

MINUTES OF THE MARCH 12, 2015 MEETING

The Minutes of the 5th Meeting of the
Vaughan Committee of Adjustment
for the year 2015
THURSDAY, MARCH 12, 2015

6:00 p.m.

Present at the meeting were:

A. Perrella - Chair
H. Zheng – Vice Chair
R. Buckler
J. Cesario
M. Mauti

Members of Staff present:

Todd Coles, Secretary-Treasurer
Lenore Providence, Assistant to the Secretary-Treasurer
Gillian McGinnis, Planner
Brandon Correia, Plans Examiner

1. INTRODUCTION OF ADDENDUM REPORTS

MOVED by M. Mauti
Seconded by H. Zheng

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

CARRIED.

2. DISCLOSURE OF PECUNIARY INTEREST

Joe Cesario, declared a pecuniary interest with **Item # 28, A004/15, GIOVANNI CHIODO**, as the agent is his relative.

3. ADOPTION OR CORRECTION OF MINUTES

MOVED by M. Mauti
Seconded by H. Zheng

THAT the minutes of the Committee of Adjustment Meeting of **Thursday, February 26, 2015**, be adopted as circulated.

CARRIED.

4. ADJOURNMENTS AND/OR DEFERRALS

On March 11, 2015 an e-mail was received from Bruno Campoli, the agent, requesting that Item 7, **File No. B014/15 – NANCY CAMPOLI, be ADJOURNED to the March 26th, 2015 meeting**, to allow time the Engineering Department to make an on-site visit, in order to submit their comments.

On March 9, 2015 the Building Standards Department revised their comments, therefore Item 25, **File No. A076/15 – CHARLIE GRIMA, should be ADJOURNED to the March 26th, 2015 meeting**, as an additional variance was identified and re-circulation and a new notice is required.

On March 5, 2015 revised Building Standards Department comments were received, therefore, item 17, **File No. A040/15, GIL SHCOLYAR, should be ADJOURNED to the March 26th, 2015 meeting**, as an additional variance was identified and re-circulation and a new notice is required.

MOVED by M. Mauti
Seconded by H. Zheng

That Item 7, **File No. B014/15 – NANCY CAMPOLI, be ADJOURNED to the April 30th, 2015 meeting**.

That tem 25, **File No. A076/15 – CHARLIE GRIMA, should be ADJOURNED to the March 26th, 2015 meeting**.

That item 17, **File No. A040/15, GIL SHCOLYAR, be ADJOURNED to the March 26th, 2015 meeting**.

CARRIED.

5. ADMINISTRATIVE CORRECTIONS

None.

CONSENT PUBLIC HEARING:

Item # 6

FILE NUMBER: B012/15

APPLICANT: BOSCO & LORRAINNE MASCARENHAS

PROPERTY: Part of Lot 9, Concession 7, (Registered Plan 65R-7866) municipally known as 8336 Pine Valley Drive, Woodbridge.

ZONING: The subject lands are currently zoned *A, Agricultural* under By-law 1-88 as amended. There is a Zoning By-law Amendment Application No. Z.13.037 to rezone the subject property to R1 Residential Zone One under By-law 1-88 a.a.. These comments are based on the proposed zoning.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land for the creation of a new lot, together with all required easements and right of ways, for residential purposes, and retain lands for residential purposes.

Currently there is one residential building on the subject lands to be demolished.

MANNI CHAUHAN, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **B012/15, BOSCO & LORRAINNE MASCARENHAS**, be **APPROVED**, in accordance with the attached sketch

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

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 Development Finance and Investments Department (contact Terry Liuni to have this condition cleared).
2. The owner shall pay all taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Development Finance and Investments Department (contact Terry Liuni to have this condition cleared).
3. That the applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
4. That By-law 042-2015 be in full force and effect, if required, to the satisfaction of the Development Planning Department.
5. That the Owner shall provide a conceptual site grading and servicing plan for the severed and retained lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The conceptual plan should identify all existing and/or proposed services, existing and/or proposed grades and include an acceptable driveway access (with a minimum 4.5 metres curb cut at the street line, and/or in conformity with By-Law 1-88, as amended by By-Law 35-2003).
6. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan.
7. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.

CONSENT PUBLIC HEARING:

Cont'd...

Item # 6

Cont'd...

FILE NUMBER:	B012/15
APPLICANT:	BOSCO & LORRAINNE MASCARENHAS

8. A fee of **\$190.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day.**
9. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

Please Note:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

Item # 8

FILE NUMBER: B015/15

APPLICANT: TORONTO WALDORF SCHOOL

PROPERTY: Part of Lot 14, Concession 2 municipally known as 9100 Bathurst Street, Thornhill.

ZONING: The subject lands are zoned A, Agricultural and OS1, Open Space Conservation under Bylaw 1-88 as amended.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey parcel of land as an EASEMENT in favour of the lands to the NORTH to facilitate the maintenance of a proposed storm sewer and stormwater outfall, and retain lands for institutional purposes.

