

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: April 4, 2024</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center"><b>DRAFT</b></p>	
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)                  Stephen Kerwin (Vice-Chair)                  Brandon Bell                  Jordan Kalpin                  Mark Milunsky</p>
<p>Secretary Treasurer:                  Administrative Coordinator in Attendance:                  Zoning Staff in Attendance:                  Planning Staff in Attendance:                  Heritage Staff in Attendance:                  Heritage Staff in Attendance:                  Heritage in Attendance:                  Engineering Staff in Attendance                  Engineering Staff in Attendance</p>	<p>Christine Vigneault                  Lenore Providence                  Greg Segganfredo                  Nicholas Del Prete                  Katrina Guy                  Shahrzad Davoudi-Strike                  Nick Borcescu                  Christopher Tam                  Melanie Nguyen</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of March 14, 2024, Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: Vice Chair S. Kerwin  
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of Thursday, March 14, 2024, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the April 4, 2024 Hearing**

None

**Call for Items Requiring Separate Discussion**

*\*Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following items confirmed by the Committee of Adjustment to **require** separate discussion:

Item:	File No:	Property
6.10	A149/23	9929 Keele Street, Vaughan
6.11	A155/23	0 Hilda Avenue, Thornhill
6.12	A160/22	8261 Hwy 50, Vaughan
6.13	A177/23	5841 Kirby Road, Vaughan
6.14	B001/24	777 New Westminster Drive, Thornhill

**Approval of Items Not Requiring Separate Discussion**

<b>Item:</b>	<b>File No:</b>	<b>Property</b>
<b>6.1</b>	A008/24	15 Grandvista Crescent, Woodbridge
<b>6.2</b>	A014/24	72 Napier Street, Kleinburg
<b>6.3</b>	A016/24	203 Purple Creek Road, Woodbridge
<b>6.4</b>	A018/24	93 Rosshaven Crescent, Woodbridge
<b>6.5</b>	A019/24	446 Spring Gate Boulevard, Thornhill
<b>6.6</b>	A022/24	225 Bradwick Drive, Concord
<b>6.7</b>	A031/24	126 Villa Park Drive, Woodbridge
<b>6.8</b>	A032/24	151 Roseheath Drive, Maple
<b>6.9</b>	A041/24	33 Laskin Drive Townhouse 22, Maple

Moved By: Member S. Kerwin  
Seconded By: Member J. Kaplin

THAT the above items **DO NOT** require separate discussion; and

THAT the items **not** requiring separate discussion, as listed by the Secretary Treasurer, be **APPROVED**, together with all recommended conditions of approval contained in the reports, as the applications are considered to conform to Section 7.6 of the Committee of Adjustment Procedural By-law and are considered to meet the prescribed criteria outlined in Section 45, 51 and 53 of the Planning Act, as applicable.

**CARRIED**

<b>ITEM: 6.10</b>	<b>FILE NO.: A149/23</b> <b>PROPERTY: 9929 KEELE ST., VAUGHAN</b>
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Adjournment History: 10/19/2023

Applicant: Sharewell Investments Inc.

Agent: Trinity Point Developments

Purpose: Relief from the Zoning By-law is being requested to permit the relocation of the proposed underground parking structure to an above-ground integrated parking structure within the building.

The parking structure is required to support a mixed-use development consisting of a 5-storey building associated with Site Plan Application DA.23.001.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Sundisha Koonjul	9973 Keele St, Unit 210	03/26/2024	Letter of Objection
Public	Miao Guo	90 Oakdale Rd	03/29/2024	Letter of Objection
Public	Sandro Battaglia	64 Oakdale Rd	04/01/2024	Letter of Objection

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
Department: Cultural Heritage Division, Planning Nature of Correspondence: Comments/Recommendations Date Received: 04/03/2024 (memo dated 02/22/2024)				
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: 04/03/2024				

**Applicant Representation at Hearing:**

Gabriele DiMartino, Trinity Point Developments

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A149/23:

<b>Name</b>	<b>Position/Dept.</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Gabriele DiMartino	Applicant Representation		<ul style="list-style-type: none"> <li>Conducted a presentation and provided a summary of application.</li> <li>Addressed staff comments and recommendations.</li> <li>Addressed public letters of objection</li> </ul>
Nicholas Del Prete	Development Planning		Reviewed comments and recommendations.
Katrina Guy	Cultural Heritage		<ul style="list-style-type: none"> <li>Reviewed comments and recommendations.</li> <li>Addressed Committee questions.</li> </ul>

