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July 24, 2014

VAUGHAN COMMITTEE
OF ADJUSTMENT

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

ADDENDUM
AGENDA ITEM

6

COMMITTEE OF ADJUSTMENT

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: July 24, 2014
Name of Owner: Michael Douglas Edward Duder
141 Centre Street
RP9834 Lot 44
File No.(s):B034/14 3rd REVISED COMMENTS

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.
4. The severed land should be merged on title by means of an Application to Consolidate Parcels.

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.