

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: November 1, 2018</p>
<p align="center"><b>DRAFT</b></p>	<p>Location: 2141 Major Mackenzie Drive Committee Room 242/243</p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Joe Cesario (Chair) Robert Buckler (Vice-Chair) Mary Mauti Assunta (Sue) Perrella Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Catherine Saluri Christopher Cosentino</p>
<p>Members / Staff Absent:</p>	<p>N/A</p>

### Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
Item 5-7	B015/18, A139/18 & A155/18	12020 Cold Creek Rd. Kleinburg (Vani)	York Region	York Region Comments: Do not support the consent application
Item 5-7	B015/18, A139/18 & A155/18	12020 Cold Creek Rd. Kleinburg (Vani)	TRCA	Revised comments (clarifying typo (B017/18) in previous comments
8	A050/18	10150 Pine Valley Drive, Vaughan (Parklawn Management Services Inc.)	Applicant	Revised Sketch - Requested to clarify variances
8	A050/18	10150 Pine Valley Drive, Vaughan (Parklawn Management Services Inc.)	Building	Clarifying height variance not required
9	A137/18	191 Old Humber Crescent, Kleinburg (Casinelli)	Neighbour	Petition of Support - 131 Forest Heights & 153 Old Humber Crescent)
9	A137/18	191 Old Humber Crescent, Kleinburg (Casinelli)	Neighbour	Letter of support - 175 Old Humber Crescent
10	A150/18	75 Valley Road, Kleinburg (Peebles)	Applicant	Historical Record Aerial & Survey Information
10	A150/18	75 Valley Road, Kleinburg (Peebles)	Applicant	Letter responding to 'AS-IS' OS1 concerns and related matters.
10	A150/18	75 Valley Road, Kleinburg (Peebles)	Applicant	Request to Adjourn to November 15, 2018 to address planning concerns.
11	A156/18	155 Dianawood Ridge, Woodbridge (Rotundo)	Neighbour	Letters of Support from 137, 162, 163, 185 Dianawood Ridge
12	A157/18	59 Rushworth Crescent, Kleinburg (Marsala)	Agent	Justification Report

Item #	File #	Address / Applicant	Commentator	Summary
18	A172/18	3600 Major Mackenzie Drive, Vaughan (Major Weston Centre Ltd.)	Planning	Planning Comments: Recommend approval subject to condition
21	A175/18	106 Davidson Drive, Woodbridge (Iamundo)	Engineering	Clearing recommended condition (grading)

Moved By: R. Buckler  
 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.

**Motion Carried.**

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of September 27, 2018 Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: M. Mauti  
 Seconded By: H. Zheng

THAT the minutes of the Committee of Adjustment Meeting of Thursday, September 27, 2018, be adopted as amended.

**Motion Carried.**

**Adjournments**

Moved By: R. Buckler  
 Seconded By: H. Zheng

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
10	A150/18 (75 Valley Road, Kleinburg)	November 15, 2018	Allow time to address TRCA concerns
13	A165/18 (33 Camden Drive, Concord)	November 15, 2018	Accommodate revision to variance.
16	A169/18 (7077 Bathurst Street, Thornhill)	December 6, 2018	Accommodate revision to application (removal of parking variance) and submission of parking study

**Motion Carried.**

### Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

**5-7. File:** B015/18, A139/18 & A155/18 **Ward 1**  
**Applicant:** Antontio Vani  
**Agent:** c/o FULLI Consultant Inc. (Vince Fulgenzi)  
**Address:** 12020 Cold Creek Rd. Kleinburg  
**Purpose:** B015/18: Relief from the by-law is being requested to facilitate the creation of a new lot, Consent Application B015/18 (Subject Land).  
A139/18: Relief from the by-law is being requested to permit reduced lot area and frontage on the **severed land** to facilitate Consent Application B015/18.  
A155/18: Relief from the by-law is being requested to permit a reduced interior side yard setback (north) to accommodate the existing single-family dwelling and to permit reduced lot area and frontage on the **retained land** to facilitate Consent Application B015/18.

#### Additional Addendum Reports received and provided to the Committee from:

York Region Comments – Received October 26, 2018  
TRCA Comments - Received October 25, 2018

#### Representation

Vince Fulgenzi, FULLI Consultant Inc.

#### Comments

Vince Fulgenzi explained the nature of the applications.