Name	Position/Dept.	Address (Public)	Nature of Submission
Nick Borcescu	Cultural Heritage		Addressed Committee questions.
Shahrzad Davoudi-Strike	Cultural Heritage		Addressed Committee questions.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification/Comments
Assunta Perrella	Applicant Representation	Requested clarification on status of Site Plan Approval.
Assunta Perrella	Heritage (Katrina Guy)	Requested overview of Heritage staff position on the application.
Assunta Perrella	Heritage (Nick Borcescu)	Requested clarification on whether the proposed height would set precedence in the Maple area under the 2023 Maple Heritage District Conservation Plan.
Steve Kerwin	Heritage (Shahrzad Davoudi-Strike)	Requested clarification on whether the designed improvements to wastewater flow would impact Heritage staff position on the application.
Brandon Bell	Applicant Representation	Requested clarification from the context of the desirability test and how the proposal meets the Heritage District Conservation Plan policies.

Moved By: Steve Kerwin

Seconded By: Brandon Bell

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. A149/23 for 9929 Keele Street 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

<b>ITEM: 6.11</b>	<b>FILE NO.: A155/23</b> <b>PROPERTY: 0 HILDA AVENUE, THORNHILL</b>
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Adjournment History: 02/01/2024

Applicant: Victor Kwong-Yan Kam

Agent: Humphries Jonathan Sasso, Humphries Planning Group Inc.

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

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Public	Jordan Max (President SpringFarm Ratepayers Association)	N/A	01/17/2024	Advised home constructed
Public	Phyllis & Joseph Mastrofrancesco	77 Crestwood Road	01/22/2024	Letter of Objection
Public	Silvano and Paulette Novacco	83 Crestwood Road	01/30/2024 03/25/2024	Letter of Objection

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: April 3, 2024				
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: April 4, 2024				

**Applicant Representation at Hearing:**  
Jonathan Sasso, Humphries Planning Group Inc.

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A155/23:

<b>Name</b>	<b>Position/Dept.</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Jonathan Sasso	Applicant Representation		<ul style="list-style-type: none"> <li>• Provided a summary of application.</li> <li>• Addressed staff comments and recommendations.</li> <li>• Addressed public letters of objection.</li> <li>• Addressed Committee comments/questions.</li> <li>• Requested that condition #1 as presented in Development Engineering comments dated April 4, 2024, be removed.</li> <li>• Requested that the Committee render a decision on the application.</li> </ul>

Name	Position/Dept.	Address (Public)	Nature of Submission
Victor Kwong-Yan Kam	Owner		Addressed staff comments and recommendations and provided additional information to support the application.
Nicholas Del Prete	Development Planning		<ul style="list-style-type: none"> <li>Reviewed staff comments and recommendations.</li> <li>Addressed Committee questions.</li> </ul>
Christopher Tam	Development Engineering		<ul style="list-style-type: none"> <li>Reviewed staff comments and recommendations.</li> <li>Addressed Committee questions.</li> </ul>
Melanie Nguyen	Development Engineering		Addressed Committee questions.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Development Engineering (Christopher Tam)	Requested overview of Development Engineering's comments and recommendations as it pertains to the sightline analysis and future road widening.
Assunta Perrella	Applicant Representation	Requested that applicant address public letters of objection.
Assunta Perrella	Development Engineering (Melanie Nguyen)	Requested that staff address owner submission/comments to Committee.
Jordan Kalpin	Applicant Representation	Requested that the applicant provide clarification on the recently submitted consent and minor variance applications (not before Committee presently).
Jordan Kalpin	Committee	Expressed concerns regarding future traffic flow and potential safety issues backing out onto a busy street.
Jordan Kalpin	Applicant Representation	Requested clarification on status of sightline analysis submission.
Steve Kerwin	Applicant Representation	Requested clarification on the applicant's objection to adjourning the application.
Brandon Bell	Committee	<p>Commented that he is not aware of a reserve along Hilda Avenue and acknowledged that driveway access is not prohibited.</p> <p>He also noted that there is no approved Interim Control By-law, and no variances are being requested in relation to the location or size of the driveway.</p>
Brandon Bell	Development Engineering (Melanie Nguyen)	Requested clarification on the impact and status of the draft EA recommendations on the proposed development.
Brandon Bell	Development Engineering (Melanie Nguyen)	Requested clarification on what information the sightline analysis would provide staff that the current plan does not.

Moved By: Steve Kerwin

Seconded By: None

THAT Application No. A155/23 for 0 Hilda Avenue, be **ADJOURNED**.

