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July 18, 2014

Committee of Adjustment

ADDENDUM

AGENDA ITEM

9 & 11

COMMITTEE OF ADJUSTMENT

DATE: July 18, 2014
TO: Todd Coles, Committee of Adjustment
FROM: Otello Santini, Development/Transportation Engineering
MEETING DATE: July 24, 2013
OWNER: 1738676 ONTARIO INC., RAFFAELLE PALMISANO
FILE(S): B036/14, B038/14
RELATED FILE(S): B035/14, B037/14

Location: 23 Gate House Court, 29 Gate House Court, and 8399 Kipling Avenue.

Proposal: The Applicant is requesting permission to create two new lots, and a right-of-way to provide access to the new lots. To facilitate the creation of the proposed lots, the Applicant has submitted the following Variance and Consent applications:

B036/14:

To create a new lot by severing 23 Gatehouse Court.

B038/14:

To sever a portion of 8399 Kipling Avenue and convey it to the lands to the south-west (the severed lands of Consent Application B036/14).

Road Network: The existing and proposed lots have access to a municipal road. The Owner/Applicant will be required to provide plans showing the proposed driveway accesses.

Municipal Servicing: The subject lots are situated within the Parwest Construction Limited (19T-85002) subdivision (Phase 2). Municipal services for Block 93 on plan 65M-3059 have been installed during the construction of the subdivision. Accordingly, the proposed lots can be connected to the existing 200mm diameter sanitary sewer and 150mm diameter watermain located on Gate House Court.

Note it is the responsibility of the Owner to ensure that all existing unused services are decommissioned once abandoned. Sanitary, storm and water service connections which are not in place on the municipal road allowance to the property line shall be arranged for installation by the City on payment of installation costs by the Owner. To initiate the installation of the service connection(s) the Owner shall file an application with the Environmental and Technical Services of the Public Works Department.

Lot Grading: The proposed lots have access to possibly connect to the existing 300mm diameter storm sewer located on Gate House Court.

Comments: Vaughan Council approved Zoning By-law Amendment File Z.12.026, to re-zone the lands that are to be severed and conveyed from 29 Gate House Court (B035/14) from A Agricultural Zone to R2 Residential Zone. The same Zoning By-law Amendment also re-zoned the lands that are to be severed from 8399 Kipling Avenue (B037/14 and B039/14) from R2 Residential Zone to A Agricultural Zone.

As such, the Development/Transportation Engineering Department has no objection to Consent Applications B036/14 and B038/14 subject to the following conditions:

memorandum

Condition(s):

1. The Owner/Applicant shall provide Grading and Servicing Plan(s) showing existing and proposed grades, drainage patterns, driveway accesses and the location of all municipal services to the satisfaction of the Development/Transportation Engineering Department.