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March 16, 2016

VAUGHAN COMMITTEE  
OF ADJUSTMENT

ADDENDUM

AGENDA ITEM

6

COMMITTEE OF ADJUSTMENT

**To:** Committee of Adjustment (**REVISED**)  
**From:** Brandon Correia, Building Standards Department  
**Date:** March 16, 2016  
**Name of Owner:** Tony D'Imperio  
**Location:** 6080 King Vaughan Road; Part of Lot, Concession 9

**File No:** B003/16

**Zoning Classification:**

The subject lands are zoned *A, Agricultural* under By-law 1-88 as amended.

**Proposal:**

The subject application proposes to convey a portion of the existing lot (6080 King Vaughan Road) in favor of the lands to the east (12330 Highway 27).

**Lot Frontage:**

The minimum Lot Frontage requirement for the *conveyed* lands is 100 metres.

The minimum Lot Frontage requirement for the *retained* lands is 100 metres.

- The proposed lot frontage of 67.40 metres for the *conveyed* lands does not comply with the minimum lot frontage requirement.
- The proposed lot frontage of 183.5 metres for the *retained* lands complies with the minimum lot frontage requirement.

**Lot Area:**

The minimum Lot Area requirement for the *conveyed* lands is 10 Hectares.

The minimum Lot Area requirement for the *retained* lands is 10 Hectares.

- The proposed lot area of 1.74 Hectares for the *conveyed* lands (as merged) does not comply with the minimum lot area requirement.
- The proposed lot area of 3.99 Hectares for the *retained* lands does not comply with the minimum lot area requirement.

**Staff Comments:**

**Stop Work Orders and Orders to Comply:**

There are no outstanding Orders on file.

**Other Comments:**

- Section 4.5 of the application indicates that 1 new lot is proposed. However, for clarity once merged the conveyed portion of lands will become part of the existing adjacent lot, known as 12330 Highway 27.
- Minor variance applications A087/16 and A088/16 shall be considered with this application

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

1. That related minor variance applications A087/16 and A088/16 is approved and becomes final and binding to the satisfaction of the Building Standards Department.
2. That the subject consent shall become null and void if the newly created parcel is not merged on title with the adjacent lands to the east identified as 12330 Highway 27 (Current PIN 03351-0086(LT)) to the satisfaction of the Building Standards Department.

## Attwala, Pravina

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**Subject:** FW: FW: B003/16, A087/16 , A088/16  
**Attachments:** B003.16 Zoning Comments REVISED.docx; A088.16 - Zoning comments Revised.docx

**From:** Correia, Brandon  
**Sent:** March-16-16 8:53 AM  
**To:** Attwala, Pravina  
**Cc:** Coles, Todd; D'Addario, Letizia  
**Subject:** RE: FW: B003/16, A087/16 , A088/16

Good morning,

Please find revised comments attached. No revisions were required for A087/16. The surveyor certificate provides confirmation that the lot area and lot frontage are lesser than originally applied for. The revised comments reflect the surveyor certificate of lot area and lot frontage.

Thanks,

**Brandon Correia, BES**  
**Zoning Plans Examiner**  
905-832-8510 ext. 8260 | [brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)

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