**Motion Failed**

Moved By: Brandon Bell

Seconded By: Mark Milunsky

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. A155/23 for 0 Hilda Avenue, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions (**motion did not include Condition #1 as presented in Development Engineering comments dated April 4, 2024**):

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:Jonal.hall@vaughan.ca">Jonal.hall@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a>. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: <a href="https://www.vaughan.ca/about-cityvaughan/departments/development-engineering/service-connections">https://www.vaughan.ca/about-cityvaughan/departments/development-engineering/service-connections</a> for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.</li> <li>2. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="https://www.vaughan.ca/about-cityvaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-cityvaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a></li> </ol>
2	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	Applicant to submit required Adjournment Fee to accommodate rescheduling of application from the February 1, 2024, Committee of Adjustment hearing.

**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

<b>ITEM: 6.12</b>	<b>FILE NO.: A160/22</b> <b>PROPERTY: 8261 HWY 50 VAUGHAN</b>
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Adjournment History: 03/14/2024

Applicant: Highway 50 Self Storage Ltd.

Agent: Amy Shepherd, Arcadis

Purpose: Relief from the Zoning By-law is being requested to permit to permit reduced parking/loading space requirements to facilitate the construction of a proposed self-storage facility (with outdoor waste storage) and a retaining wall. Relief is also being requested to facilitate related Site Plan Application DA.18.078.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Public	The Lakeshore Group	8300 Huntington Rd	03/27/2024 04/02/2024	Letter requesting adjournment to address concerns relating to proposed retaining wall.

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: April 4, 2024
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: April 2, 2024

**Applicant Representation at Hearing:**

Amy Shepherd, Arcadis  
Rosario Sacco, UEL Urban Ecosystems

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A160/22:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Amy Shepherd	Applicant Representation		Summary of Application Addressed public comments and request for adjournment
Michael Cidylo	Public	10 Morrison Street Toronto , Ontario M5V 2T8	<ul style="list-style-type: none"> <li>▪ Reviewed written submissions to the Committee.</li> <li>▪ Requested that the application be adjourned to permit time to address concerns relating to proposed retaining wall.</li> </ul>
Rosario Sacco Site Servicing Engineer	Applicant Representation		Addressed questions/comments from Committee

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Planning	Requested Development Planning review comments and recommendations.
Assunta Perrella	Applicant Representation	Requested clarification on application position on adjourning the application.
Assunta Perrella	Applicant Representation	Requested clarification on the impact of the proposed 0 metre setback for the retaining wall.

Moved By: Steve Kerwin

Seconded By: None

THAT Application No. A160/22 for 8261 Hwy 50 be **ADJOURNED**.

**Motion Failed**

Moved By: Brandon Bell

Seconded By: Jordan Kalpin

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. A160/22 for 8261 Hwy 50 be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	That all comments on Site Development Application DA.18.078 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner / Applicant shall obtain approval for the related Site Development Application (DA.18.078) from the Development Engineering (DE) 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

<b>ITEM: 6.13</b>	<b>FILE NO.: A177/23</b> <b>PROPERTY: 5841 KIRBY RD. VAUGHAN</b>
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Adjournment History: 03/14/202

Applicant: Lisa & Alessandro Vitaro

Agent: Steven McIntyre & Aaron Hershoff

Purpose: Relief from the Zoning By-law is being requested to facilitate the construction of Copper Creek Pumping Station. Relief is also being requested to recognize the future lot size of the pumping station lands to facilitate conveyance to the City as part of the related subdivision approval process.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

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

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: March 28, 2024				
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: April 2, 2024				

**Applicant Representation at Hearing:**  
Steven McIntyre, Malone Given Parsons Ltd.

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A177/23:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Steven McIntyre	Applicant Representation		<ul style="list-style-type: none"> <li>▪ Summary of Application</li> <li>▪ Addressed Committee/Public comments</li> </ul>
George Skrba	Public	5886 Kirby Rd Vaughan, Ontario L0J 1C0	Inquired about potential odors emitted from pumping station, location, future servicing of properties and studies submitted to support the development.

The following points of clarification were requested by the Committee:

<b>Committee Member:</b>	<b>Addressed to:</b>	<b>Point of Clarification/Comments:</b>
Steve Kerwin	Applicant Representation	Requested clarification on the purpose of the pumping station.

Moved By: Steve Kerwin  
Seconded By: Mark Milunsky

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. A177/23 for 5841 Kirby Rd be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner shall enter into a spine servicing agreement for the construction of the proposed pumping station on the subject lands. Prior to executing the agreement, the Owner/Applicant shall, at their expense, arrange for the preparation and registration of a reference plan of the subject lands, illustrating the proposed easements in favor of the Owner/Applicant. These easements will facilitate temporary access, construction, operations, and maintenance related to the temporary access driveway, to the satisfaction of Development Engineering. The Owner/applicant shall submit a draft reference plan to the City for review before deposit.
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018.
3	TRCA <a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant provides the required fee amount of \$1250.00 payable to the Toronto and Region Conservation Authority.</li> <li>2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.</li> </ol>

**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

<b>ITEM: 6.14</b>	<b>FILE NO.: B001/24</b> <b>PROPERTY: 777 NEW WESTMINSTER DR. THORNHILL</b>
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Adjournment History: 03/14/2024

Applicant: Blue Water Ranch Developments Inc.

