 0.56 metres.
11	LOFT - Means the finished portion of a building between the roof and the ceiling of the top storey, located inside the sloping roof where the maximum floor area does not exceed 25% or 70m ² , whichever is the lesser, of the floor below. [2.0 Definitions]	To permit the finished portion of the building between the roof and the ceiling of the top storey to be located under a flat roof, and to permit a maximum floor area of 115.85 square metres or 41.68% of the floor below.
12	The maximum lot coverage may be increased to 23% provided that the maximum building height does not	To permit the maximum lot coverage to be increased to 23% provided that the maximum building height does not exceed one storey and 9.63m.

Zoning By-law 1-88		Variance requested
	exceed one storey and 7.0m. [Schedule A, Note 16]	
13	A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. [4.1.1 i)]	To permit a retaining wall 1.52 metres high to be setback a minimum of 1.33m from the east interior side lot line.

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	
Department: Development Planning Nature of Correspondence: Planning Report Date Received: Jan 20, 2022	

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 A216/21:

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. Recommended that outstanding adjournment fee be included as a condition 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	Planning	Requested clarification on York Region comments pertaining to the high-water table.

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. A216/21 for 15 Naylon Street, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering 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 20% to 31.56% in order to mitigate potential impacts on the municipal storm water system.
2	TRCA hamedeh.razavi@trca.ca	<ol style="list-style-type: none">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 a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
3	Committee of Adjustment Pravina.attwala@vaughan.ca	That the applicant submit the outstanding Adjournment Fee in the amount of \$579.00

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

THAT the meeting of Committee of Adjustment be adjourned at 7:12 p.m., and the next regular meeting will be held on February 10, 2022.

Motion Carried

January 20, 2022 Meeting Minutes were approved at the February 10, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer:

