

The Minutes of the 4th Meeting of the
Vaughan Committee of Adjustment
for the year 2016
THURSDAY, FEBRUARY 25, 2016

6:10 p.m.

Present at the meeting were:

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

Members of Staff present:

Todd Coles, Secretary-Treasurer
Pravina Attwala, Assistant to the Secretary-Treasurer
Letizia D'Addario, Planner
Frank Morea, Plans Examiner

INTRODUCTION OF ADDENDUM REPORTS

MOVED by R. Buckler
Seconded by A. Perrella

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

CARRIED.

DISCLOSURE OF PECUNIARY INTEREST

None.

ADOPTION OR CORRECTION OF MINUTES

MOVED by R. Buckler
Seconded by A. Perrella

THAT the minutes of the Committee of Adjustment Meeting of **Thursday, February 11, 2016**, be adopted as circulated.

CARRIED.

ADJOURNMENTS AND/OR DEFERRALS

On February 23, 2016 an e-mail was received from Mehdi Ghafouri, the applicant, requesting that item 39, **File No. A032/16– MEHDI GHAFOURI & PARISA PARKIDEH, be ADJOURNED to the April 21, 2016 meeting,** to allow for the application to be reviewed at the Heritage Vaughan meeting.

MOVED by M. Mauti
Seconded by R. Buckler

THAT item 39, **File No. A032/16– MEHDI GHAFOURI & PARISA PARKIDEH, be ADJOURNED to the April 21, 2016 meeting.**

CARRIED.

ADMINISTRATIVE CORRECTIONS

None.

MINOR VARIANCE PUBLIC HEARING:

Item # 6

FILE NUMBER: A031/16

APPLICANT: FRANK STRANGES

PROPERTY: Part of Lot 15, Concession 6, (Lot 24, Registered Plan 65M-3217), municipally known as 94 Windrose Court, Woodbridge).

ZONING: The subject lands are zoned R1, Residential Zone One under By-law 1-88 as amended.

PURPOSE: To permit the construction of a proposed cabana and in-ground pool.

PROPOSAL:

1. To permit rear yard soft landscaping to be a maximum of 28%.
2. To permit a minimum interior side yard setback of 0.60 metres to the accessory building.
3. To permit a minimum rear yard setback of 1.5 metres to the accessory building.
4. To permit a maximum lot coverage of 36.61% (31.61% dwelling, 5.0% accessory building).

BY-LAW REQUIREMENT:

1. A minimum rear yard soft landscaping of 60% is required.
2. A minimum interior side yard setback of 1.5 metres is required.
3. A minimum rear yard setback of 7.5 metres is required.
4. A maximum lot coverage of 35% is permitted.

Frank Stranges, 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 A. Perrella
Seconded by R. Buckler

THAT Application No. **A031/16, FRANK STRANGES**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 7

FILE NUMBER: A034/16

APPLICANT: MARIO AND MARELLA SANCI

PROPERTY: Part of Lot 25, Concession 9 (Lot 3, Registered Plan 4258), municipally known as 705 Nashville Road, Kleinburg.

ZONING: The subject lands are zoned A Agricultural Zone under By-law 1-88 as amended.

PURPOSE: To permit the construction of a proposed two-storey single family detached dwelling.

PROPOSAL:

1. To permit a maximum lot coverage of 16.43%. (10.35% dwelling, 2.50% accessory building (garage), 3.58% rear and side porches)
2. To permit a minimum rear yard setback of 13.11 metres to the accessory building. (garage)
3. To permit a maximum building height of 6.61 metres to the highest point to the accessory building. (garage)
4. To permit a maximum building height of 3.05 metres to the nearest part of the roof of the accessory building. (garage)

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 10% is permitted.
2. A minimum rear yard setback of 15.0 metres is required.
3. A maximum building height of 4.5 metres is permitted.
4. A maximum building height of 3.0 metres is permitted.

