

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: August 12, 2021</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <a href="http://Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)  Stephen Kerwin (Vice-Chair)  Adolfo Antinucci  Robert Buckler  Hao (Charlie) Zheng</p>
<p>Secretary Treasurer:  Administrative Coordinator – CofA  Zoning Staff:  Planning Staff:</p>	<p>Christine Vigneault  Lenore Providence  Pia Basilone  Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of July 22, 2021 Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: S. Kerwin  
Seconded By: H. Zheng

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 22, 2021, be adopted as circulated.

**Motion Carried.**

Member Buckler did not vote on the approval of the July 22 minutes as he was not in attendance at the meeting.

**Adjournments**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
1	A083/21 (2 Winterlude Ct)	September 9, 2021	Accommodate statutory public notice

**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.

- 2. File:** A100/21 **Ward 4**
- Applicant:** Jodie Erlick
- Agent:** Craig Bellamy
- Address:** 32 Elmway Ct. Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed swimming pool and cabana.

<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: Davies Howe for Elliot Steiner Address: 38 Elmway Court Nature of Correspondence: Letter of Objection
Name: Joseph Morano Address: 30 Elmway Court Nature of Correspondence: Previous subdivision approval (presentation materials)
Name: Jason D'Elia Address: 21 Elmway Court Nature of Correspondence: Photo (presentation materials)

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

**Representation**

Craig Bellamy

**Public Deputations**

Jason D'Elia, 21 Elmway Court  
 Joseph Morano, 30 Elmway Court  
 Max Smirnov, 28 Elmway Court  
 Jamie Cole, Davies & Howe, representing 38 Elmway Court

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Craig Bellamy explained the nature of the application and advised that grading will be dealt with at the Building Permit stage.

Chair Perrella called the registered public deputations.

Jason D'Elia, 21 Elmway Court, expressed concerns regarding the height of the proposed structure, grading and the legibility of the plans submitted. He opined that the variances were excessive and not minor given the topography of the subject land.

Joseph Morano, 30 Elmway Court, expressed concerns regarding the proposed reduction to open space zone, proximity of development to property line, blockage of view and drainage. He reviewed the subdivision agreement (copy provided to the Committee as correspondence) and opined that the agreement prohibited alterations to grading.

Max Smirnov, 28 Elmway Court, expressed concerns regarding setting precedent.

Jamie Cole, Davies & Howe, LLP. appeared in opposition on behalf of Elliot Steiner and Elm Thornhill Woods (2013) Inc., 38 Elmway Court. He reviewed the written submission provided to the Committee and advised that the variances requested need to be considered collectively with the applicable development standards to determine impact. He advised that due to the grading of the property, the proposed cabana would appear much higher and opined that the variances being requested were not minor. He reviewed the history of the subdivision development and opined that the agreement prohibits alterations to grading. He requested that the application be adjourned or refused.

In response to Chair Perrella, Mr. Bellamy addressed the concerns raised, advising that precedence is subjective. He noted that there is similar development in the area and advised that the swales/drainage would be improved through this development and that the applicant is willing to install a french weeping tile drainage system to improve flooding in area and a fence. He noted that the depiction of the proposed development provided to the Committee by Mr. Cole was not an accurate reflection of the proposal.

In response to Chair Perrella, Mr. Bellamy agreed to have the application adjourned to permit time to discuss the proposal with his neighbours.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
Seconded By: S. Kerwin

THAT Application No. A100/21 on behalf of Jodie Erlick be **ADJOURNED**, to September 9, 2021 meeting to permit time to discuss the proposal with his neighbours.

**Motion Carried.**

**Members Opposed to Motion:** None

**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.

- 3. File:** A127/21 **Ward 1**
- Applicant:** Jason Monaco (Jason Monaco)
- Agent:** Weston Consulting (Ryan Guetter)
- Address:** 130 Hedgerow Ln. Kleinburg
- Purpose:** Relief from By-law 1-88 is being requested to permit the construction of a proposed single family dwelling, swimming pool, retaining wall (Adriana to confirm if existing) and reverse slope 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: 12, 34, 35, 45, 96, 118 Hedgerow Lane
Nature of Correspondence: Letters of Support

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

**Representation**

Ryan Guetter, Weston Consulting

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Ryan Guetter, Weston Consulting explained the nature of the application.