BACKGROUND INFORMATION:

Other Planning Act Applications

The land which is the subject in this application was also the subject of another application under the Planning Act:

Consent Application

B026/13, B027/13 (Creation of two new lots), B028/13 (Right of Way in favour of lands to the North & West - ADJOURNED SINE DIE December 12, 2013

B039/08 APPROVED Oct. 16/08 (Creation of a new lot), Cert. issued Oct 16/09

B040/08 APPROVED Oct. 16/08 (Easement in favour of the lands to the north) Cert. issued Oct 16/09

B80/90 and B81/90 APPROVED, Aug. 23/90 (easement for access and consent for support housing for seniors, respectively).

B9/90 WITHDRAWN, Mar. 1/09 by applicant (60 year lease for senior non-profit apartment)

B11/89 APPROVED, Jan. 11/89 (Addition to the north) Deeds Stamped May 3, 1989.

Minor Variance Application

A312/13, A313/13 and A314/13 Lot area and lot frontage variances - ADJOURNED SINE DIE December 12, 2013

A277/08 APPROVED Oct. 16/08 (lot frontage of 17.5m).

V.80.144 APPROVED - Jul 30/80, (Min.. side yard of 1.52m to shed)

A179/97(P) - APPROVED, Jul 24, 1997, to permit the use of a sales office within 400m of the lands to be developed for the sale of homes not located within the City of Vaughan

Site Plan Application - DA.04.029 (current status unknown)

CONSENT PUBLIC HEARING:

Cont'd...

Item # 8

Cont'd...

FILE NUMBER:	B015/15
APPLICANT:	TORONTO WALDORF SCHOOL

ALISTAR SHIELDS, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

A request for decision was received from Hamid Mortazari, 71 Dewpoint Road, Thornhill, ON, L4J 9E1.

MOVED by M. Mauti
 Seconded by R. Buckler

THAT Application No. **B015/15, TORONTO WALDORF SCHOOL**, be **APPROVED**, in accordance with the attached sketch

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made **by certified cheque**; (contact Terry Liuni in the Reserves & Investments Department to have this condition cleared).
2. The Owner shall provide a copy of the deposited 65R-plan showing the proposed easement, and a copy of the executed agreement between the land owners of 9100 and 9130 Bathurst Street, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
3. The applicant submits the Consent Application review fee of \$1,260.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
4. That the applicant successfully obtains a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed storm sewer and outfall, if required, to the satisfaction of the Toronto and Region Conservation Authority.
5. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the **EASEMENT** in question is in favour of lands to the **NORTH**.
6. This consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands;
7. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
8. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;
9. A fee of **\$190.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day**;
10. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Item # 9

FILE NUMBER: A031/15

APPLICANT: FRANLINE INVESTMENTS LTD.

PROPERTY: Part of Lot 10, Concession 4 (Lots 3 & 4, Registered Plan 65M-2696) municipally known as 2891 Langstaff Road, Concord.

ZONING: The subject lands are zoned EM1, Prestige Employment Area under By-law 1-88 as amended

PURPOSE: To permit the construction of an addition to an existing building, as follows:

PROPOSAL: 1. To permit loading and unloading between a building and a street.

BY-LAW REQUIREMENT: 1. Loading and unloading shall not be permitted between a building and a street.

MATTHEW BALDASSARRA, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by J. Cesario

THAT Application No. **A031/15, FRANLINE INVESTMENTS LTD.**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That prior to final approval, the Owner shall provide a set of engineering drawings for review, of any works to be constructed on or adjacent to the York Region road, to the Community Planning and Development Services Branch, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Grading and Servicing;
 - b) Erosion and Siltation Control Plans;
 - c) Landscaping Plans, including tree preservation, relocation and removals;
 - d) Storm Water Management Report;

That prior to final approval the Owner shall submit to the Region, for review and approval, a cost estimate for all the works within Langstaff Road right-of-way, to the satisfaction of the Community Planning and Development Services Branch, if required, to the satisfaction of the Regional Municipality of York.

2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Item # 10

FILE NUMBER: A054/15
APPLICANT: JOSEPHINE ZUCCARO
PROPERTY: Part of Lot 24, Concession 8 (Part of Lots 13 and 14, Registered Plan 11), municipally known as 6 Napier Street, Kleinburg.
ZONING: The subject lands are zoned R1, Residential Zone under By-law 1-88 as amended.

PRIOR to the hearing the applicant amended the Application, Notice of Application and Sketch as follows:

5. To permit a maximum lot coverage of 32.32% (Dwelling 29.44% & porches 2.88%).

NOT

5. To permit a maximum lot coverage of 43.88% (Dwelling 30.5%, covered porches 2.5% and mostly underground.garage 10.88%)

DELETING:

- ~~2. To permit a minimum rear yard setback of 1.0m (to the attached garage)-~~
- ~~3. To permit a minimum interior side yard setback of 0.6m (to the attached garage)-~~
- 4. To permit a maximum building height of 10.7m.

PURPOSE: To permit the construction of a proposed two-storey single family detached dwelling with an underground garage attached.

PROPOSAL:

- 1. To permit a minimum front yard setback of 4.5m (to the dwelling).
- 2. To permit a minimum rear yard setback of 1.0m (to the attached garage)-
- 3. To permit a minimum interior side yard setback of 0.6m (to the attached garage)-
- 4. To permit a maximum building height of 10.7m.
- 5. To permit a maximum lot coverage of 32.32% (Dwelling 29.44% & porches 2.88%).
- 6. To permit a minimum rear yard setback of 1.2m to the trellis.