Item # 7 – Cont'd

FILE NUMBER: A034/16

APPLICANT: MARIO AND MARELLA SANCI

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:
A230/13 APPROVED Aug 15/13 (Lot coverage 17.9%).

Mario Sanci, the applicant appeared on his own behalf.

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

The Committee suggested and it was agreed that the application be adjourned until such time that the site development application is approved and the application is reviewed by Heritage Vaughan Committee.

MOVED by A. Perrella
Seconded by M. Mauti

THAT Application No. **A034/16, MARIO AND MARELLA SANCI**, be **ADJOURNED SINE DIE**.

CARRIED.

Item # 8

FILE NUMBER: A050/16

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 maintenance of a cabana as follows:

PROPOSAL: 1. To permit a minimum interior side yard setback of 1.08m.

BY-LAW REQUIREMENT: 1. Minimum interior side yard setback 1.2m

Sandro Crispino, the agent appeared on behalf of the applicant. Mr. Crispino addressed the concerns of a letter of objection and advised the drainage issues have been corrected with the installation of weeping tiles and riverrock. Site inspections have been conducted and appear to be in order.

Filomena De Bartolo-Palermo, 50 Sarracini Crescent, Woodbridge, Ontario L4L 0C9, appeared in opposition to the request. Ms. De Bartolo-Palermo raised concerns regarding drainage issues, size and height of the structure.

No one else 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 A. Perrella

THAT Application No. **A050/16, SERGIO VARONE**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 9

- FILE NUMBER:** A051/16
- APPLICANT:** BRUNO ROTI & JULIA CAPUANO
- PROPERTY:** Part of Lot 14, Concession 6 (being Lot 152 on Plan 65M-2703), municipally known as 17 Flatbush Avenue, Woodbridge.
- ZONING:** The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(769) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a proposed second floor addition to an existing one-storey residential dwelling.
- PROPOSAL:**
1. To permit a maximum lot coverage of 39.8% (34.75% dwelling, 5.05% for porches).
 2. To permit a minimum front yard setback of 6.66m to the porch steps.
- BY-LAW REQUIREMENT:**
1. Maximum lot coverage 35%.
 2. Minimum front yard setback to porch steps 7.2m.

Bruno Roti, 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 Joe Castiglione, 25 Flatbush Avenue, Woodbridge, Ontario L4L 8K2.

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 A. Perrella

THAT Application No. **A051/16, BRUNO ROTI & JULIA CAPUANO**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 10

- FILE NUMBER:** A052/16
- APPLICANT:** ZHIYA OUYANG
- PROPERTY:** Part of Lot 17, Concession 3 (Lot 34, Registered Plan 65M-4072) municipally known as 45 Maverick Crescent, Maple.
- ZONING:** The subject lands are zoned RD3, Residential Detached Zone Three and subject to the provisions of Exception 9(1226) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a single storey addition as follows:
- PROPOSAL:**
1. To permit a minimum rear yard setback of 6.5 metres.
- BY-LAW REQUIREMENT:**
1. A minimum rear yard setback of 7.5 metres is required.

Jonathan Reinberg, Better Living of Toronto, 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.

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 A. Perrella
Seconded by R. Buckler

THAT Application No. **A052/16, ZHIYA OUYANG**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 11

- FILE NUMBER:** A053/16
- APPLICANT:** GIOVANNI MARRELLI
- PROPERTY:** Part of Lot 19, Concession 4 (Lot 99, Registered Plan 5590) municipally known as 26 Malaren Road, Maple.
- ZONING:** The subject lands are zoned R1V, Residential, under By-law 1-88, as amended.
- PURPOSE:** To permit the construction of a single family dwelling, as follows:
- PROPOSAL:** 1. To permit a maximum lot coverage of 23.47% (dwelling = 23% porch = 0.47%)
- BY-LAW REQUIREMENT:** 1. A maximum lot coverage of 20% is permitted for a 2 storey dwelling.