Member Antinucci advised that he conducted a site visit and felt that the proposal was consistent with the area.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci  
 Seconded By: S. Kerwin

THAT Application No. A127/21 on behalf of Jason Monaco (Jason Monaco) 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 Michael Torres  905-832-8585 x 8810 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	The Owner shall submit a Concept Landscape Plan to the satisfaction of the Development Planning Department.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to

	Department/Agency	Condition
		address the increased lot coverage from 10% to 22.04% in order to mitigate potential impacts on the municipal storm water system.
3	Parks, Forestry and Horticulture Operations Zachary Guizzetti  905-832-8585 x3614 <a href="mailto:Zachary.Guizzetti@vaughan.ca">Zachary.Guizzetti@vaughan.ca</a>	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit 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: None**

**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.

- 4. File:** A130/21 **Ward 5**
- Applicant:** Noushin Oveisi
- Agent:** Hirman Architects Inc. (Mani Yeganegi)
- Address:** 7 Thornbank Rd. Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being constructed to permit the construction of a proposed single family dwelling, cabana and front yard pergola.

<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: 12 Thornbank Road
Nature of Correspondence: Letter of Support

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

**Representation**

Jonathan Benczkowski

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Jonathan Benczkowski explained the nature of the application and advised that the application went through extensive revisions to address staff comments.

In response to Member Buckler, Mr. Benczkowski explained the review process and the revisions made to the original proposal.

Chair Perrella 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. A130/21 on behalf of Noushin Oveisi 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.  2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.14% in order to mitigate potential impacts on the municipal storm water system.

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:** None

**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. File:** A135/21 **Ward 1**
- Applicant:** Roman Itskovich
- Agent:** George Teodosiu
- Address:** 53 Hunterwood Chase. Maple
- Purpose:** Relief from the By-law is being requested to permit the proposed construction of a rear yard shed and cabana.

<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)
None

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

**Representation**  
George Teodosiu

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

George Teodosiu explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin  
Seconded By: H. Zheng

THAT Application No. A135/21 on behalf of Roman Itskovich (Roman Itskovich) 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. Lot Grading Permit: The owner/applicant shall obtain a Lot Grading permit by submitting the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval, prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit. <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. Driveway extension & curb Cut: The owner/applicant shall obtain a curb cut permit for the driveway curb depression. If deemed required by the City, the owner shall pay for any damages to the City's curb and asphalt because of this curb depression work conducted without the appropriate permit. For the curb cut permit, please contact the Transportation Services Division, Joint Operations Centre City of Vaughan/Public Works located at 2800 Rutherford Rd   Vaughan, ON L4K 2N9. An application along with a copy of your survey showing the proposed and existing driveway must be mailed to 2800 Rutherford Rd   Vaughan, ON L4K 2N9. The link:



	Department/Agency	Condition
		<p><a href="https://www.vaughan.ca/services/residential/transportation/roads/curb%20cuts%20and%20driveway%20widening/thumbnails/Curb%20Cut%20and%20Driveway%20Widening.pdf">https://www.vaughan.ca/services/residential/transportation/roads/curb cuts and driveway widening/thumbnails/Curb%20Cut%20and%20Driveway%20Widening.pdf</a> shows a sample sketch of what your survey looks like and what should be drawn on it. If you do not have a survey, please contact the City of Vaughan's Building Standards Department and they can provide one to you.</p>

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: None**

**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.

- 6. File:** A136/21 **Ward 4**
- Applicant:** Robert Strmota
- Agent:** Joe Battaglia
- Address:** 71 William Bowes Blvd. Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the existing garage and loggia located in the easterly side yard.

<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)
None

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

**Representation**

Paul DeMelo

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Paul DeMelo explained the nature of the application and gave a history of the site development, noting that there have been no complaints to the City in 10 years. He reviewed previous approvals and advised that the garage was constructed closer to the property line. He noted that the garage abuts a park and opined that the four tests under the Planning Act are met. Mr. DeMelo suggested that comments from Development Engineering could be resolved as a condition of the Committee's approval. He advised that altering the proposal would be extremely costly and disruptive.

In response to Chair Perrella, Mr. DeMelo agreed to stand down the application to discuss how the applicant wished to proceed.

The application was stood down at 7:05 p.m.

The application was recalled at 7:49 p.m.

In response to Chair Perrella, Mr. DeMelo agreed to adjourn the application to address Development Engineering comments.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: S. Kerwin

THAT Application No. A136/21 on behalf of Robert Strmota be **ADJOURNED** to September 9, 2021 to permit time to address Development Engineering comments provided in the August 12, 2021 staff report.