BY-LAW REQUIREMENT:

- 1. Minimum front yard setback 7.5m.
- 2. ~~Minimum rear yard setback 7.5m.~~
- 3. ~~Minimum interior side yard setback 1.5m.~~
- 4. ~~Maximum building height 9.5m.~~
- 5. Maximum lot coverage 30%.
- 6. Minimum rear yard setback 2.43m (to trellis)

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Consent Application:
B008/13 - APPROVED, May 23, 2013 - creation of a new lot (Certificate Issued)
Minor Variance Applications:
A135/13 – APPROVED, May 23, 2014 – Lot area = 672.65m²
A136/13 – APPROVED, May 23, 2014 – Front yard setback to dwelling = 5.39m,
Front yard encroachment to chimney 0.70m; Rear yard setback to garage = 5.05m, tocarport = 2.42m & garage bldg. height = 5.2m

MARIO ZUCCARO, appeared on behalf his wife and gave a brief submission regarding the request.

Louie Loberti, 14 Napier Street, P.O. Box 211, Kleinburg, Ontario L0J 1C0, appeared with concerns and referenced his letter of concern that was e-mailed to the Committee earlier that day.

No one else appeared before the Committee in support of or in opposition to the request.

Letters of objection and concern were received from the following people: Ron Evangelisti, 9 Napier Street, P.O. Box 571, Kleinburg, Ontario L0J 1C0, and Matthew Parass, 17 Napier Street, Kleinburg, Ontario L0J 1C0.

Discussions took place between Mr. Zuccaro, Mr. Lobertie, Planning Staff, Building Staff and the Committee. The Committee suggested and it was agreed, to add a condition to the application that Cultural Services be satisfied.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 10

Cont'd...

FILE NUMBER:	A054/15
APPLICANT:	JOSEPHINE ZUCCARO

MOVED by M. Mauti
Seconded by J. Cesario

THAT Application No. **A054/15, JOSEPHINE ZUCCARO**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That all Cultural Services requirements be met, if required, to the satisfaction of the Development Planning Department;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 11

FILE NUMBER:	A059/15
APPLICANT:	BRUNO PERSICHILLI AND ANTONELLA GENOVESI
PROPERTY:	Part of Lot 17, Concession 6 (Lot 22, Registered Plan 65M-3922), municipally known as 18 Silvestre Avenue, Woodbridge.
ZONING:	The subject lands are zoned RV2(WS), Residential Urban Village Zone Two and subject to the provisions of Exception 9(1024) under By-law 1-88 as amended.
PURPOSE:	To permit the mantenace of a existing upper and lower wooden deck, pergola and elevated air conditioning unit.
PROPOSAL:	<ol style="list-style-type: none">1. To permit an architectural element (pergola) with a minimum rear yard setback of 0.25m.2. To permit an architectural element (pergola) with a minimum side yard setback of 0.20m.3. To permit an uncovered deck (lower deck) with a minimum rear yard setback of 0.076m.4. To permit an uncovered deck (lower deck) with a minimum side yard setback of 0.076m.5. To permit an uncovered deck (upper deck) and stairs with a minimum rear yard setback of 3.94m.6. To permit an A/C unit with a minimum side yard setback of 0.2 metres.
BY-LAW REQUIREMENT:	<ol style="list-style-type: none">1. A minimum rear yard setback of 2.95 metres is required to an architectural element.2. A minimum side yard setback of 2.95 metres is required to an architectural element.3. A minimum rear yard setback of 4.2 metres is required to an uncovered deck.4. A minimum side yard setback of 1.2 metres is required to an uncovered deck.5. A minimum rear yard setback of 4.2 metres is required to an uncovered deck and stairs.6. A minimum side yard setback of 1.2 metres is required to an A/C unit.

BRUNO PERSICHILLI, the applicant appeared on his own behalf.

No one appeared before the Committee in support of or in opposition to the request.

A request for decision was received from Muhommad Afzal, 7 Silvestre Avenue, Woodbridge, ON, L4H 3K1.

During discussion between Mr. Persichilli and the Committee, the Committee suggested and it was agreed to adjourn the application as per the request of Engineering and Planning Departments, due to current weather conditions impeding their ability to conduct a site visit.

MOVED by M. Mauti
Seconded by H. Zheng

THAT Application No. **A059/15, BRUNO PERSICHILLI AND ANTONELLA GENOVESI**, be **ADJOURNED, to the APRIL 30, 2015 meeting.**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 12

FILE NUMBER: A060/15

APPLICANT: MAJOR MACKENZIE PROPERTY LTD

PROPERTY: Part of Lot 20, Concession 4 (Part 1) municipally known as 2933 Major Mackenzie Drive West, Maple

ZONING: The subject lands are zoned C2, General Commercial Zone and subject to the provisions of Exception 9(1106) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a new bank (to replace the former bank) and minor additions to Shoppers Drug Mart and Pizza Pizza, as follows:

- PROPOSAL:**
1. To permit a minimum of five (5) car stacking lane spaces leading to a drive-through ATM machine.
 2. To permit a total of 270 parking spaces for a temporary period of three (3) years during the construction of the proposed Building 'D'.
 3. To permit a minimum landscaped strip width of 2.8 metres abutting Major Mackenzie Drive and 1.7 metres abutting Jane Street (after Regional Road Widening).
 4. To permit a minimum setback of 4.2 metres from Jane Street (after Regional Road Widening) to Building 'A'.