Julio Pinzon, RN Design, 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 A. Perrella
Seconded by R. Buckler

THAT Application No. **A053/16, GIOVANNI MARRELLI**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 12

- FILE NUMBER:** A055/16
- APPLICANT:** SALVATORE & ANNA ROSA IDA VIRDO
- PROPERTY:** Part of Lot 22, Concession 8, (Lot 103, Registered Plan 6087) municipally known as 180 Camlaren Crescent, Kleinburg.
- ZONING:** The subject lands are zoned R1, Residential Zone under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of one storey addition, as follows:
- PROPOSAL:** 1. To permit a minimum rear yard setback of 2.76m to the dwelling.
2. To permit a maximum driveway width of 8.5m measured from the street line to a point 4.25m from the street line onto the private side of the lot.
- BY-LAW REQUIREMENT:** 1. Minimum rear yard setback 7.5m (dwelling).
2. Maximum driveway width 6.0m measured from the street line to a point 4.25m from the street line onto the private side of the lot.

Peter Vozikas, Empire Design Company, the agent appeared on 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 A. Perrella
Seconded by J. Cesario

THAT Application No. **A055/16, SALVATORE & ANNA ROSA IDA VIRDO**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 13

FILE NUMBER: A056/16
APPLICANT: CATHERINE (MAK) & SOON HIN YEOH
PROPERTY: Part of Lot 33, Concession 1 (Lot 53, Registered Plan M-681) municipally known as 73 Riverside Blvd, Thornhill
ZONING: The subject lands are zoned R1V, Old Village Residential Zone under By-law 1-88 as amended.

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

By amending variance #1 lot coverage = 22.95% (22.25% dwelling, 0.7% covered porches)
NOT 23.71%

By amending variance #2 building height = 11m
NOT 11.43m

PURPOSE: To permit the construction of a single family dwelling, as follows:
PROPOSAL:
1. To permit a maximum lot coverage of **22.95% (22.25% dwelling, 0.7% covered porches)**
2. To permit a maximum building height of **11.0 metres** (Flat roof).
3. To permit a rear yard setback of 6.52 metres to the deck and 3.47 metres to deck steps.
4. To permit a minimum exterior side yard setback of 3.39 metres to steps.
BY-LAW REQUIREMENT:
1. A maximum lot coverage of 20% is permitted.
2. A maximum building height of 9.5 metres is permitted.
3. A minimum rear yard setback of 7.2 metres is required to the deck/ steps.
4. A minimum exterior side yard setback of 7.2 metres is required to steps.

Shahram Rashvand, the agent appeared on behalf of the applicant.

Committee suggested and it was agreed that the application be adjourned to allow time for the Urban Design and Cultural Heritage Division to review the revised arborist report.

Requests for decision was received from Mary Stiliadis, 71 Riverside Blvd, Thornhill, Ontario L4J 1H8; Bill Ross, 9 Beswick Lane, Uxbridge, Ontario L9P 1G4; Ray Downer, 77 Riverside Blvd, Thornhill, Ontario L4J 1J1; G. E. Denzel, 9 Idleswift Drive, Thornhill, Ontario L4J 1K8; Esther and Gary Lieberman, 12 Idleswift Drive, Thornhill, Ontario L4J 1K7 and F.B. Connett, 15 Idleswift Drive, Thornhill, Ontario L4J 1K9.

MOVED by M. Mauti
Seconded by A. Perrella

THAT Application No. **A056/16, CATHERINE (MAK) & SOON HIN YEOH**, be **ADJOURNED to March 17, 2016**, to allow time for the Urban Design and Cultural Heritage Division to review the revised arborist report.

CARRIED.

Item # 14

FILE NUMBER: A057/16
APPLICANT: GIUSEPPE PIERRI
PROPERTY: Part of Lot 6, Concession 2, (Part of Lot 48, Registered Plan 3541), municipally known as 40 Concord Road, Thornhill.
ZONING: The subject lands are zoned R3, Residential Zone 3 and subject to the provisions of Exception 9(641) under By-law 1-88 as amended.
PURPOSE: To permit the maintenance of an existing in-ground pool, cabana, shed and air conditioning unit.

