

COMMITTEE OF ADJUSTMENT

REVISED APPLICATION PACKAGE

Name (Applicant or Agent):

File Number:

Property:

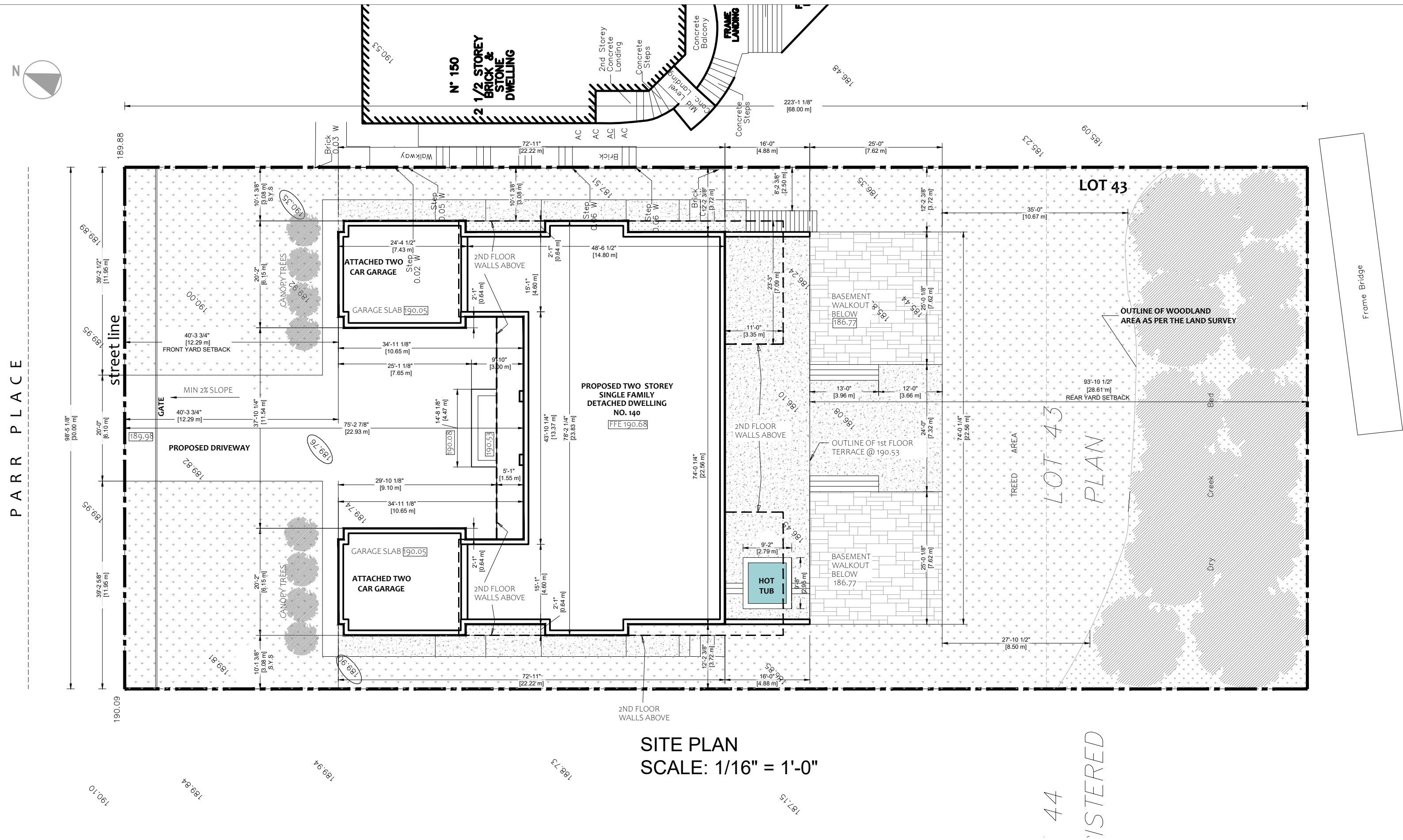
Revised Submission Date:

IMPORTANT:

- You are completing this form because you are making a change to your application and plans.
- You must properly document any changes to your application so that the variances can be re-confirmed by zoning staff.
- The original [Structure Setback Chart](#), [Structure Size Chart](#) and [Variance Chart](#) submitted with your application have been provided by your file manager. Please update these charts to reflect the changes made to your plans and email to cofa@vaughan.ca. Please ensure that the information is updated correctly and accurately to avoid processing delays.
- In addition to updating the charts, please provide a **detailed description** of the changes made to your application in the box below. Without this description we cannot process your revised submission.

The City of Vaughan does not assume responsibility for identifying zoning deficiencies that have not been identified as part of the application submission.

