

Dufferin Vistas Ltd

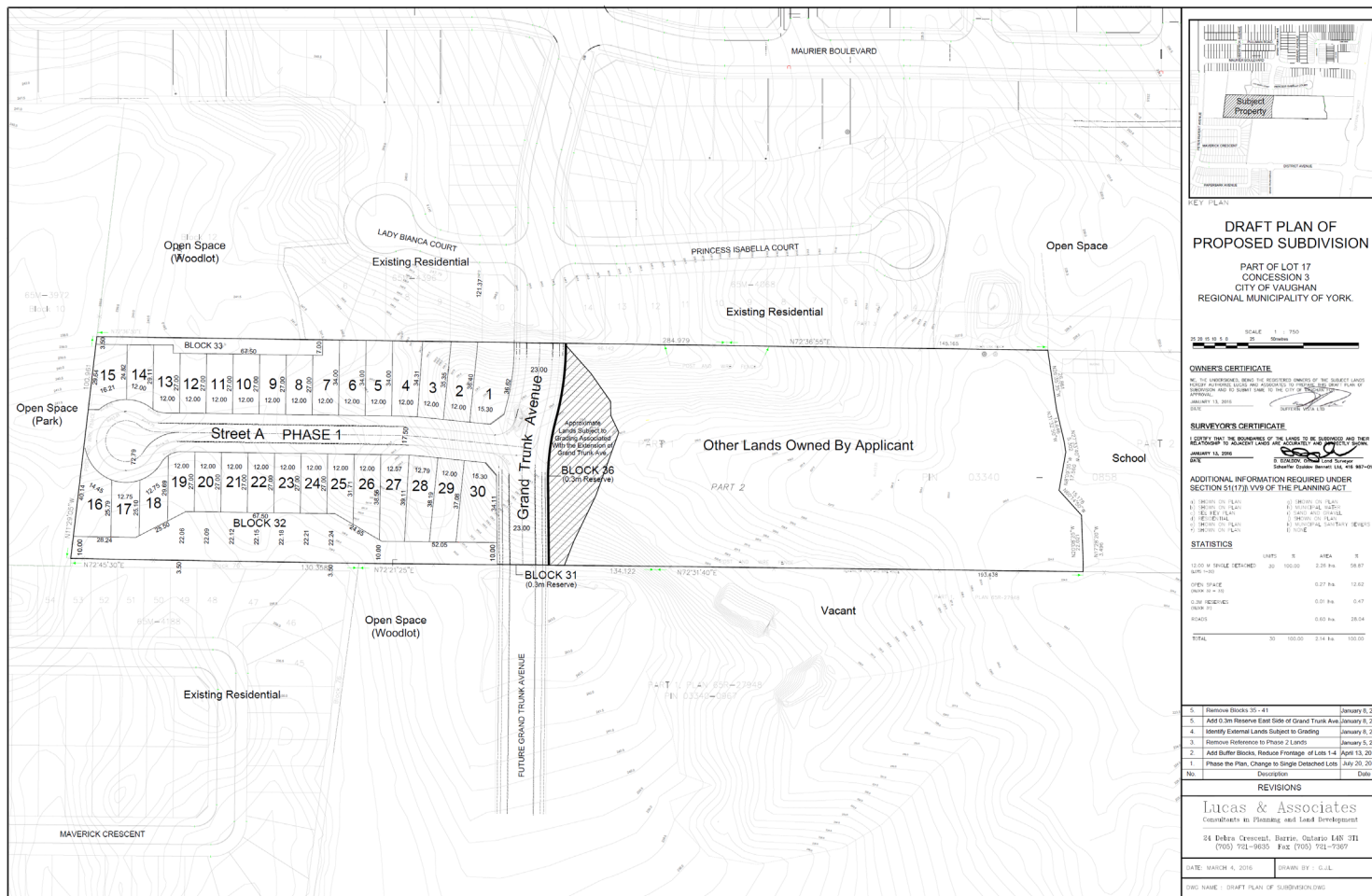
Plan of Subdivision, Grand Trunk Avenue

Minor Variance Applications
Lot 30 3 Ahchie Street A169.23
Lot 1 4 Ahchie Street A170.23
November 16, 2023

