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July 23, 2014

VAUGHAN COMMITTEE
OF ADJUSTMENT

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel (905) 832-2281

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: July 23, 2014
Name of Owner: Michael Douglas Edward Duder
141 Centre Street
RP9834 Lot 44
File No.(s):B034/14 REVISED COMMENTS

**ADDENDUM
AGENDA ITEM**

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COMMITTEE OF ADJUSTMENT

Zoning Classification of the Subject Lands:

The subject lands are zoned R1V, Old Village Residential under By-law 1-88 subject to Exceptions 9(662) as amended.

Staff Comments:

Minimum Lot Frontage for the conveyed lands = 30m

The minimum lot frontage for the conveyed lands when it is combined with the lands to the west has not been provided.

Minimum Lot Frontage for the retained lands = 30m

The minimum lot frontage for the retained lands comply with the requirement.

Minimum Lot Area for the conveyed lands = 845m²

The conveyed lands comply with this requirement.

Minimum Lot Area for the retained lands = 845m²

The retained lands comply with this requirement.

Stop Work Orders and Orders to Comply:

None

Comments for Committee of Adjustment Staff and Applicant:

1. Historical Significant Property. Cultural Department review required.
2. Lands may be subject to Ontario Regulation 166/06 (T.R.C.A).
3. The conveyed lands are subject to Exception 9(662). The conveyance of these lands will result in a property with a split zone. It is recommended that the zone boundary line should be revised to follow the property boundaries to avoid any future development issues.

Conditions of Approval:

1. The existing structures on the conveyed lands (garage and shed) must be removed.

Please note: These comments are based on a review of the documentation supplied with this application.