- BY-LAW REQUIREMENT:**
1. A minimum of eight (8) car stacking lane spaces is required for a drive through.
 2. A minimum of 315 parking spaces are required during the construction of new Building 'D'.
 3. A minimum landscaped strip width of 6.0 metres is required along a lot line abutting a street.
 4. A minimum setback of 6.0 metres is required from Jane Street.

BACKGROUND INFORMATION: Other Planning Act Applications
 The land which is the subject in this application was also the subject of another application under the Planning Act:
 Consent Application B19/01 - APPROVED January 25, 2001 - create a new lot for commercial purposes.

IAN RUTLEDGE, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
 Seconded by R. Buckler

THAT Application No. **A060/15, MAJOR MACKENZIE PROPERTY LTD**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That Site Development File DA.13.113 be approved by Vaughan Council, if required, to the satisfaction of the Development Planning Department.

That prior to final approval, **the Owner shall agree** that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:

- a) a widening across the full frontage of the site where it abuts **Major Mackenzie Drive** of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of **Major Mackenzie Drive**.
- b) a widening across the full frontage of the site where it abuts **Jane Street** of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of **Jane Street**.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 12

Cont'd...

FILE NUMBER:	A060/15
APPLICANT:	MAJOR MACKENZIE PROPERTY LTD

The Region requires the applicant to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

The Owner shall also provide the Region's Community Planning and Development Services Branch with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, 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, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region, if required, to the satisfaction of the Regional Municipality of York.

3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 13

FILE NUMBER: A061/15

APPLICANT: TORONTO HEBREW MEMORIAL PARK

PROPERTY: Part of Lot 27, Concession 2 municipally known as 10953 Dufferin Street, Maple

ZONING: The subject lands are zoned OS2, Open Space Park Zone, ORM, Oak Ridges Moraine Zone, and OS5, Open Space Environmental Protection Zone, and subject to the provisions of Exception 9(781) under By-law 1-88 as amended.

PURPOSE: To permit the construction of improvements, additions and an accessory structure for a cemetery building.

PROPOSAL:

1. To permit use of the building for cemetery receptions and funeral services (but not to include the preparation of the bodies), washrooms, serving of food (prepared off-site) and beverages.
2. To permit use of the building for cemetery administration purposes, including office space, meeting rooms and client facilities.
3. To permit construction of an accessory building detached from the main building to be erected closer to the front lot line than the main use or building on the same lot to be used in conjunction with cemetery receptions and funeral services.
4. To permit the cemetery road and landscaping layout as it has been configured in its present form notwithstanding Schedules E-861 and E-861A.
 Note: The present road layout is described in a Site Plan on page SP-1, dated December 15, 2014, by David Fujiwara Architect. (submitted in this application)
 Note: The present landscape layout is described in a Vegetation Analysis site plan, June 16, 1997, by Terraplan Landscape Architects, and as proposed at the front around the adjacent front property as described in a Planting Plan, LP-101 and Plant Schedule, LP-100, dated 2014-05-01, by Terraplan Landscape Architects. (submitted in this application)

BY-LAW REQUIREMENT:

1. The lands designated "CEMETERY" on Schedule E-861 shall be used only for the purpose of a cemetery, and only in accordance with the provisions of Exception no. 9(781).
2. The lands designated "CEMETERY" on Schedule E-861 shall be used only for the purpose of a cemetery, and only in accordance with the provisions of Exception no. 9(781).
3. An accessory building (detached or attached) shall not be erected closer to the front lot line than the main use or building on the same lot.
4. The cemetery road and landscaping layout shall be as prescribed in Schedules E-861 and E-861A.

BACKGROUND INFORMATION:

Other Planning Act Applications
 The land which is the subject in this application was also the subject of another application under the Planning Act:

Minor Variance Application
A196/86 - REFUSED August 27 1987 - to permit interment to be undertaken in that portion of the property shown as drainage tributary on Schedule "A" of By-Law 102-72, notwithstanding, Section 1(c), Subsection (b) of By-law 102-72 states that no interment shall be permitted within fifty feet of any boundary line of the "cemetery" lands or within any part of the lands shown as "drainage tributary".

Zoning By-Law Amendment
Z.145.87 - to amend by-law 2523, amended 102-72, to permit interment within +/- 2 acre area zoned Drainage Tributary. Approved with provisions August 21, 1972

DAVID FUJIWARA ARCHITECT, the agent appeared with Lou Greenbaum, and spoke on behalf of the request.

Mr. Robert A. Kenedy, 87 Giorgia Crescent, Maple, L6A 4R2, appeared with concerns.

No one appeared before the Committee in support of or in opposition to the request.

The Committee suggested and it was agreed to STAND DOWN the application to give Mr. Kenedy an opportunity to meet and speak with both Mr. Fujiwara and Mr. Greenbaum, to have his questions answered, before appearing before the Committee.