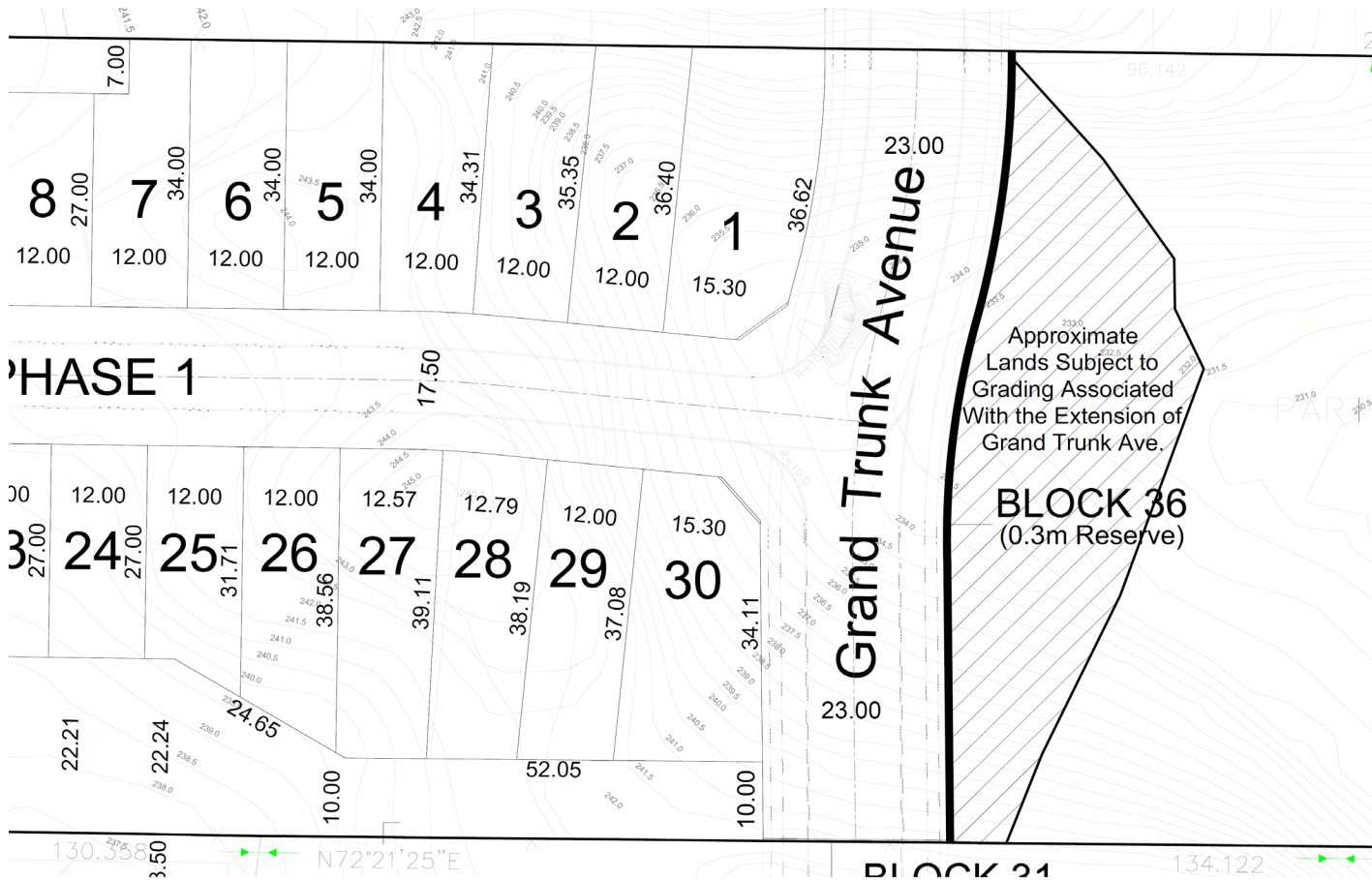
Background

- The Plan of Subdivision received draft approval and zoning by-law approval by the Local Planning Appeal Tribunal (LPAT) on September 25, 2019.
- The decision rezoned the proposed residential lots RD4 under By-law 1-88.
- The RD4 zoning standards require a minimum exterior side yard of 4.5 m.