Item # 14 – Cont'd

FILE NUMBER: A057/16

APPLICANT: GIUSEPPE PIERRI

PROPOSAL:

1. To permit a minimum rear yard setback of 1.34 metres to a pool.
2. To permit a minimum exterior side yard setback of 2.79 metres to a pool.
3. To permit a pool partially in the exterior side yard.
4. To permit a minimum interior side yard setback of 0.38 metres to an A/C unit.
5. To permit a shed to be located in the exterior side yard.
6. To permit an exterior side yard setback of 2.16 metres to a shed.
7. To permit a rear yard setback of 0.6 metres to a cabana.
8. To permit a minimum interior side yard setback of 0.56 metres to a cabana.

BY-LAW REQUIREMENT:

1. A minimum rear yard setback of 1.50 metres is required.
2. A minimum exterior side yard setback of 4.5 metres is required.
3. A pool is permitted in the rear yard only.
4. A minimum interior side yard setback of 1.2 metres is required.
5. Accessory structures are permitted in the rear yard only.
6. A minimum exterior side yard setback of 4.5 metres is required.
7. A minimum rear yard setback of 7.5 metres is required.
8. A minimum interior side yard setback of 1.2 metres is required.

Giuseppe Pierri, 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 R. Buckler

THAT Application No. **A057/16, GIUSEPPE PIERRI**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 15

FILE NUMBER: A058/16

APPLICANT: ANTONELLA MARCUCCI

PROPERTY: Part of Lot 22, Concession 9 (Lot 8, Registered Plan 65M-4336) municipally known as 111 Northern Pines Blvd, Kleinburg.

ZONING: The subject lands are zoned RD1, Residential Detached Zone One and subject to the provisions of Exception 9(1316) under By-law 1-88 as amended

PURPOSE: To permit the construction of a proposed two-storey single family dwelling with a porte cochere.

PROPOSAL:

1. To permit a maximum garage width of 28.8 metres.
2. To permit a maximum building height of 3.90 metres to the nearest part of the roof for the accessory building (porte cochere).
3. To permit a maximum building height of 8.37 metres to the highest part of the roof for the accessory building (porte cochere).

BY-LAW REQUIREMENT:

1. A maximum garage width of 9.0 metres is permitted.
2. A maximum building height of 3.0 metres is permitted.
3. A maximum building height of 4.5 metres 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
A365/15 - APPROVED – Dec 3/15 (max int garage width of 17.93m)

Ian Robertson, the agent appeared on behalf of the applicant.

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

Item # 15 – Cont'd

FILE NUMBER: A058/16

APPLICANT: ANTONELLA MARCUCCI

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. **A058/16, ANTONELLA MARCUCCI**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 16

FILE NUMBER: A059/16

APPLICANT: MARISA GOSIO

PROPERTY: Part of Lot 21, Concession 6 (Lot 8, Registered Plan 65M-4250) municipally known as 52 Hailsham Court, Woodbridge.

ZONING: The subject lands are zoned RD2, Residential Detached Zone 2 and subject to the provisions of Exception 9(1333) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a cabana and privacy screen, as follows:

PROPOSAL:

1. To permit a minimum rear yard setback of 1.8 metres to a cabana
2. To permit a minimum interior side yard setback of 0.61 metres.
3. To permit a minimum rear yard setback of 0.9 metres to a privacy screen.
4. To permit a rear yard setback of 0.61 metres to pool equipment.
5. To permit an interior side yard setback of 0.61 metres to pool equipment.

BY-LAW REQUIREMENT:

1. A minimum rear yard setback of 7.5 metres is required.
2. A minimum interior side yard setback of 1.2 metres is required.
3. A minimum rear yard setback of 2.6 metres is required.
4. A minimum rear yard setback of 6 metres is required.
5. A minimum interior side yard setback of 1.2metres is required.