MOVED by M. Mauti
 Seconded by J. Cesario

THAT Application No. **A061/15, TORONTO HEBREW MEMORIAL PARK**, be **STOOD DOWN**, and **heard later in the hearing.**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 14

- FILE NUMBER:** A062/15
- APPLICANT:** KULDEEP GUPTA
- PROPERTY:** Part of Lot 26, Concession 9 (Lot 4, Registered Plan No. 65M-4129) municipally known 165 Richard Lovat Court, Kleinburg
- ZONING:** The subject lands are zoned RR, Rural Residential Zone, and subject to the provisions of Exception 9(1303) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of an accessory structure and extension of house.
- PROPOSAL:** 1. To permit a floor area of a maximum of 72.10 m2 for the accessory building.
2. To permit a maximum lot coverage of 12.85% (10.96% dwelling, 1.89% accessory building).
- BY-LAW REQUIREMENT:** 1. A maximum floor area of 67.0m2 is permitted.
2. A maximum lot coverage of 10% is permitted.
- BACKGROUND INFORMATION:** Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

Minor Variance Application
A217/12 - APPROVED July 26, 2012 - To permit a maximum building height of 12.02 metres to the top of a flat roof.

BIRJU BHAVSAR, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by R. Buckler

THAT Application No. **A062/15, KULDEEP GUPTA**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. The applicant submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 15

- FILE NUMBER:** A063/15
- APPLICANT:** ELIZABETH RUBY KOURI
- PROPERTY:** Part of Lot 5, Concession 2 (Lot 98, Registered Plan No. 65M-2231) municipally known as 44 White Boulevard, Thornhill
- ZONING:** The subject lands are zoned R5, Residential, under By-law 1-88 subject to Exception 9(488) as amended.
- PURPOSE:** To permit the construction of a driveway widening and maintenance of a gazebo and air conditioner unit.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 15

Cont'd...

FILE NUMBER:	A063/15
APPLICANT:	ELIZABETH RUBY KOURI

PRIOR to the hearing the applicant amended the Sketch as follows:

1. Maximum driveway width = 5.4m
NOT Maximum driveway width = 7.6m
2. Minimum landscaped area of front yard = 25.9%%
NOT Minimum landscaped area of front yard = 33%

- PROPOSAL:**
1. Minimum rear yard setback to gazebo = 5.6m
 2. Minimum interior sideyard setback to A/C unit = 0.86m
 3. Maximum driveway width = **5.4m** ~~7.6m~~
 4. Minimum landscaped area of front yard = **25.9%** ~~17%~~

- BY-LAW REQUIREMENT:**
1. Minimum rear yard setback to gazebo = 7.5m
 2. Minimum interior sideyard setback to A/C unit = 1.2m
 3. Maximum driveway width = 3.75m
 4. Minimum landscaped area of front yard = 33%

ELIZABETH RUBY KOURI, the applicant appeared with Brian Snow, 75 Alexis Boulevard, North York, Ontario, M3H 2P6, who gave a brief submission regarding the request and a completed request for decision form.

No one appeared before the Committee in support of or in opposition to the request.

A request for decision was received from Paul Orichefstu, 22 Wolverton Avenue, Toronto, , Ontario, M4J 3W8.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A063/15, ELIZABETH RUBY KOURI**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. The applicant submits the variance application fee of \$85.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 16

- FILE NUMBER:** A066/15
- APPLICANT:** MARIA PITTARI
- PROPERTY:** Part of Lot 5, Concession 8, (Lots 16 & 17, Registered Plan 65M-2464), municipally known as 181 Woodstream Boulevard, Unit #2, Woodbridge.
- ZONING:** The subject lands are zoned EM2, General Employment Area Zone and subject to the provisions of Exception 9(463) under By-law 1-88 as amended.
- PURPOSE:** To permit the maintenance of an existing Unit #2 within an existing one and two-storey industrial building.
- PROPOSAL:** 1. To permit a unit to have two (2) uses (a public garage on the main floor and a car brokerage on the 2nd floor) and two (2) users.
- BY-LAW REQUIREMENT:** 1. The by-law definition of unit means a building or part of a building that is used for one (1) purpose by one (1) user.

AUSILIA SPANO, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
 Seconded by H. Zheng

THAT Application No. **A066/15, MARIA PITTARI**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 17

- FILE NUMBER:** A067/15
- APPLICANT:** ESPERANZA ANGEL
- PROPERTY:** Part of Lot 29, Concession 1 (Lot 135, Registered Plan No. M-2008) municipally known as 79 Thornbury Circle, Thornhill

DURING the hearing the agent amended the Application, Notice of Application and Sketch as follows:

- 2. Maximum driveway width = 4.847m**
NOT
 2. Maximum driveway width = 5.4m

DELETING:

- ~~1. Minimum front yard landscaping = 28.74% (with 71.33% soft landscaping)~~

ZONING: The subject lands are zoned RM1, Multiple Residential, under By-law 1-88 subject to Exception 9(471) as amended.

PURPOSE: To permit the maintenance of an existing shed and parking requirement.