Detailed Description of Changes Made to Application:



SITE PLAN
SCALE: 1/16" = 1'-0"

140 PARR PLACE – ZONING INFORMATION

ZONING BY-LAW 1-88		R1, EXCEPTION 9(797)
LOT AREA:	= 2040 sq.m.	
PROPOSED BASEMENT FLOOR:	= 302.26 SQ.M	
PROPOSED MAIN FLOOR:	= 388.94 – 74.74 (GARAGE) = 314.20 SQ.M	
GARAGE AREA:	= 37.37 X 2 = 74.74 SQ.M	
FRONT PORCH AREA:	= 26.32 SQ.M	
REAR TERRACE AREA @ MAIN FLOOR:	= 110.03 SQ.M	
REAR STEPS TO TERRACE	= 6.44SQ.M	
PROPOSED SECOND FLOOR:	= 384.36 SQ.M	
CANTILEVER AREAS OF SECOND FLOOR ON EAST AND WEST SIDES	= 17.12 SQ.M	
AREA OF REAR TERRACE COVERED BY 2ND FLOOR EXTENSION:	= 43.26 SQ.M	
AREA OF REAR TERRACE NOT COVERED BY 2ND FLOOR EXTENSION:	= 66.77 SQ.M	
AREA OF FRONT PORCH COVERED BY 2ND FLOOR EXTENSION:	= 19.84 SQ.M	
AREA OF FRONT PORCH NOT COVERED BY 2ND FLOOR EXTENSION:	= 6.48 SQ.M	

PROPOSED COVERAGE (LARGEST FOOTPRINT): = 469.152 SQ.M (23 %) **VARIANCE**
MAIN FLOOR & 2 GARAGES (388.94 SM)+ SECOND FLOOR CANTILEVERS (80.21 SM) =469.152 SM

	ALLOWABLE (EXCEPTION 797)	PROPOSED
MIN. LOT AREA	2025 SQ.M	2040.00 SQ.M
LOT FRONTAGE	30.00 M	30.00 M EXISTING
FRONT	10.00 M	12.29 M
REAR	15.00 M	28.61 M
SIDE (EAST)	1.5 M	3.08 M
SIDE (WEST)	2.5 M	3.08 M
TOTAL LOT COVERAGE	408 SQ.M (20%)	469.152 SQ.M (23 %) VARIANCE
BUILDING HEIGHT	9.5 M (EXCEPTION)	8.55 M

ZONING BY-LAW 001-2021

R1D (EN) – 14.496

	ALLOWABLE (EXCEPTION 496)	PROPOSED
MIN. LOT AREA	2025 SQ.M	2040.00 SQ.M
LOT FRONTAGE	30.00 M	30.00 M EXISTING
FRONT	10.00 M	12.29 M
REAR	15.00 M	28.61 M
SIDE (EAST)	1.5 M	3.08 M
SIDE (WEST)	2.5 M	3.08 M
TOTAL LOT COVERAGE	408 SQ.M (20%)	469.152 SQ.M (23 %) VARIANCE
BUILDING HEIGHT	9.5 M (EXCEPTION)	8.55 M

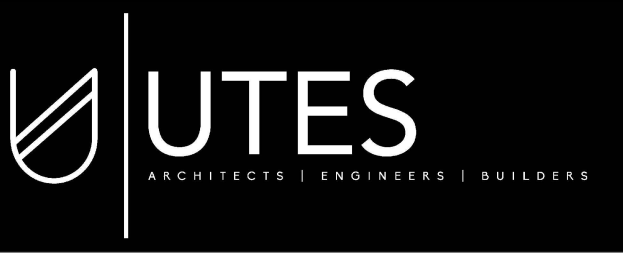
ESTABLISHED GRADE CALCULATION:
(180.90+189.76+190.35)/3 = 190.00

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4	ISSUED FOR REVIEW	JAN 10, 2023
3	ISSUED FOR REVIEW	NOV 28, 2022
2	ISSUED FOR REVIEW	NOV 08, 2022
1	ISSUED FOR REVIEW	OCT 07, 2022
NO.	DESCRIPTION	DATE

Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SITE PLAN & ZONING INFO

Date: OCT 07, 2022

Scale:

Project: 2022

Drawn by: T.A

Sheet No:

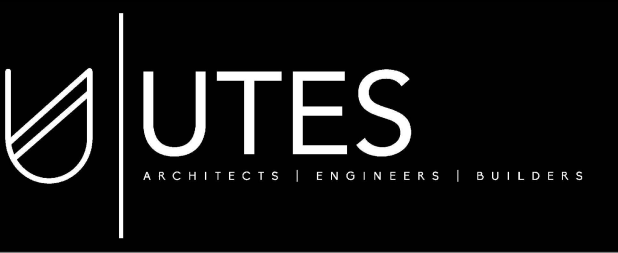
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140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