In response to Chairman Cesario, Mr. Fulgenzi advised that as a result of discussions with Planning staff it was decided to proceed with the applications through the Committee of Adjustment rather than making an application for a Zoning By-law Amendment.

Member Mauti suggested the application be adjourned sine die to allow for further discussions with the Planning Department, with respect to the nature of the proposed variances and the application in relation to the Official Plan.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: M. Mauti

THAT Application No. B015/18, A139/18 & A155/18 on behalf of Antontio Vani be **ADJOURNED SINE DIE** to allow for further discussions with the Development Planning Department.

**Motion Carried.**

**Members Opposed to Motion: N/A**



- 9. File:** A137/18 **Ward 1**
- Applicant:** Larry and Giovanni (Joanne) Casinelli
- Agent:** Ian Robertson Design (Bobbi-Jo Mackinnon)
- Address:** 191 Old Humber Cr. Kleinburg
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed two-storey dwelling.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Address: 175 Old Humber Crescent Nature of Correspondence: Letter of Support
Address: 131 Forest Heights & 153 Old Humber Crescent Nature of Correspondence: Letter of Support

**Additional Addendum Reports received and provided to the Committee from:** None

**Representation**

Ian Robertson, Ian Robertson Design

**Comments**

In response to Chairman Cesario, Ian Robertson advised that he is aware that staff are requesting adjournment. He advised that the applicant has made some concessions with respect to the building height and coverage to satisfy staff and the proposal is similar to other developments in the area, although still slightly higher. The increased massing will not be noticeable from the street and he opined that the variance is acceptable. He reviewed previous approvals and provided the Committee with a sketch, highlighting that an uncovered porch has been included in the lot coverage calculation, which accounts for approximately 2.67% of the coverage requested. The proposal was circulated to adjacent homes in the area and a petition of support has been submitted. He opined that the variances are minor in nature.

In response to Member Perrella, Mr. Robertson advised that there was no response from the owner of 205 Old Humber Crescent and that a letter was dropped off on their doorstep requesting support of the application. He opined that no one lived at the residence and advised that the home was dilapidated.

In response to Chairman Cesario, Christopher Cosentino, Planning, advised that staff have concerns with the variances exceeding previous approvals in the area given that zoning requirement provides for a maximum of 10% lot coverage. The highest building height approved in the area was 11 metres. Planning staff would like to see a reduction in proposed building height and lot coverage.

Ian Robertson advised that given the style of roof you cannot tell if it is pitched or flat. If the soffits were lowered ½ metre the building height would comply with the By-law. He reiterated that given the pitch of the roof massing from the street is acceptable.

In response to Member Mauti, Mr. Robertson advised that his client may be flexible on the building height.

Member Mauti suggested that the application be adjourned to December 6, 2018 to address Planning concerns.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: M. Mauti

THAT Application No. A137/18 on behalf of Larry and Giovanni (Joanne) Casinelli be **ADJOURNED** to December 6, 2018 to address Development Planning Department concerns.

**Motion Carried.**

**Members Opposed to Motion:** N/A

**11. File:** A156/18 **Ward 3**  
**Applicant:** Domenic Rotundo (Mr Domenic Rotundo)  
**Agent:** Antimo and Jennifer Cancelliere  
**Address:** 155 Dianawood Rdge. Woodbridge  
**Purpose:** Relief from the By-law is being requested to permit the existing circular driveway.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Address: 137, 162, 163 and 185 Dianawood Ridge
Nature of Correspondence: Letter of Support

**Additional Addendum Reports received and provided to the Committee from:** None

**Representation**  
 Domenic Rotundo

**Comments**  
 Domenic Rotundo explained the nature of the application.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A156/18 on behalf of Domenic Rotundo (Mr Domenic Rotundo) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner/applicant shall visit the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department and arrange a site visit with City Staff to ensure that the existing 3m curb cut does not conflict with existing street furniture, neighboring access, road alignment and/or anything else deemed relevant by City Staff upon inspection. In conjunction with this condition, the owner/applicant shall apply and obtain the necessary curb cut permit through the Transportation Services Division.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

- 12. File:** A157/18 **Ward 1**
- Applicant:** Joseph and Karalyn Marsala
- Agent:** Francesco DiSarra
- Address:** 59 Rushworth Cr. Kleinburg
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed single family dwelling.