**Motion Carried.**

**Members Opposed to Motion:** None

**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.

7. **File:** A140/21 **Ward 1**  
**Applicant:** Satish Thakkar  
**Agent:** Brandon Bell  
**Address:** 7850 King-Vaughan Rd. Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family 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)	
None	

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

**Representation**  
 Brandon Bell

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Brandon Bell explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A140/21 on behalf of Satish Thakkar 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 Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	That the Arborist Report, Tree Preservation Plan, Tree Replacement Plan, and Landscape Restoration Plan and Details, dated June 30, 2021, be approved to the satisfaction of the Development Planning Department.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority

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:** None

**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.

- 8. File:** A144/21 **Ward 4**
- Applicant:** Granerola Residences Ltd.
- Agent:** Greenpark Group (Joe Di Giuseppe)
- Address:** 8960 Jane St. Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed 28 storey apartment building and to facilitate Site Plan Application DA.19.084

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

**Representation**

Joe Di Giuseppe, Greenpark Group

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Joe Di Giuseppe, Greenpark Group explained the nature of the application and advised that the related site plan application has been approved by Council.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: H. Zheng

THAT Application No. A144/21 on behalf of Granerola Residences Ltd. (Joe Di Giuseppe) 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:** None

**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.

- 9. File:** A146/21 **Ward 3**
- Applicant:** 1114308 Ontario Limited
- Agent:** Francesco Fiorani
- Address:** 326 Jevlan Dr. Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed commercial industrial building.

<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: 79 Blaine Court
Nature of Correspondence: Letter of Objection

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

**Representation**

Claudio Brutto  
Gerry Borean

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Claudio Brutto, provided a presentation to the Committee and reviewed previous approvals in the area. He advised that what is being proposed is considered employment, not industrial and will create employment opportunities. He opined that the variances are minor in nature.

Gerry Borean addressed the objection letter received and reviewed similar employment uses in the area. He noted that the proposed development will be modest and not visible due to the buffer provided by Weston Road. He reviewed the previous applications approved in the area by the Committee and noted that the only planning evidence provided is that included in the Planning Justification Report prepared by Mr. Brutto, the applicant’s planning consultant. He reviewed the compatibility of the proposal in relation to the four tests under the Planning Act and noted that previous approvals given by the Committee were not appealed.

Chair Perrella asked if anyone present wished to comment on this application.

Member Antinucci commented that proposal should proceed by way of Zoning By-law and Official Plan Amendment.

In response to Member Antinucci, Mr. Brutto reviewed the previous approvals given by the Committee and noted that a Zoning By-law and Official Plan amendment was not required.

In response to Member Buckler, Mr. Brutto advised that the market and possibly the site plan approval process will dictate future uses within the building.

In response to Member Zheng, Roberto Simbana, Planner, reviewed planning comments provided and advised that the area is in transition. He advised that Planning staff requested floor plans to better understand how the proposed building would be utilized and advised that the applications should proceed by way of Zoning By-law and Official Plan amendment so that Council has an opportunity to review the proposal.

In response to Member Zheng, Mr. Brutto reviewed the locations of the previous approvals and noted that all approvals were done without an amendment to the City’s Official Plan.

Chair Perrella commented that she was involved in the previous approvals noted in the Planning Justification Report and confirmed that the Committee of the day approved the applications. She agreed with Mr. Borean that there was not enough planning evidence provided to support that the applications required a Zoning By-law and Official Plan amendment and questioned why this

application was being treated differently. She commented that the Committee considers the four tests seriously and opined that the proposal would enhance the neighbourhood.

In response to Member Zheng, Mr. Brutto advised that the proposed building height is consistent with other buildings in the area.

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A146/21 on behalf of 1114308 Ontario Limited 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:** A. Antinucci

**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.

- 10. File:** A147/21 **Ward 1**  
**Applicant:** Andrew and Gina Pang  
**Agent:** None  
**Address:** 37 Rolling Green Ct. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit an expansion of the existing driveway and curb.

<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)
None

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

**Representation**

Gina Pang

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Gina Pang explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT Application No. A147/21 on behalf of Andrew and Gina Pang 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:** None

**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.

- 11. File:** A148/21 **Ward 4**
- Applicant:** Melrose Investments Inc. (Davide Baldassarra)
- Agent:** Philip Stewart Pound and Stewart Planning (Philip Stewart)
- Address:** 9131 Keele St. Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit retail sales as an accessory use to the primary Health Centre use within Units A1 & B1.
- \*Retail sales will include pre-packaged nutritional dry goods/foodstuffs.