- PROPOSAL:**
- ~~1. Minimum front yard landscaping = 28.74% (with 71.33% soft landscaping)~~
 - 2. Maximum driveway width = **4.847m**
 - 3. Minimum rear yard setback to shed = 0.99m
 - 4. Minimum interior side yard setback to a/c unit = 0.3m

- BY-LAW REQUIREMENT:**
- 1. Minimum front yard landscaping = 33% (with 60.00% soft landscaping)
 - 2. Maximum driveway width = 3.5m
 - 3. Minimum rear yard setback to shed = 7.5m
 - 4. Minimum interior side yard setback to a/c unit = 1.2m

CARLOS SALAZAR, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 17

Cont'd...

FILE NUMBER:	A067/15
APPLICANT:	ESPERANZA ANGEL

Tibi Schwartz, 81 Thornbury Circle, Thornhill, Ontario, L4J 5C4 appeared with concerns with matters not related to the application.

No one else appeared before the Committee in support of or in opposition to the request.

There were discussions between Mr. Salazar, Mr. Schwartz and the Committee. The Committee suggested and it was agreed to amend the application to concur with the Planning Department comments.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by R. Buckler

THAT Application No. **A067/15, ESPERANZA ANGEL**, be **APPROVED, as amended**, in accordance with the attached sketch.

CARRIED.

Item # 18 - 21

FILE NUMBER:	A069/15, A070/15, A071/15 & A072/15
APPLICANT:	NASHVILLE DEVELOPMENTS INC
ZONING:	The subject lands are zoned RD4, Residential Zone Four and subject to the provisions of Exception 9(1376) under By-law 1-88 as amended.
PURPOSE:	To permit the construction of a single family dwelling.
PROPERTY:	Part of Lot 23, Concession 9 (Lots 157, 124, 141, and 81, Registered Plan No. 65M-4420) municipally known as 11 Nocturne Avenue, 201 Kincardine Street, 39 Bright Land Drive, and 1 Kincardine Street, all respectively. Kleinburg.
PROPOSAL:	<ol style="list-style-type: none">To permit a minimum interior side yard setback of: A070/15 - 1.0m to the dwelling. A071/15 - 0.91m to the dwelling A072/15 - 0.65m to the dwellingTo permit a minimum interior garage dimension of : A069/15 - 3.048m x 6.0m for a lot with a frontage of 15.33m. A070/15 - 3.048m x 6.0m for a lot with a frontage of 13.15m. A071/15 - 3.048m x 6.0m for a lot with a frontage of 12.16m.To permit a minimum of two (2) parking spaces for a lot with a frontage of: A070/15 - 13.15m. A071/15 - 12.16m
BY-LAW REQUIREMENT:	<ol style="list-style-type: none">Minimum interior side yard setback 1.2mMinimum interior garage dimension of 5.5m x 6.0m for a lot with a frontage of 12.0-17.99m.Minimum three (3) parking spaces required for a lot with a frontage of 11.99m or greater.

AARON HERSHOFF, , the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 18 - 21

Cont'd...

FILE NUMBER:	A069/15, A070/15, A071/15 & A072/15
APPLICANT:	NASHVILLE DEVELOPMENTS INC

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by H. Zheng

THAT Application No. **A069/15 to A072/15, NASHVILLE DEVELOPMENTS INC.**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 22 - 23

- FILE NUMBER:** A073/15 & A074/15
- APPLICANT:** MAJOR RIDGE (ARH) HOMES LTD
- PROPERTY:** Part of Lot 22, Concession 2 (Lot 326 & 239, Registered Plan 65M-4425) municipally known as 53 Abner Miles Drive and 11 Horse Rake Road, respectively, Maple.
- ZONING:** The subject lands are zoned RD3, Residential Detached Zone Three, under By-law 1-88 subject to Exception 9(1385) as amended.
- PURPOSE:** To permit the construction of a single family detached dwelling as follows:
- PROPOSAL:** 1. Minimum Rear Yard Setback = 6.92m
- BY-LAW REQUIREMENT:** 1. Minimum Rear Yard Setback = 7.5m

ROBERT KIYONAGA, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by R. Buckler

THAT Application Nos. **A073/15 & A074/15, MAJOR RIDGE (ARH) HOMES LTD**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 24

- FILE NUMBER:** A075/15
- APPLICANT:** ALFONSO MARCO SANTINO
- PROPERTY:** Part of Lot 20, Concession 6 (Lot 52, Registered Plan 65M-4140) municipally known as 72 Via Sant Agostino, Woodbridge.
- ZONING:** The subject lands are zoned RD3, Residential Detached Zone Three, and subject to the provisions of Exception 9(1280) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a gazebo/cabana at the rear of an existing residential property.
- PROPOSAL:**
1. To permit a minimum rear yard setback of 3.0 metres to the accessory building.
 2. To permit a maximum building height of 3.2 metres to the nearest part of the roof for the accessory building.
- BY-LAW REQUIREMENT:**
1. A minimum rear yard setback of 7.5 metres is required.
 2. A maximum building height of 3.0 metres is permitted to the nearest part of the roof.