BASEMENT PLAN

Date: OCT 07, 2022

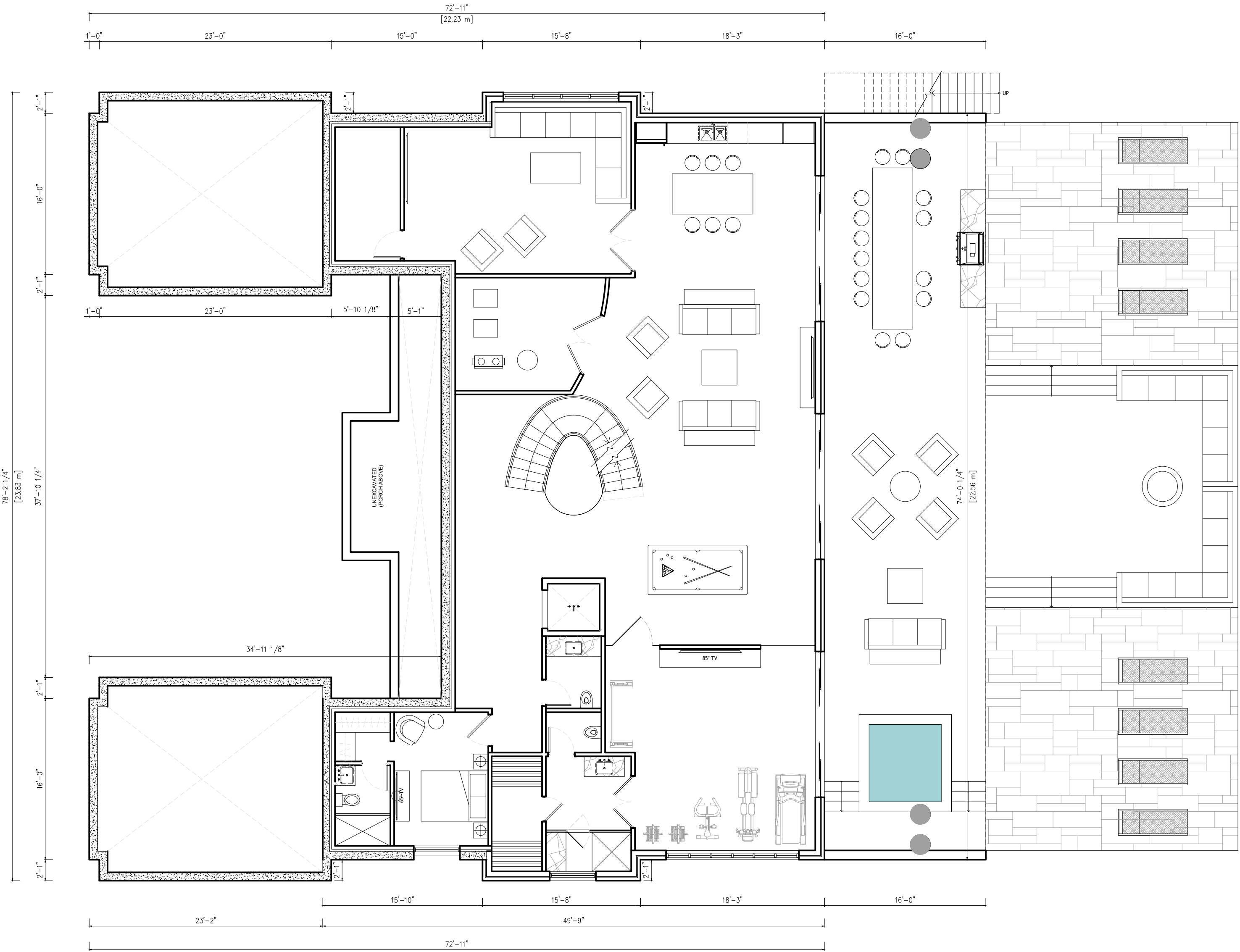
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Project: 2022

Drawn by: T.A

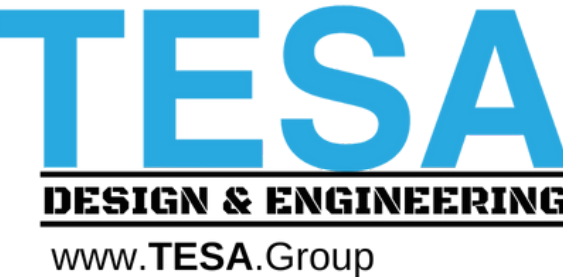
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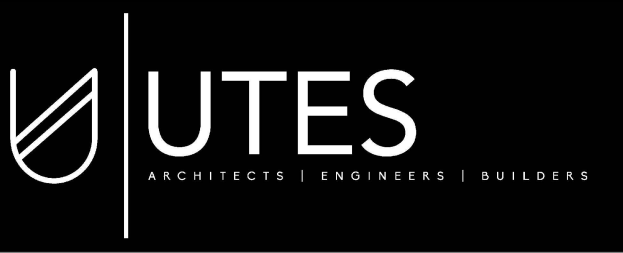
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

