



**ADDENDUM**  
**AGENDA ITEM**  
**# 13 - 15**  
**COMMITTEE OF ADJUSTMENT**

memorandum

**RECEIVED**  
**March 15, 2016**  
Committee of Adjustment

**DATE:** March 15, 2016  
**TO:** Todd Coles, Committee of Adjustment  
**FROM:** Peter Turezki  
Development Engineering & Infrastructure Planning Department  
**MEETING DATE:** March 17, 2016  
**OWNER:** Jonathan Sepiashvili  
**FILE(S):** A103/16

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**Location:**

Part of Lot 30, Concession 1 (Lot 1, Registered Plan No. 4061) municipally known as 14 Thornridge Drive, Thornhill.

**Proposal:**

1. To permit the construction of more than one single family detached dwelling on a lot within Registered Plan RP4061.
2. To permit a minimum lot frontage of 28.5m for the severed lands.
3. To permit a maximum lot coverage of 23% for the severed lands.

**By-Law Requirements:**

1. Not more than one (1) single family dwelling is permitted on a lot within Registered Plan RP4061, as per Subsection 3.20 Use of Residential Lots of Zoning By-Law 1-88.
2. A minimum lot frontage of 30m is required for the severed lands.
3. A maximum lot coverage of 20% is permitted where the maximum building height exceeds one-storey with a loft and 7m.

**Comments:**

1. The Development Engineering and Infrastructure Planning Department does not object to the minor variance requests subject to the below conditions based only on the review of documentation supplied with this application.

**Conditions:**

1. The Owner shall provide a conceptual Site Grading and Servicing Plan (SGSP) for the severed lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department, in adherence with the submitted reference plan, at the Owner's expense for the conveyance of the subject land, to the City's sole satisfaction. The Plans should identify all existing and/or proposed services, existing and/or proposed elevations and include acceptable driveway accesses (in conformity with By-law 1-88, as amended).

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**FROM:** Peter Turezki  
Development Engineering & Infrastructure Planning Department  
**MEETING DATE:** March 17, 2016  
**OWNER:** Jonathan Sepiashvili  
**FILE(S):** A104/16

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**Location:**

Part of Lot 30, Concession 1 (Lot 1, Registered Plan No. 4061) municipally known as 14 Thornridge Drive, Thornhill.

**Proposal:**

1. To permit the construction of more than one single family detached dwelling on a lot within Registered Plan RP4061.
2. To permit a maximum lot coverage of 23% for the retained lands.

**By-Law Requirements:**

1. Not more than one (1) single family dwelling is permitted on a lot within Registered Plan RP4061, as per Subsection 3.20 Use of Residential Lots of Zoning By-Law 1-88.
2. A maximum lot coverage of 20% is permitted where the maximum building height exceeds one-storey with a loft and 7.0 metres.

**Comments:**

1. The Development Engineering and Infrastructure Planning Department does not object to the minor variance requests subject to the below conditions based only on the review of documentation supplied with this application.

**Conditions:**

1. The Owner shall provide a conceptual Site Grading and Servicing Plan (SGSP) for the retained lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department, in adherence with the submitted reference plan, at the Owner's expense for the conveyance of the subject land, to the City's sole satisfaction. The Plans should identify all existing and/or proposed services, existing and/or proposed elevations and include acceptable driveway accesses (in conformity with By-law 1-88, as amended).

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**FROM:** Peter Turezki  
Development Engineering & Infrastructure Planning Department  
**MEETING DATE:** March 17, 2016  
**OWNER:** Jonathan Sepiashvili  
**FILE(S):** B006/16

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**Location:**

Part of Lot 30, Concession 1 (Lot 1, Registered Plan No. 4061) municipally known as 14 Thornridge Drive, Thornhill.

**Proposal:**

Lot Frontage:

1. Proposed lot frontage of 28.85m for the conveyed lands.
2. Proposed lot frontage of 30.0m for the retained lands

Lot Area:

1. Proposed lot area of 920m<sup>2</sup> for the conveyed lands.
2. Proposed lot area of 1101m<sup>2</sup> for the retained lands.

**By-Law Requirements:**

Lot Frontage:

1. Minimum 30.0m lot frontage required for the conveyed lands.
2. Minimum 30.0m lot frontage required for the retained lands.

Lot Area:

1. Minimum 845m<sup>2</sup> lot area required for the conveyed lands.
2. Minimum 845m<sup>2</sup> lot area required for the retained lands.

**Comments:**

1. The Development Engineering and Infrastructure Planning Department does not object to the minor variance requests subject to the below conditions based only on the review of documentation supplied with this application.

**Conditions:**

1. The Owner shall provide a conceptual Site Grading and Servicing Plan (SGSP) for the severed and retained lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department, in adherence with the submitted reference plan, at the Owner's expense for the conveyance of the subject land, to the City's sole satisfaction. The Plans should identify all existing and/or proposed services, existing and/or proposed elevations and include acceptable driveway accesses (in conformity with By-law 1-88, as amended).