ALFONSO MARCO SANTINO, the applicant appeared on his own behalf.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
 Seconded by H. Zheng

THAT Application No. **A075/15, ALFONSO MARCO SANTINO**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 13

FILE NUMBER: A061/15

APPLICANT: TORONTO HEBREW MEMORIAL PARK

Mr. Fujiwara, Mr. Greenbaum and Mr. Kenedy returned and spoke with the Committee.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
 Seconded by R. Buckler

THAT Application No. **A061/15, TORONTO HEBREW MEMORIAL PARK**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. A report is to be provided by a qualified person in regards to the septic capacity to accept additional flow from the proposed additions, if required, to the satisfaction of the Building Standards Department.
2. The applicant submits the variance application fee of \$85.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 26

- FILE NUMBER:** A077/15
- APPLICANT:** GIUSEPPE VARONE
- PROPERTY:** Part of Lot 12, Concession 7 (Lot 27, Registered Plan 65M-4282) municipally known as 68 Sarracini Crescent, Woodbridge.
- ZONING:** The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(1321) under By-law 1-88 as amended.
- PURPOSE:** **To permit the construction of a rear yard cabana and trellis. Also, to permit the maintenance of the existing dwelling and air conditioning unit.**
- PROPOSAL:**
1. To permit a minimum rear yard setback of 1.829m to the cabana.
 2. To permit a minimum interior side yard setback of 0.076m to the trellis.
 3. To permit a minimum interior side yard setback of 0.204m to the central air conditioning unit (A/C).
 4. To permit a maximum lot coverage of 46.4%.
 5. To permit a minimum front yard setback of 5.241m to the covered front porch.
- BY-LAW REQUIREMENT:**
1. Minimum rear yard setback 7.5m (cabana).
 2. Minimum interior side yard setback 2.438m (trellis).
 3. Minimum interior side yard setback 1.2m (A/C).
 4. Maximum lot coverage 40%.
 5. Minimum front yard setback 6.0m (to covered front porch).

THEO KELAITIS, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
 Seconded by J. Cesario

THAT Application No. **A077/15, GIUSEPPE VARONE**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 27

- FILE NUMBER:** A078/15
- APPLICANT:** SERGIO VARONE
- PROPERTY:** Part of Lot 12, Concession 7 (Lot 25, Registered Plan 65M-4282) municipally known as 56 Sarracini Crescent, Woodbridge.
- ZONING:** The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(1321) under By-law 1-88 as amended.
- PURPOSE:** **To permit the construction of a rear yard cabana.**
- PROPOSAL:**
1. To permit a minimum rear yard setback of 1.829 to the cabana.
 2. To permit a minimum interior side yard setback of 0.2m to the central air conditioning unit (A/C).
 3. To permit a maximum lot coverage of 40.4%.
 4. To permit a minimum front yard setback of 5.83m to the covered front porch.
- BY-LAW REQUIREMENT:**
1. Minimum rear yard setback 7.5m (cabana).
 2. Minimum interior side yard setback 1.2m (A/C).
 3. Maximum lot coverage 40%.
 4. Minimum front yard setback 6.0m (to covered front porch).

THEO KELAITIS, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 27

Cont'd...

FILE NUMBER:	A078/15
APPLICANT:	SERGIO VARONE

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
 Seconded by J. Cesario

THAT Application No. **A078/15, SERGIO VARONE**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Joe Cesario left the Committee Room due to the previously announced declaration of interest.

Previously adjourned from the January 29, 2015 meeting.

Item # 28

- FILE NUMBER:** A004/15
- APPLICANT:** GIOVANNI CHIDO
- PROPERTY:** Part of Lot 8, Concession 8 (Lot 8, Registered Plan 65M-2844) municipally known as 310 Mapes Avenue, Woodbridge
- ZONING:** The subject lands are zoned R3, Residential Zone under By-law 1-88 as amended.
- PURPOSE:** To permit the maintenance of an existing covered porch, shed, patio and driveway width, as follows:
- PROPOSAL:**
1. To maintain a minimum rear yard setback of 5.885m to the addition.
 2. To maintain a minimum exterior side yard setback of 0.0m to the addition.
 3. To maintain a maximum lot coverage of 53.6%.
 4. To maintain a maximum driveway width of 16.79m.
 5. To maintain a maximum width of 7.005 at the street curb and curb cut.
 6. To maintain a maximum width of 9.539m for the portion of the driveway between the street line and the street curb.
 7. To maintain a minimum front yard landscaped area of 9%.
 8. To maintain a minimum soft front yard landscaped area (of the 50% front yard area required to be landscaped) of 18%.
 9. To maintain a minimum exterior side yard setback of 0.610m to the shed.
- BY-LAW REQUIREMENT:**
1. Minimum rear yard setback 7.5m (to addition).
 2. Minimum exterior side yard setback 4.5m (to addition).
 3. Maximum lot coverage 40%.
 4. Maximum driveway width 9.0m.
 5. Maximum width 6.0m at the street curb and curb cut.
 6. Maximum width 6.0m for the portion of the driveway between the street line and the street curb.
 7. Minimum required front yard landscaped area 50%.
 8. Minimum soft front yard landscaped area (of the 50% front yard area required to be landscaped) 60%.
 9. Minimum exterior side yard setback 4.5m (to shed).
- BACKGROUND INFORMATION:** Other Planning Act Applications
 The land which is the subject in this application was also the subject of another application under the Planning Act:
 Minor Variance Applications:
 A276/11 - APPROVED October 6, 2011 - 5.885m rear yard setback to covered unenclosed deck; 1m exterior side yard setback to covered unenclosed porch; lot coverage 50.7%
 A112/06 - APPROVED April 6, 2006 - 5m rear yard setback to solarium; 4.65m rear yard setback to chimney pilaster; 1m exterior side yard setback to covered porch; lot coverage 49%.