Lou Mazzon, 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 R. Buckler
Seconded by M. Mauti

THAT Application No. **A059/16, MARISA GOSIO**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 17

FILE NUMBER: A060/16

APPLICANT: 1801402 ONTARIO INC.

PROPERTY: Part of Lot 9, Concession 9 (Part of Block 1, Registered Plan 65M-3966) municipally known as 8290 Highway #27, Woodbridge.

ZONING: The subject lands are zoned C2 General Commercial, and subject to the provisions of Exception 9(343) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing one-storey commercial building.

Item # 17 – Cont'd

FILE NUMBER: A060/16

APPLICANT: 1801402 ONTARIO INC.

PROPOSAL:

1. To permit a maximum gross floor area of 468.0m² (32%) on the subject lands to be devoted to any or all permitted eating establishment uses.
2. To permit a minimum gross floor area of 241.55m² on the subject lands to be devoted to Business or Professional Office uses.

BY-LAW REQUIREMENT:

1. The total gross floor area on the subject lands devoted to any or all permitted eating establishment uses shall not exceed 321.75m² (22%) of the gross floor area of the development (1.462.5m²).
2. A minimum Gross Floor Area of 487.5m² shall be used solely for Business or Professional Office uses.

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:

Official Plan Amendment OPA 415 APPROVED

Zoning By-law Amendment Z23.90 APPROVED

Z.07.013 APPROVED

Z.13.026 (to permit max. of 275m² of the existing 1462.5m² office to be used for commercial uses)

Site Plan Applicant DA.07.039 APPROVED

Consent Application:

B021/09 APPROVED Jun 4/09, (Creation of a new lot for retail/commercial purposes) Cert. issued Sept 8/09

B022/09 APPROVED Jun 4/09, (Mutual R.O.W. in favour of 8290 Hwy #27) Cert. issued Sept 8/09

B002/08 APPROVED Jan 17/08, (Lease to Walmart) Cert. issued Apr. 16/08

Minor Variance Application:

A119/09 & A120/09 APPROVED Jun 4/09, (To facilitate B021/09 & b022/09 thereby permitting shared access and mutual driveway access).

A124/12 - APPROVED - Jul 26/12 (3m FYS, 3m SYS, 1.5 landscape buffer strip & bldg. with 1 storey)

Claudio Brutto, 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 J. Cesario

THAT Application No. **A060/16, 1801402 ONTARIO INC.**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Item # 18 to 37

FILE NUMBER: A061/16 TO A080/16

APPLICANT: NINE-TEN WEST LIMITED

PROPERTY: Part of Lots 16 & 17, Concession 2 (Blocks 4, 5, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 28, 29, 30, 33, 34, 35, and 36, Draft Plan 19T-12V009), Carville Woods Drive, Lane V72, Lane V73 and Aylin Crescent, all respectively, Thornhill.

ZONING: The subject lands are zoned *RT1, Residential Townhouse Zone* and subject to the provisions of *Exception 9(1395)* under By-law 1-88 as amended.

PURPOSE: To permit the construction of a lane townhouse block, as follows:

PROPOSAL
A061/16 TO
A062/16; A068/16
TO A073/16;
A075/16 TO
A076/16; &
A080/16:

1. To permit a minimum no encroachment zone inside the property line of 0.10 metres for steps leading to a porch within the front yard, and the exterior side yard.
2. To permit A/C units to be permitted in the defined front yard with a maximum front yard encroachment of 1.5 metres.

Item # 18 to 37

FILE NUMBER: A061/16 TO A080/16

APPLICANT: NINE-TEN WEST LIMITED

**PROPOSAL
A063/16 TO
A067/16; A074/16;
A077/16 TO
A079/16**

1. To permit A/C units to be permitted in the defined front yard with a maximum front yard encroachment of 1.5 metres.

**BY-LAW
REQUIREMENT
A061/16 TO
A062/16; A068/16
TO A073/16;
A075/16 TO
A076/16; &
A080/16:**

1. A minimum 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard, and exterior side yard.
2. An A/C unit is not permitted in the defined front yard.

