

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Mauro Peverini, Director of Development Planning

Date: September 10, 2020

Name of Owner: Jennifer Zafar

Location: 91 Fanshore Drive

File No.(s): B010/20

Proposal:

The Owner has submitted Consent Application B010/20 to facilitate the conveyance of a westerly portion of the subject lands (municipally known as 91 Fanshore Drive), which is to be added to the abutting lands to the west (municipally known as 93 Fanshore Drive). Both the severed and retained lands will comply with the minimum lot frontage and minimum lot area requirements of Zoning By-law 1-88.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owner has submitted Consent Application B010/20 to facilitate the conveyance of a 103.5 m² portion of Lot 7 on Plan 65M-3374 (described as Part 1 on the draft reference plan prepared by Young & Young Surveying Inc. attached to the application), which is to be added to the abutting lands to the west, identified as Lot 6 on Plan 65M-3374 and municipally known as 93 Fanshore Drive.

The purpose of the conveyance of lands is to facilitate additional backyard space for the Owner of 93 Fanshore Drive. The proposed conveyance of lands will result in the subject lands having a lot area 771.2m², which complies with the minimum lot area requirement of Zoning By-law 1-88. As such, no minor variances are required to facilitate the conveyance.

The Development Planning Department has no objection to the proposal as it is a lot boundary adjustment and no new lot is being created. The conveyance will increase the lot size of 93 Fanshore Drive while maintaining compliance with Zoning By-law 1-88 for lot area and frontage on the subject lands. Accordingly, the proposal will not have adverse impacts on neighboring properties. The Development Planning Department is of the opinion that the proposal meets the intent of Vaughan Official Plan 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act*.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Brandon Bell, Planner I

Margaret Holyday, Senior Planner