**Additional Addendum Reports received and provided to the Committee:**

Justification Report provided by Agent

**Representation**

Francesco DiSarra

**Comments**

Francesco DiSarra explained the nature of the application.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng

Seconded By: A. Perrella

THAT Application No. A157/18 on behalf of Joseph and Karalyn Marsala be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a>	That the Owner submits a cheque in the amount of \$3,850.00 (7 replacement trees at \$550.00 per tree) addressed to the City of Vaughan as cash-in-lieu payment of the required replacement trees that will not be accommodated on the property.
2	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading/Service Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/service approval for the proposed dwelling & cabana prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/service approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

- 14. File:** A167/18 **Ward 4**
- Applicant:** Jane Street Nominee Corp
- Agent:** Brutto Planning Consultant Ltd (Claudio Brutto)
- Address:** 8025 & 8033 Jane St. Vaughan
- Purpose:** Relief from the by-law is being requested to permit a proposed self storage facility for employment use.

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**

Claudio Brutto, Brutto Planning Consultant Ltd

**Comments**

Claudio Brutto advised that the Staff Report has been reviewed. He requested approval of the application.

In response to Member Mauti, Mr. Brutto explained the requested reduction in parking. He advised that the traffic study submitted indicates that people are not coming to the site en masse and that Development Engineering has reviewed the study and have accepted he results.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A167/18 on behalf of Jane Street Nominee Corp & Jane Street Storage LP be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.16.063) from the Development Engineering (DE) Department.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A



- 15. File:** A168/18 **Ward 1**
- Applicant:** Ahmad El-Abyad
- Agent:** VTR Design (Mohsen Amer)
- Address:** 80 Orico Ct. Kleinburg
- Purpose:** Relief from the By-law is being requested to permit the construction of a proposed cabana.

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**  
Ahmad El-Abyad

**Comments**  
Ahmad El-Abyad, the applicant explained the nature of the application.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: R. Buckler

THAT Application No. A168/18 on behalf of Ahmad El-Abyad be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1.	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed cabana prior to any work being undertaken on the property (greater than 10m2 and therefore requires a grading permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.</li> <li>The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.</li> </ol>
2.	TRCA Polina Bam  416-661-6600 x5256 <a href="mailto:Polina.bam@trca.on.ca">Polina.bam@trca.on.ca</a>	<ol style="list-style-type: none"> <li>The applicant submits the variance application fee of \$580.00 payable to the Toronto and Region Conservation Authority.</li> <li>The applicant successfully obtains a permit from the Toronto and Region Conservation Authority pursuant to Ontario Regulation 166/06.</li> </ol>

For the Following Reasons:

- The general intent and purpose of the by-law will be maintained.
- The general intent and purpose of the official plan will be maintained.
- The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

- 17. File:** A170/18 **Ward 1**
- Applicant:** George Zeppieri
- Agent:** Darsan Contracting (Anna Londero)
- Address:** 42 Lancer Dr. Maple
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed cabana located in the rear yard.

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**

Anna Londero, Darsan Contracting

**Comments**

Anna Londero explained the nature of the application.

In response to Member Mauti, Catherine Saluri, Zoning Examiner, clarified the requirement with respect to the rear yard landscaping variance and advised that the provision is not required in all residential zones.

In response to Member Buckler, Ms. Londero clarified the height of the cabana and advised that the neighbours were not consulted.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng

Seconded By: A. Perrella

THAT Application No. A170/18 on behalf of George Zeppieri be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner is required to submit the final grading drawing to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

- 18. File:** A172/18 **Ward 3**
- Applicant:** Major Weston Centre Limited (Christine Cote)
- Agent:** Black & Veatch (Joseph Rollins)
- Address:** 3600 Major Mackenzie Dr. Vaughan
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed Tesla charging station and ancillary equipment.