MINOR VARIANCE PUBLIC HEARING:
Previously adjourned from the January 29, 2015 meeting.

Cont'd...

Item # 28

Cont'd...

FILE NUMBER:	A004/15
APPLICANT:	GIOVANNI CHIODO

PAUL CARAVAGGIO, the agent appeared on behalf of the applicant gave a submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

There were discussions between Mr. Caravaggio and the Committee. The Committee suggested and it was agreed to adjourn the application as per the request of Engineering Department, due to current weather conditions impeding their ability to conduct a site visit.

MOVED by M. Mauti
Seconded by R. Buckler

THAT Application No. **A004/15, GIOVANNI CHIODO**, be **ADJOURNED** to the **April 30, 2015** meeting.

CARRIED.

Joe Cesario returned to the Committee Room.

Previously adjourned from the January 15, 2015, January 29, 2015 & February 12, 2015 meetings.

Item # 29

FILE NUMBER: A008/15
APPLICANT: FEREDYDOUN (FRED) FARSAD & NAYYER MEIBODI
PROPERTY: Part of Lot 5, Concession 9, municipally known as 7500 Highway 27, Unit 22, Woodbridge.
ZONING: The subject lands are zoned EM3, Retail Warehouse Employment Area Zone and subject to the provisions of Exception 9(1013) under By-law 1-88 as amended.
PURPOSE: To permit a change of use within Unit 22, of an existing two storey commercial building.
PROPOSAL:

1. To permit the Business and Professional Office of a Regulated Health Professional.
2. To permit a minimum of 386 parking spaces.

BY-LAW REQUIREMENT:

1. A Business and Professional Office is permitted **not including** a Regulated Health Professional.
2. Minimum 390 parking spaces required.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
MINOR VARIANCE APPLICATION:
A079/11 - APPROVED March 24, 2011 - 2nd floor mezzanine (Unit 9, Building A) - 386 parking spaces for the addition of 127m2 of second floor area for Unit 9, Building 'A'.

FEREDYDOUN (FRED) FARSAD, the applicant appeared on his own behalf.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by R. Buckler

THAT Application No. **A008/15, FEREDYDOUN (FRED) FARSAD & NAYYER MEIBODI**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Previously adjourned from the February 12 and 26, 2015 meetings.

Item # 30

- FILE NUMBER:** A034/15
- APPLICANT:** CHRIS and KRISTA DIMMELL
- PROPERTY:** Part of Lot 22, Concession 6 (Lot 183, Registered Plan No. 65M-4291) municipally known as 153 Antorisa Avenue, Woodbridge
- ZONING:** The subject lands are zoned RD3, Residential Detached Zone Three and subject to the provisions of Exception 9(1291) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of swimming pool equipment and maintenance to the a/c unit.
- PROPOSAL:**
1. To permit a minimum 0.89m interior side yard setback to the pool equipment.
 2. To maintain a minimum 1.0m interior side yard setback to the central air conditioning unit (A/C).
- BY-LAW REQUIREMENT:**
1. Minimum 1.2m interior side yard setback (to pool equipment).
 2. Minimum 1.2m interior side yard setback (to A/C).

JOHN EVERY, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by R. Buckler

THAT Application No. **A034/15, CHRIS and KRISTA DIMMELL**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Previously adjourned from the February 26, 2015 meeting.

Item # 32

- FILE NUMBER:** A056/15
- APPLICANT:** GURBACHAN and NIRMAL WALIA
- PROPERTY:** Part of Lot 21, Concession 4, municipally known as 10020 Keele Street, Maple.
- ZONING:** The subject lands are zoned C1, Restricted Commercial Zone under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a spa and offices.
- PROPOSAL:**
1. To permit a total of 13 parking spaces.
 2. To permit a minimum front yard landscape strip width of 6.0 metres along the lot line abutting Keele Street.
 3. To permit a front yard setback of 1.2 metres to the existing building and 0.0 metres to the exterior stairs and landing.
- BY-LAW REQUIREMENT:**
1. A minimum of 21 parking spaces are required (349m² @ 6.0 spaces per 100 m²).
 2. A minimum front yard landscape strip width of 6.0 metres is required along a lot line abutting a street.
 3. A minimum front yard setback of 9.0 metres is required.

NADEEM IRFAN, the agent appeared on behalf of the applicant.

No one appeared before the Committee in support of or in opposition to the request.

MINOR VARIANCE PUBLIC HEARING:

Cont'd...

Item # 32

Cont'd...

FILE NUMBER:	A056/15
APPLICANT:	GURBACHAN and NIRMAL WALIA

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by R. Buckler

THAT Application No. **A056/15, GURBACHAN and NIRMAL WALIA**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That the associated Site Development Application (File DA.13.104) be approved, if required, to the satisfaction of the Development Planning Department.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

OTHER BUSINESS

None.

MOTION TO ADJOURN

MOVED by J. Cesario
Seconded by H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 6:56 p.m., and the next regular meeting will be held on March 26, 2015.

CARRIED.