MAIN FLOOR PLAN

Date: OCT 07, 2022

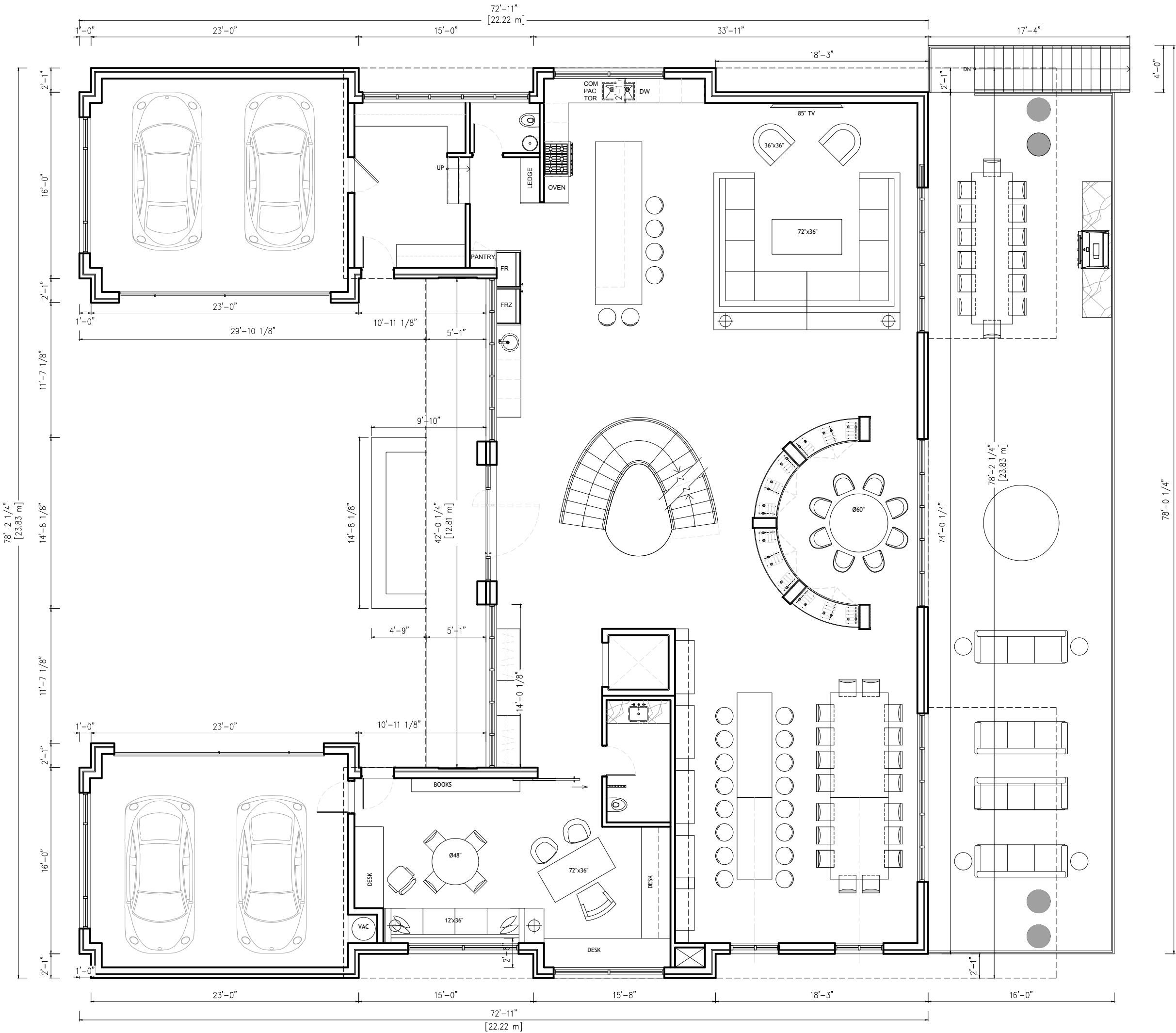
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Project: 2022

Drawn by: T.A

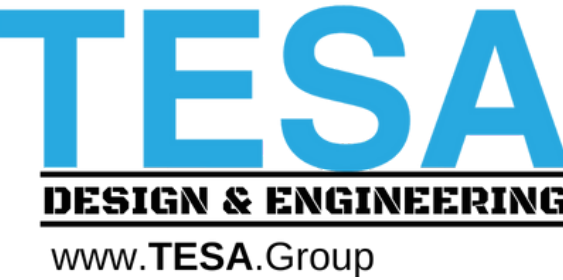
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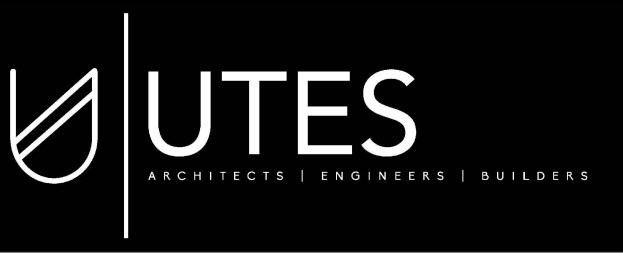
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SECOND FLOOR PLAN