<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)
None

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

**Representation**

Philip Stewart, Pound and Stewart Planning

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Philip Stewart explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci  
 Seconded By: S. Kerwin

THAT Application No. A148/21 on behalf of Melrose Investments Inc. (Davide Baldassarra) 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:** None



**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.

- 12. File:** A149/21 **Ward 5**  
**Applicant:** Azar & Ben Matin  
**Agent:** Tricon Development Inc (Kayvon Heidari)  
**Address:** 51 Thornbank Rd. Thornhill  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and pool house.

<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)
None

**Additional Addendum Reports received and provided to the Committee from:**  
 49 Thornbank Road (Letter of Objection) – Received after correspondence deadline, provided to Committee.

**Representation**  
 Kayvon Heidari, Tricon Development Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Kayvon Heidari explained the nature of the application.

In response to Member Zheng and Member Antinucci, Mr. Heidari reviewed the presentation slides to address the concerns raised by the owner of 49 Thornbank Road, which outlined the slope of the property. He noted that there is a three-metre grade difference and that the front yard setback was increased during the review process to address planning comments. He advised that if the roof was re-designed from a mansard style to a peaked style that the height of the structure could be increased. He noted that the retaining walls are existing, and that the applicant will ensure no damage to trees.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: S. Kerwin

THAT Application No. A149/21 on behalf of Azar & Ben Matin 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or 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:** None

**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.

- 13. File:** A150/21 **Ward 1**  
**Applicant:** Jacqueline Posa  
**Agent:** Fausto Cortese Architects Inc. (Fausto Cortese)  
**Address:** 50 Northern Pines Blvd. Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed Cabana in the rear yard.

<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)
None

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

**Representation**

Fausto Cortese, Fausto Cortese Architects Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Fausto Cortese explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A150/21 on behalf of jacqueline Posa 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. Cabana Grading Permit: The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit. <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60 % to 40.1% in order to mitigate potential impacts on the municipal storm water system.

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:** None

**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.

- 14. File:** A151/21 **Ward 1**
- Applicant:** Renato and Giuseppina Ventura
- Agent:** Max Lagace
- Address:** 118 Hedgerow Ln. Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit an addition to the existing dwelling an expansion of the driveway and to permit an existing cabana located in the rear yard

<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: 45, 96 and 130 Hedgerow Lane
Nature of Correspondence: Letters of Support

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

**Representation**

Max Lagace

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Max Lagace explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT Application No. A151/21 on behalf of Renato and Giuseppina Ventura 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or 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:** None

**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.

- 15. File:** A152/21 **Ward 5**
- Applicant:** Rodrigo Navascues
- Agent:** Anthony Bartolini
- Address:** 112 Redondo Dr. Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed pool.

<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)
None

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

**Representation**  
Anthony Bartolini

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Anthony Bartolini explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A152/21 on behalf of Rodrigo Navascues 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:** None

**Other Business**

Change of Condition – B010/20

Christine Vigneault, Secretary Treasurer advised:

On September 10, 2020, The Committee of Adjustment approved Consent Application B010/20 to sever a parcel of land for residential purposes, approximately 125.58 square metres as a lot addition, to be merged on title with the abutting lands to the west (municipally known as 93 Fanshore Drive).

The recipient lands to the west comprise of a full lot on a registered plan of subdivision, described as Lot 6, Plan 65M-3374, therefore the severed parcel cannot merge on title due to exceptions described in Section 50 (3) and (5) of the Planning Act. In light of this, staff are requesting a minor change of condition to include the following condition to ensure that future conveyances contemplate the lands as a whole.

Moved By: S. Kerwin

Seconded By: A. Antinucci

THAT, pursuant to Section 53(23) of the Planning Act R.S.O. 1990, as amended, with respect to the decision of the Committee of Adjustment regarding File No. B010/20 and dated September 18, 2020, it is hereby resolved that the conditions of approval be changed to include the following condition:

That an undertaking to register an application to annex restrictive covenants (s. 118) is provided in a form acceptable to the City's Legal Services Department and Development Planning Department.

AND THAT, pursuant to Section 53(26) of the Planning Act R.S.O. 1990, as amended, the modifications noted above are considered minor changes to the conditions of consent regarding File No. B010/20 and therefore no further notice of this application is required.

**Motion Carried.**

**Members Opposed to Motion:** None

**Motion to Adjourn**

Moved By: R. Buckler

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:15 p.m., and the next regular meeting will be held on September 9, 2021.

**Motion Carried.**

August 12, 2021 Meeting Minutes are to be approved at the September 9, 2021 meeting:

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Chair

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Secretary-Treasurer