Agent: Cityzen Development Group (Kristine Zwicker)

Purpose: Consent is being requested for an easement over Parts 2, 3 & 4 (Note: Parts 3 & 4 will be conveyed to the City in the future) on the revised plan (servient land) to permit access to maintain and repair a retaining wall located on the subject land, in favour of the abutting lands to the south municipally known as 784 Centre Street (dominant land).

The proposed easement will facilitate development associated with related Site Plan Application DA.21.041.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Eman Dashti	20 Gatineau Drive, Unit 911E	03/04/2024	Letter of Opposition

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>	
* Processed as an addendum to the Staff Report	
Department: Development Engineering Nature of Correspondence: Comments/Recommendations Date Received: April 4, 2024	
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: April 4, 2024	

**Applicant Representation at Hearing:**

Natalie Ast, Overland LLP

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B001/24:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Natalie Ast	Applicant Representation		<ul style="list-style-type: none"> <li>▪ Summary of Application</li> <li>▪ Addresses public comments</li> </ul>

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

Moved By: Brandon Bell

Seconded By: Jordan Kalpin

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. B001/24 for 777 New Westminster Dr, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of the lands subject to easement.</li> <li>2. That the applicant provides a full-size copy of the deposited plan of reference of the entire land which conforms substantially with the application as submitted</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	Parks, Forestry and Horticulture Operations <a href="mailto:ryan.cochrane@vaughan.ca">ryan.cochrane@vaughan.ca</a>	The Applicant, to obtain a tree removal permit from the forestry division.
3	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. A temporary easement shall be granted, in favour of the abutting lands to the south municipally known as 784 Centre Street, over Parts 3 and 4 on Reference Plan 65R-XXXX (the "Servient Lands") for the purpose of permitting access to maintain and repair a retaining wall located on the subject lands (the "Temporary Easement"). The Temporary Easement shall indicate that it will expire upon the Servient Lands being conveyed to The Corporation of the City of Vaughan, with all expenses related to the discharge/release of the Temporary Easement to be borne by the Applicant. Notwithstanding the foregoing, the City acknowledges that the Temporary Easement will be registered contemporaneously with the easement over Part 2 on Plan 65R-XXXX for a similar purpose (the "Permanent Easement"), upon issuance of the consent certificate. Both the Temporary Easement and Permanent Easement shall be in form and content satisfactory to the City.</li> <li>2. The Applicant's Solicitor shall provide an undertaking, in form and content satisfactory to the City, whereby the Applicant's Solicitor undertakes to register the Temporary Easement contemporaneously with the Permanent Easement, within thirty (30) days of the issuance of the consent certificate.</li> <li>3. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition. This condition also applies to Consent Application B002/24 as one R Plan will satisfy both easements.</li> </ol>
4	Development Planning <a href="mailto:Nicholas.delprete@vaughan.ca">Nicholas.delprete@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. A temporary easement shall be granted, in favour of the abutting lands to the south municipally known as 784 Centre Street, over Parts 3 and 4 on Reference Plan 65R-XXXX (the "Servient Lands") for the purpose of permitting access to maintain and repair a retaining wall located on the subject lands (the "Temporary Easement"). The Temporary Easement shall indicate that it will expire upon the Servient Lands being conveyed to The Corporation of the City of Vaughan, with all expenses related to the discharge/release of the Temporary Easement to be borne by the Applicant. Notwithstanding the foregoing, the City acknowledges that the Temporary Easement will be registered contemporaneously with the easement over Part 2 on Plan 65R-XXXX for a similar purpose (the "Permanent Easement"), upon issuance of the consent certificate. Both</li> </ol>

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		2. the Temporary Easement and Permanent Easement shall be in form and content satisfactory to the City. The Applicant's Solicitor shall provide an undertaking, in form and content satisfactory to the City, whereby the Applicant's Solicitor undertakes to register the Temporary Easement contemporaneously with the Permanent Easement, within thirty (30) days of the issuance of the consent certificate.

**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: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 8:38 p.m., and the next regular meeting will be held on April 25, 2024.

**Motion Carried**

**April 4, 2024, Meeting Minutes are to be approved at the April 25, 2024, Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**