Date: OCT 07, 2022

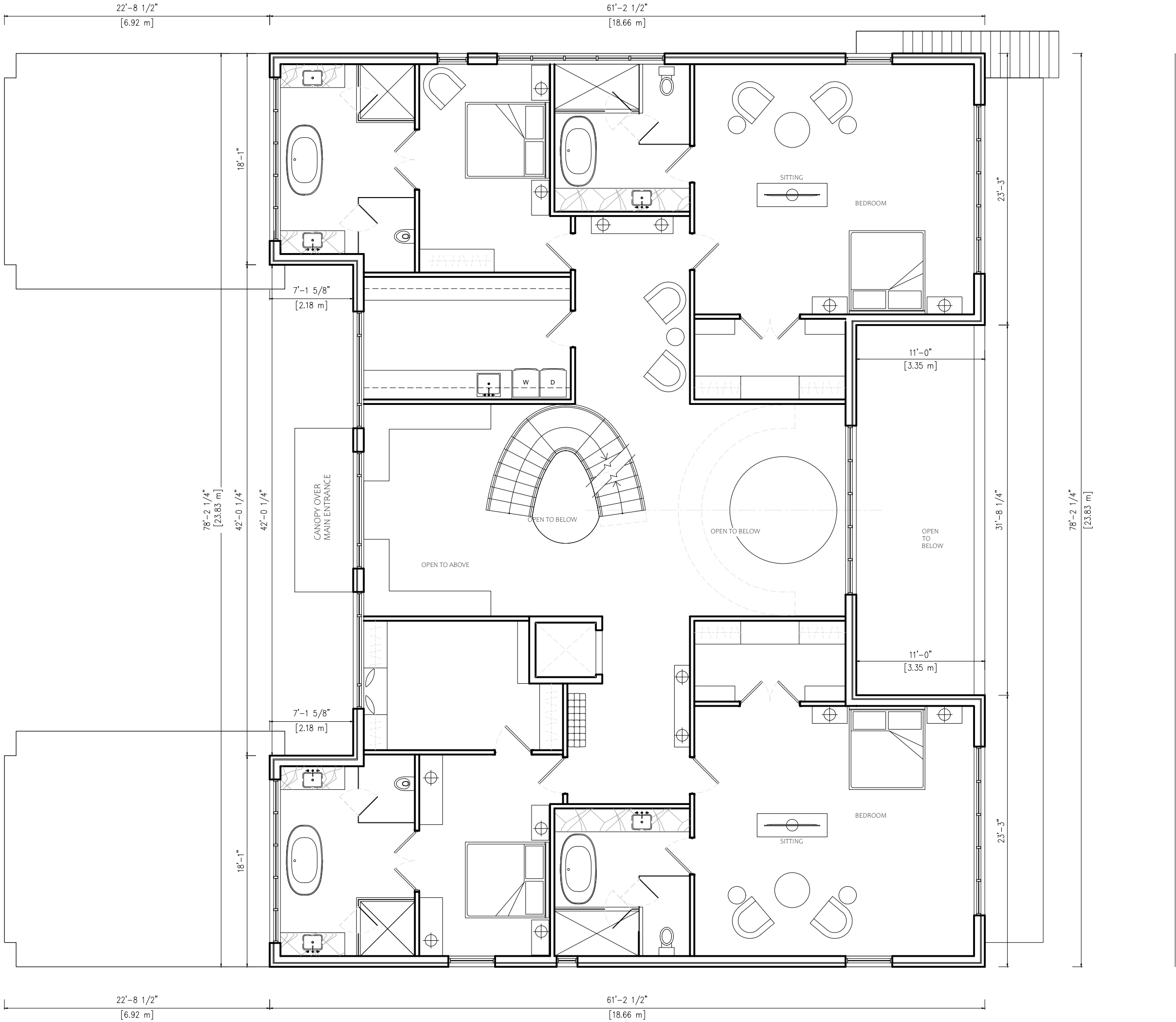
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Project: 2022

Drawn by: T.A

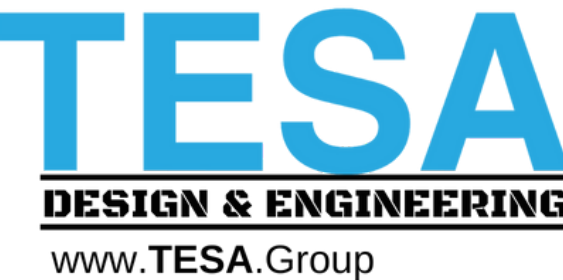
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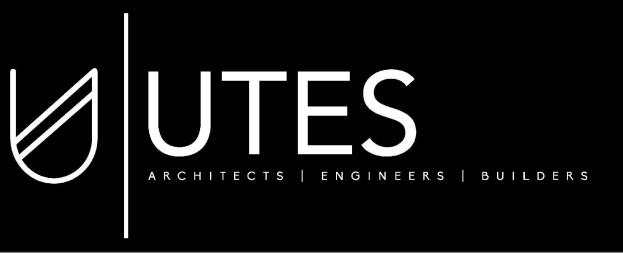
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

