

DATE: September 30, 2014

TO: Todd Coles, Committee of Adjustment

FROM: Grant Uyeyama, Director of Development Planning
Planning Department

MEETING DATE: October 2, 2014

OWNER: Giuseppina Colucci
FILE(S): B055/14, B056/14, B057/14

Location: 80 Colucci Drive
Ward 3, Vicinity of Rutherford Road and Pine Valley Drive

Proposal: The owner is requesting permission to create three new residential lots. The severed and retained lands comply with the minimum lot frontage and lot area requirements stipulated by By-law 1-88.

Official Plan: The subject lands are designated "Low-Rise Residential" by the City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on February 3, 2014. The proposal conforms to the policies of the Official Plan.

Comments: The Planning Department has no objection to the proposed severances. Both the retained and three severed lots maintain the minimum requirements for lot frontage, lot area, and lot depth of Zoning By-law 1-88. The neighbourhood is developed with single detached dwellings. Each proposed lot is consistent with the size and shape of surrounding properties.

The Planning Department is of the opinion that the proposal meets the intent of the Official Plan and the consent criteria stipulated in Section 51(24) of the *Planning Act*.

Recommendation: The Planning Department supports Consent Applications B055/14 to B057/14 inclusive.

Condition(s): None.

Report Prepared By: Brandon Correia, Planner I
Carmela Marrelli, Senior Planner

memorandum