**Additional Addendum Reports received and provided to the Committee from:**  
 Planning Comments – Dated October 30, 2018

**Representation**

Alex Tsopelas, Black & Veatch and Nolan Moss, Major Weston Centre Limited

**Comments**

Alex Tsopelas, Black & Veatch and Nolan Moss, Major Weston Centre Limited, explained the nature of the application.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A172/18 on behalf of Major Weston Centre Limited (Christine Cote) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:christopher.cosentino@vaughan.ca">christopher.cosentino@vaughan.ca</a>	That the Owner submits a revised Landscape Plan that reflects the required screening of the transformer to the satisfaction of the Development Planning Department.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A

- 19. File:** A173/18 **Ward 4**
- Applicant:** Susanna Koren and Andrei Svyatkovsky
- Agent:** Joe Barbarino
- Address:** 150 Sir Stevens Dr. Maple
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed inground swimming pool and (pool) equipment pad. Relief is also being sought to recognize the location of the existing air conditioning unit.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Daniel Dong Xiang
Address: Email
Nature of Correspondence: Letter of Objection

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**

Joe Barbarino

**Comments**

Joe Barbarino explained the nature of the application.

In response to Connie Lei, 27 Sweet Emily Court, Mr. Barbarino confirmed that setbacks are measured to the property line not the existing fence.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: R, Buckler  
 Seconded By: H. Zheng

THAT Application No. A173/18 on behalf of Susanna Koren and Andrei Svyatkovsky be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A







**23. File:** A178/18 **Ward 1**  
**Applicant:** Maria-Angela Silva  
**Agent:** None  
**Address:** 76 Netherford Rd. Maple  
**Purpose:** Relief of the by-law is being requested to permit the continued construction of a covered and unenclosed terrace located at the rear of the existing dwelling.

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**  
 Maria-Angela Silva

**Comments**  
 Maria-Angela Silva explained the nature of the application.

Gerry Schiller, 48 Lancer Drive, expressed concerns with respect to the size of the proposed structure and drainage issues on site.

In response to Member Mauti, Christopher Cosentino, Planner, clarified Development Engineering's recommended condition requiring Low Impact Development (LID) measures.

Ms. Silva advised that the proposal is not setting a precedent and that similar development has occurred in the neighbourhood. She advised that her architect address Development Engineering comments and recommended conditions.

Piero Paoletta, 70 Netherford Road, appeared in support of the application.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
 Seconded By: R. Buckler

THAT Application No. A178/18 on behalf of Maria-Angela Silva be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	1. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 20% to 29.85% in order to mitigate potential impacts on the municipal stormwater system.  2. The Owner/applicant shall submit the final Lot Grading/Service Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/service approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/service approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** N/A



- 24. File:** A147/18 **Ward 5**
- Applicant:** Chavi & Joseph Rappaport
- Agent:** Sarah Ifrah Architect (Homin Choi)
- Address:** 61 Bevshire Crcl. Thornhill
- Purpose:** Relief from the by-law is requested to permit the construction of a proposed addition to the existing dwelling. The proposed addition will consist of:
1. A second floor above existing garage;
  2. A two storey addition located at the rear of the existing dwelling;
  3. A two storey front bay extending from the front wall of the existing dwelling;
  4. A portico located at the front of the existing dwelling; and
  5. A deck located at the rear of the existing dwelling.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Perla and Harold Sabovich Address: 55 Bevshire Circle, Thornhill, Ontario L4J 5C5 Nature of Correspondence: Letter of Objection

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**

Sarah Ifrah, Sarah Ifrah Architect

**Comments**

Sarah Ifrah explained the nature of the application and advised that the proposed addition is in line with the existing side yard setback. She noted that there is no change to the existing soft landscaping.

In response to Member Buckler, Ms. Ifrah advised that a drainage plan was provided to Development Engineering staff. If the applicant were to step the wall to accommodate the side yard setback it would impact the floor plan of the dining room. She noted that the proposal is consistent with other homes in the area.

In response to Member Zheng, Ms. Ifrah confirmed that there is an existing fence.

In response to Member Buckler, Ms. Ifrah addressed the letter of objection and noted that windows should not be a concern as there is a fence. She also noted that the proposal is not going far enough back on the lot to impact shadowing.

Chairman Cesario asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: A. Perrella

THAT Application No. A147/18 on behalf of Chavi & Joseph Rappaport be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Brad Steeves  905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed additions prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion: N/A**

**Other Business**

None

**Motion to Adjourn**

Moved By: A. Perrella

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 6:55 p.m., and the next regular meeting will be held on November 15, 2018.

**Motion Carried.**

November 1, 2018 Meeting Minutes are to be approved at the November 15, 2018 meeting:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary-Treasurer