FRONT ELEVATION

Date: OCT 07, 2022

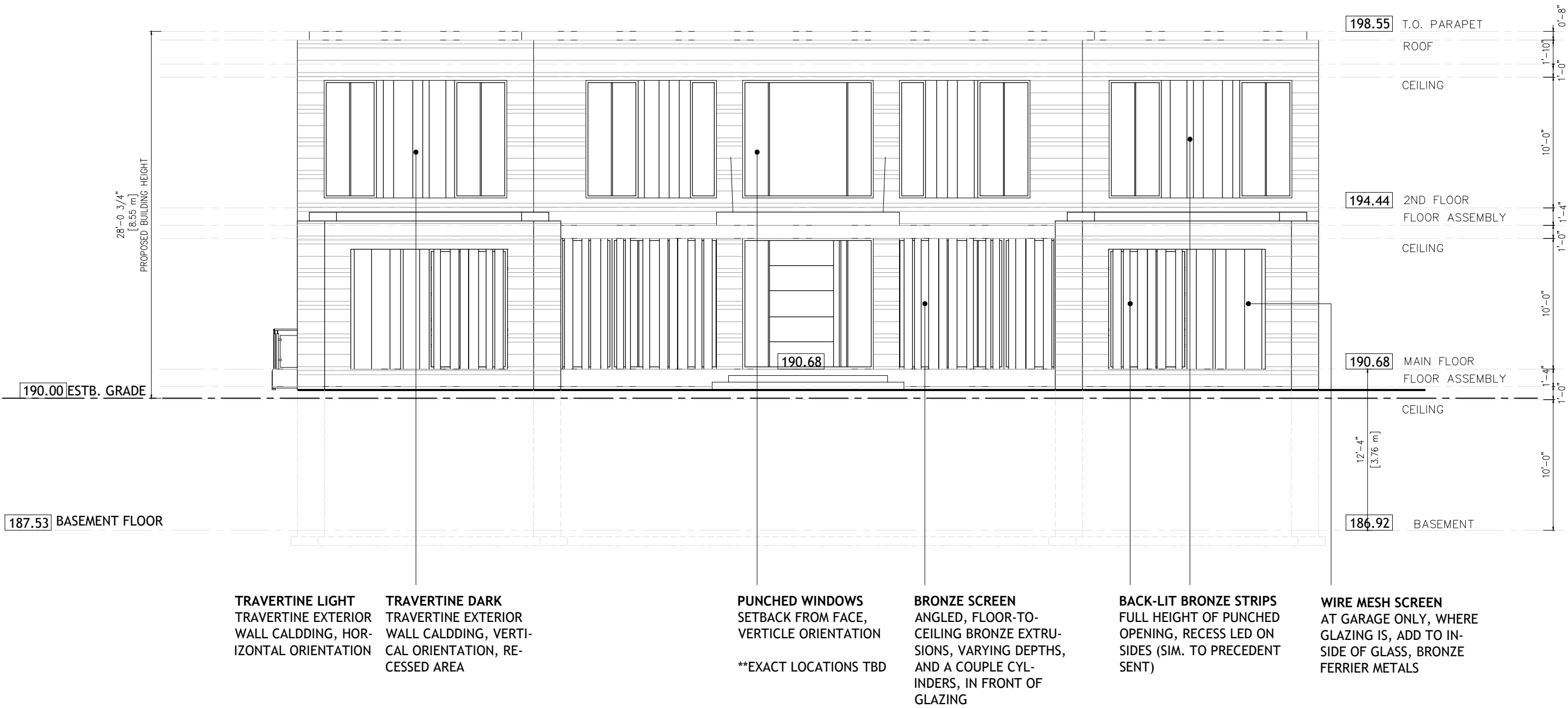
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Project: 2022

Drawn by: T.A

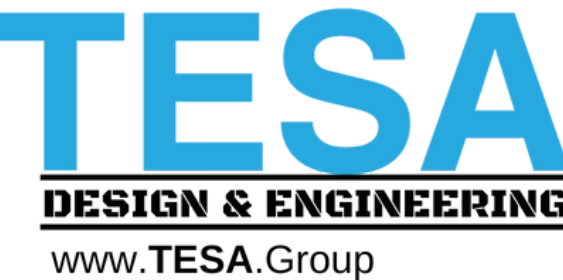
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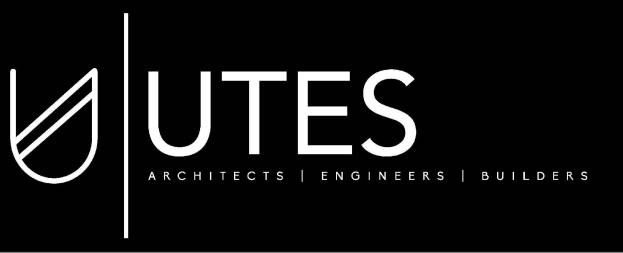
FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

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140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

REAR ELEVATION

Date: OCT 07, 2022

Scale:

Project: 2022

Drawn by: T.A

Sheet No:

A9



REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

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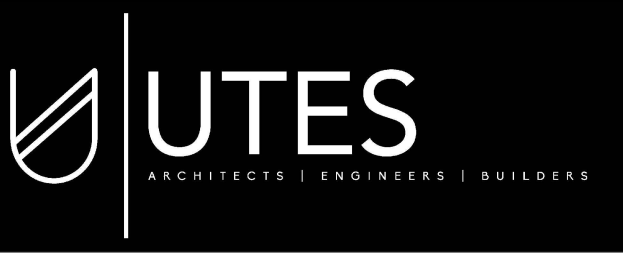
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Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SIDE ELEVATION