Eric Del Favero, Nine-Ten West Limited, 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 J. Cesario

THAT Application No. **A061/16 to A064/16, NINE-TEN WEST LIMITED**, be **APPROVED**, in accordance with the attached sketches and subject to the following conditions:

1. The Owner shall successfully obtain Site Plan approval for DA.15.046, if required, to the satisfaction of the Vaughan Development Planning Department.
2. That the applicant submits the variance application review fee of **\$1,050.00** payable to the Toronto & Region Conservation Authority, if required, to the satisfaction of the Toronto & 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

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 J. Cesario

THAT Application No. **A065/16 to A080/16, NINE-TEN WEST LIMITED**, be **APPROVED**, in accordance with the attached sketches and subject to the following conditions:

1. The Owner shall successfully obtain Site Plan approval for DA.15.046, if required, to the satisfaction of the Vaughan 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 # 38

- FILE NUMBER:** A081/16
- APPLICANT:** 2281539 ONTARIO INC.
- PROPERTY:** Part of Lot 20, Concession 4, (Lot 25 of Registered Plan 4626), municipally known as 15 Gram Street, Maple.
- ZONING:** The subject lands are zoned R1V, Residential, under By-law 1-88, as amended.
- PURPOSE:** To permit the construction of a proposed two-storey single family detached dwelling.
- PROPOSAL:**
1. To permit a maximum lot coverage of 26.9% (dwelling = 23% porch and loggia = 3.9%).
 2. To permit a maximum building height of 10.2 m.
 3. To permit a maximum driveway width of 10 m.
 4. To permit a minimum front yard setback of 9.93 m to the front porch.
- BY-LAW REQUIREMENT:**
1. A maximum lot coverage of 20% is permitted for a 2 storey dwelling.
 2. A maximum building height of 9.5 m is permitted.
 3. A maximum driveway width of 9 m is permitted.
 4. A minimum front yard setback of 11 m is required.

Sara Molinaro, 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 A. Perrella

THAT Application No. **A081/16, 2281539 ONTARIO INC.**, be **APPROVED**, in accordance with the attached sketch.

CARRIED.

Previously adjourned from the February 11, 2016 meeting.

Item # 40

- FILE NUMBER:** A040/16
- APPLICANT:** MANGLALAM INVESTMENTS LIMITED
- PROPERTY:** Part of Lot 1, Concession 6 (Lot 25 of Registered Plan M-2009), municipally known as 481 Hanlan Road, Woodbridge.
- ZONING:** The subject lands are zoned EM1 Prestige Employment Area, under By-law 1-88 as amended.
- PURPOSE:** To permit the maintenance of an existing one-storey industrial building.
- PROPOSAL:**
1. To permit a public garage for the minor servicing of vehicles as an accessory use to the car brokerage.
 2. To permit a minimum of 49 parking spaces.
- BY-LAW REQUIREMENT:**
1. A public garage is not a permitted use.
 2. A minimum of 97 parking spaces are required (83 car brokerage, 14 car repair).

Martin Ng, Caplink Acquisitions Limited, 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.

Item # 40 – Cont'd

FILE NUMBER: A040/16

APPLICANT: MANGLALAM INVESTMENTS LIMITED

MOVED by J. Cesario
Seconded by M. Mauti

THAT Application No. **A040/16, MANGLALAM INVESTMENTS LIMITED**, be **APPROVED**, in accordance with the attached sketch.

OTHER BUSINESS

None.

MOTION TO ADJOURN

MOVED by J. Cesario
Seconded by R. Buckler

THAT the meeting of Committee of Adjustment be adjourned at 6:50p.m., and the next regular meeting will be held on **March 17, 2016**.

CARRIED.

DRAFT