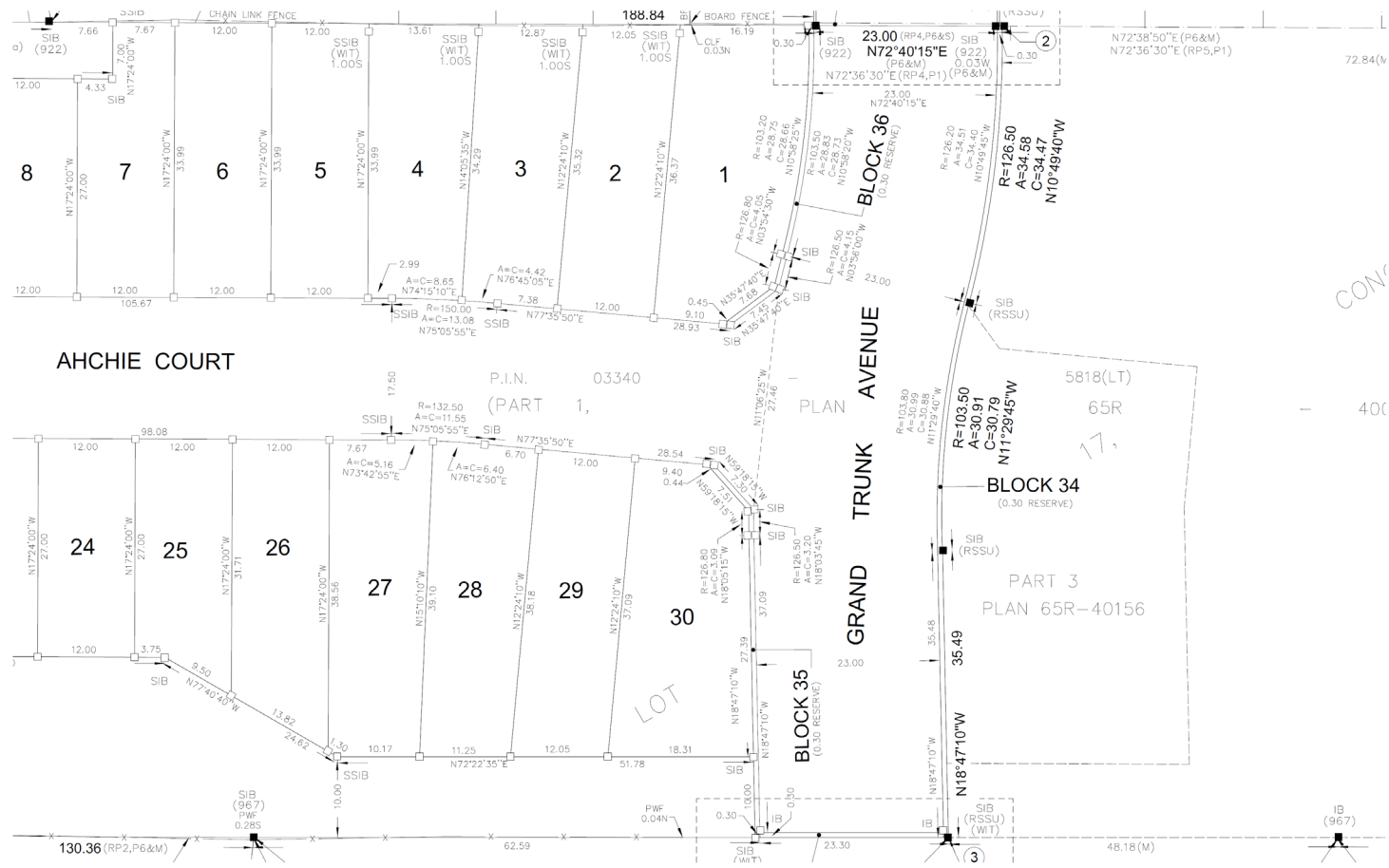
- The draft approved Plan of Subdivision did not indicate a 0.3 m wide reserve adjacent to Grand Trunk Avenue on Lots 1 and 30.



- The design of the homes and site plans for Lot 1 and 30 were initiated on the basis that the exterior side yard be measured from the proposed homes to the Grand Trunks Avenue road allowance.