Date: OCT 07, 2022

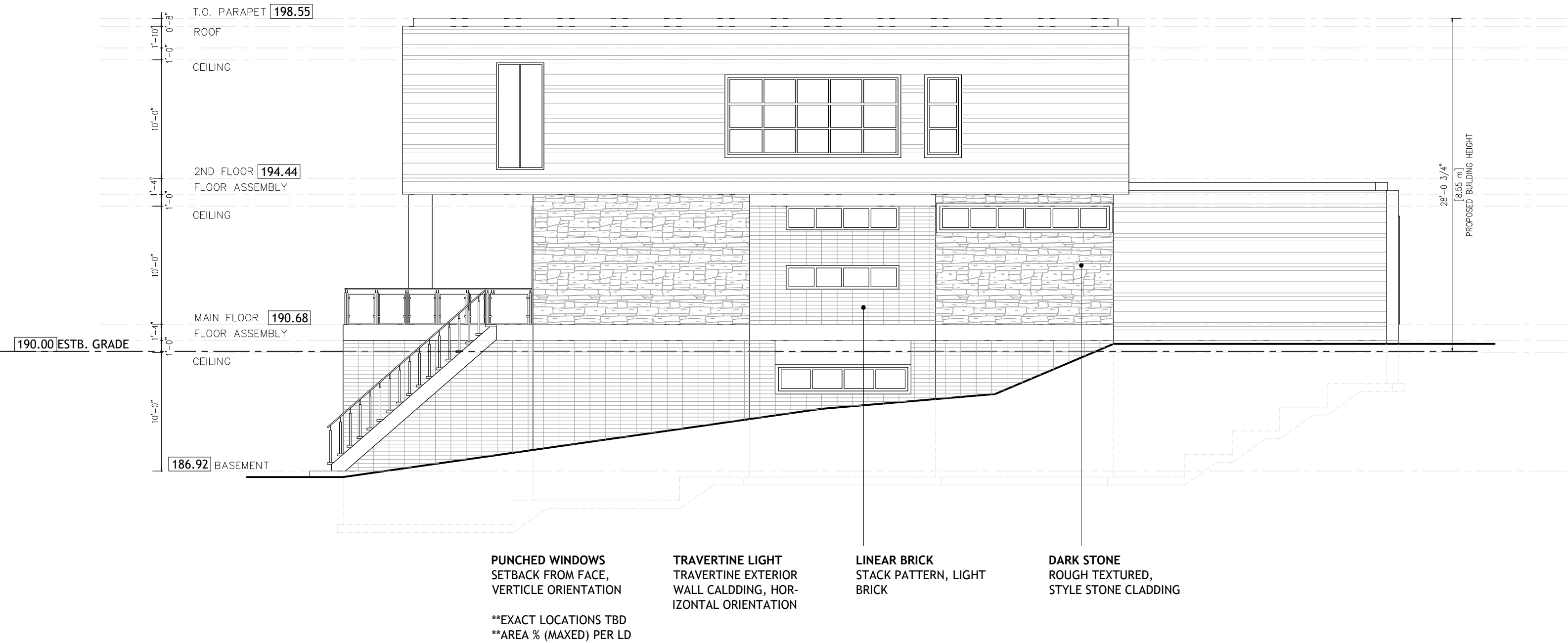
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Project: 2022

Drawn by: T.A

Sheet No:

A10



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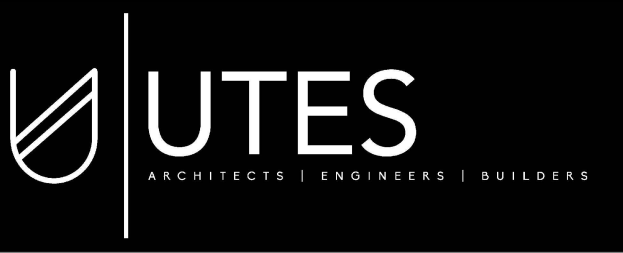
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Project North:



Project Title:

140 PARR PLACE

Address:

140 Parr Pl, Thornhil, ON L4J 8L1

Drawing:

SIDE ELEVATION

Date: OCT 07, 2022

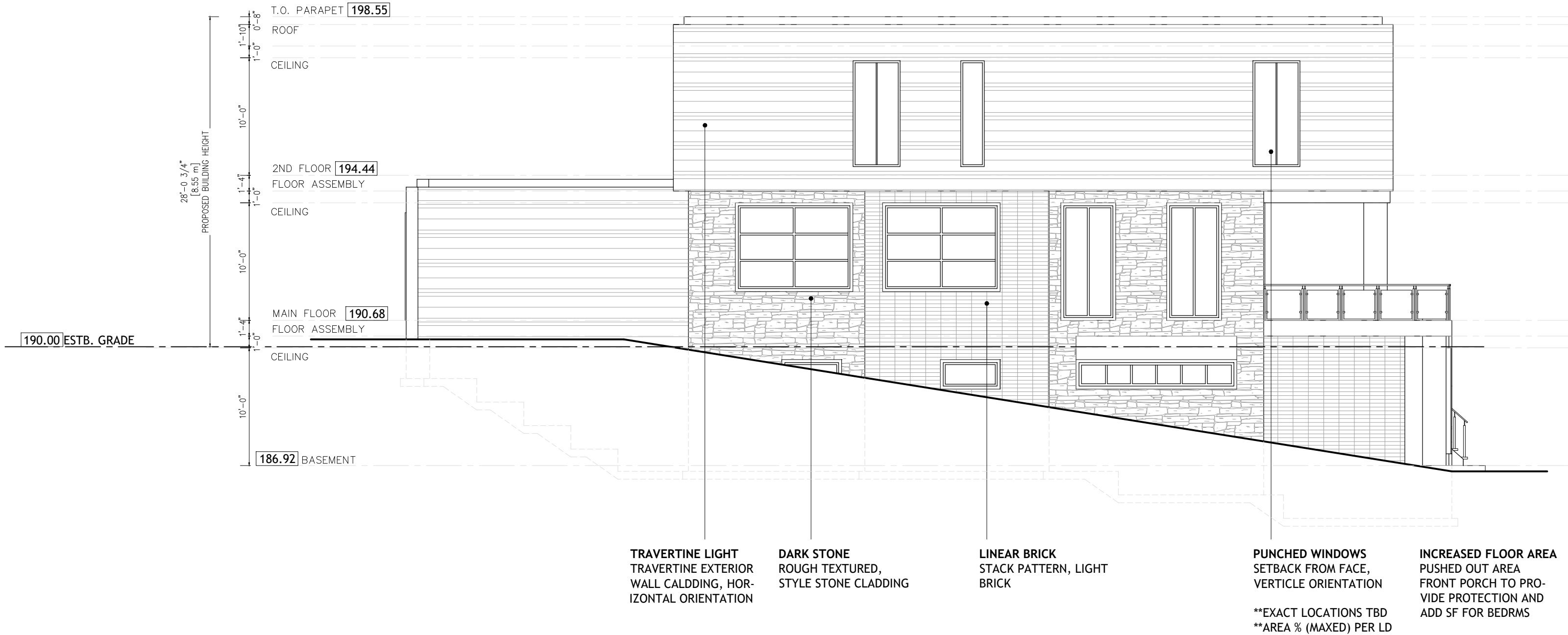
Scale:

Project: 2022

Drawn by: T.A

Sheet No:

A11



SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

ZONING REVIEW WAIVER

I,

Name of authorized owner or agent

Agree to proceed with an application(s) to the Committee of Adjustment without the benefit of having my revised submission reviewed by a Zoning Examiner within the City of Vaughan Building Standards Department, for the purposes of confirming the variances required to facilitate my proposal.

I assume full responsibility for identifying, correctly and completely, all variances associated with my proposal/application.

I also recognize and acknowledge that any errors may result in:

- a) a potential delay in the processing of my application(s);
- b) an inability to obtain a building permit;
- c) the need for additional application(s) to the Committee of Adjustment; and
- d) additional fees (adjournment/recirculation).

Date: 18, 2023

Signature:

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

IMPORTANT

By completing this Zoning Review Waiver, you are conducting a zoning review of your revised submission and assuming responsibility for identifying **all** variances required to facilitate your proposed development. If you would like zoning staff to conduct this review your file will require adjournment to a future hearing date.

Helpful Tips:

Review your original zoning report provided by your file manager. This report may be used as a tool to complete your review on the next page.

You may want to consider copying and pasting the variances, confirmed in your zoning report, into the charts on the next page as a starting point and update as required.

If new variances are required, you will need to review the applicable By-law to determine requirements. If you are submitting a Zoning Review Waiver Form, staff cannot assist you with completing your review.

Ensure that **all** variances are included in the charts below, even variances that are not changing from the zoning report must be included. The omission of a variance may result in delays in processing, inability to obtain a building permit after approval, requirement of additional applications and fees.

See next page to complete your review.

REVISED SUBMISSION - ZONING REVIEW (WAIVER SUBMITTED)

Completed By:

Date:

File No.(s):

Property:

In the chart below, identify all variances required under Zoning By-law 001-2021:

ZONING BY-LAW 001-2021		
#	By-law Requirement *Quote actual provision of By-law	Variance Requested
1		main floor (including garages) + cantilevered second floor
2		
3		
4		
5		
6		
7		
8		
9		
10		

In the chart below, identify all variances required under Zoning By-law 1-88:

ZONING BY-LAW 1-88		
#	By-law Requirement *Quote actual provision of By-law	Variance Requested
1		main floor (including garages) + cantilevered second floor
2		
3		
4		
5		
6		
7		
8		
9		
10		

Zoning Review Waivers can only be submitted if your application has received an initial zoning review. Staff cannot be consulted to complete your Zoning Review Waiver. The owner/ agent can obtain a zoning review of their revised application, through the Committee of Adjustment submission process in accordance with the Committee of Adjustment internal deadlines. Should an applicant/agent/representative wish to proceed to a hearing without a revised submission being reviewed by a zoning examiner they must complete this waiver to assume full responsibility for identifying required variances.