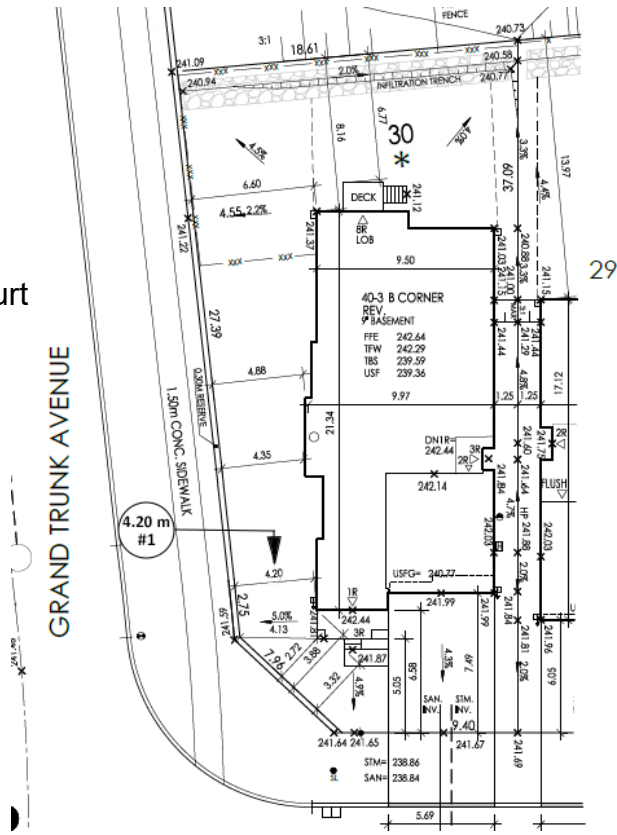


- Prior to final approval and registration of the Plan of Subdivision, the City of Vaughan required that 0.3 m reserves along Grand Trunk Avenue be shown on the final M-Plan as Blocks 35 and 36, and that they be conveyed to the City.

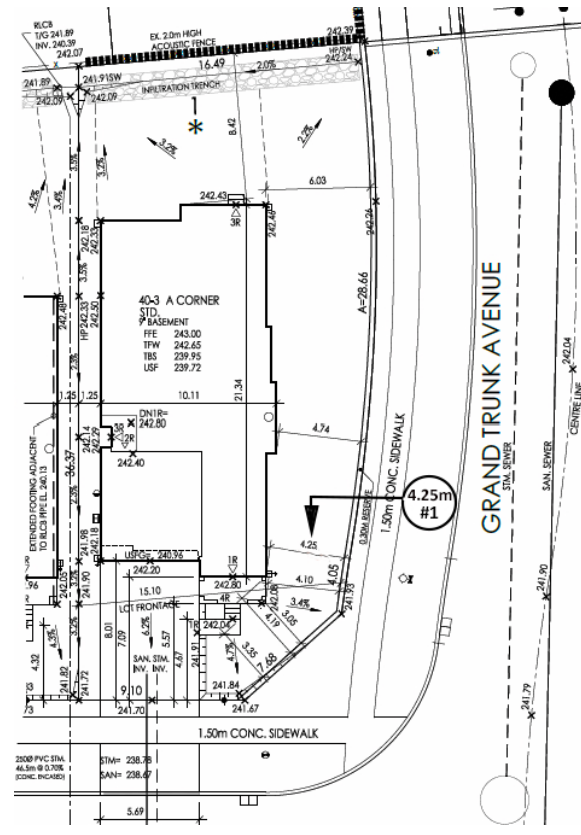


- Building permit applications were prepared and construction commenced on the basis that the measurement was taken from the road allowance.
- When it was determined that the two homes adjacent to Grand Trunk Avenue did not comply to the minimum exterior side yard due to the 0.3 m reserve, construction was halted until the non-compliances were addressed.

3 Ahchie Court



29



4 Ahchie Court

The minor variances are appropriate for the following reasons:

1. The non-compliance was unintentional and occurred due to a misunderstanding.
2. The minor variances are minor (a 6.66% reduction at 3 Ahchie and a 5.55% reduction for 4 Ahchie Court).
3. The variances are only required at “pinch points” and not for the length of the exterior side yard.
4. The average exterior side yard is well in excess of the required 4.5 m minimum exterior side yard. 3 Ahchie provides a maximum exterior side yard of 6.60 m and 4 Ahchie provides a maximum exterior side yard of 6.03 m.
5. The physical distance between the houses and the Grand Trunk road allowance remains a minimum of 4.5 metres. The minor variances are required only because the exterior side yards are measured from the 0.3 m reserve.