

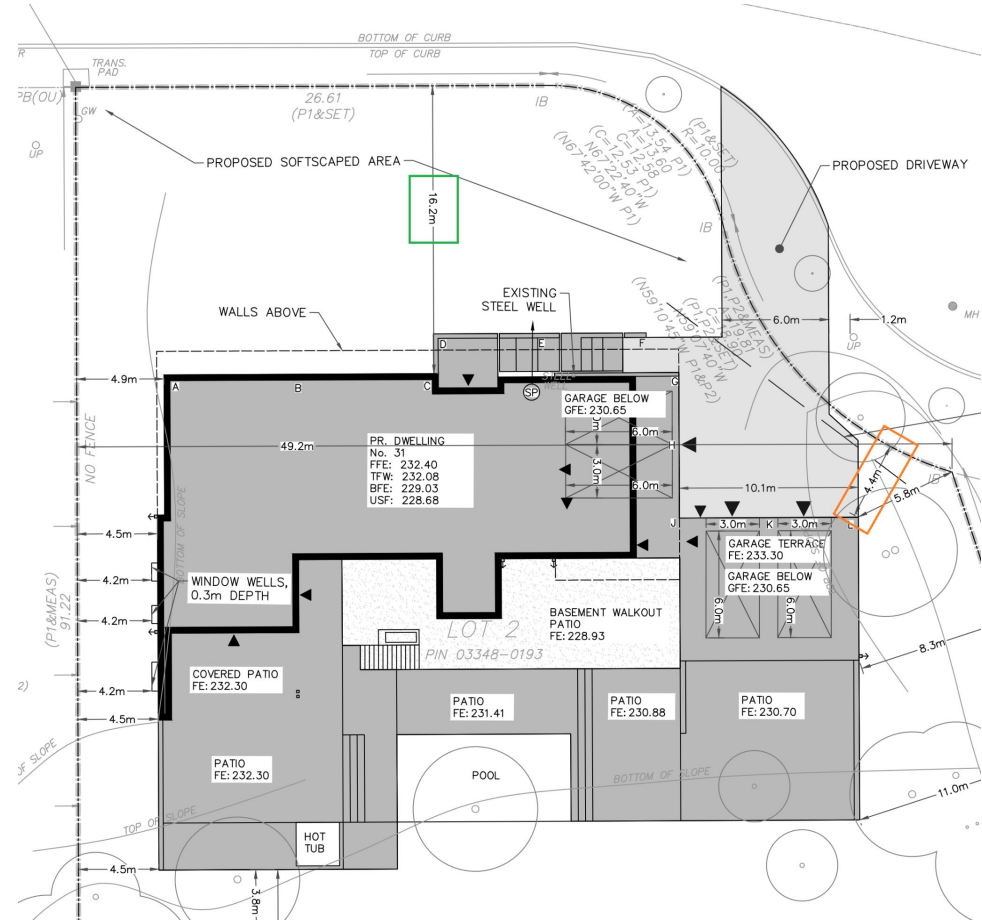
31 Old Forest Lane, Vaughan

- New 2 Storey Single Family Dwelling
- Zoned: RR
- Official Plan: Agricultural, Natural Areas within Greenbelt Natural Heritage System
- Vacant Lot within a 3-Lot subdivision (OMB approval 2006)
- Proposed Variances:
 - By-law 001-2021
 - Front yard of 4.4m where 15m is required
 - By-law 1-88
 - Front yard of 4.4m where 15m is required
 - Lot coverage of 10.10% where 10% is permitted



Variance for reduced Front Yard Setback

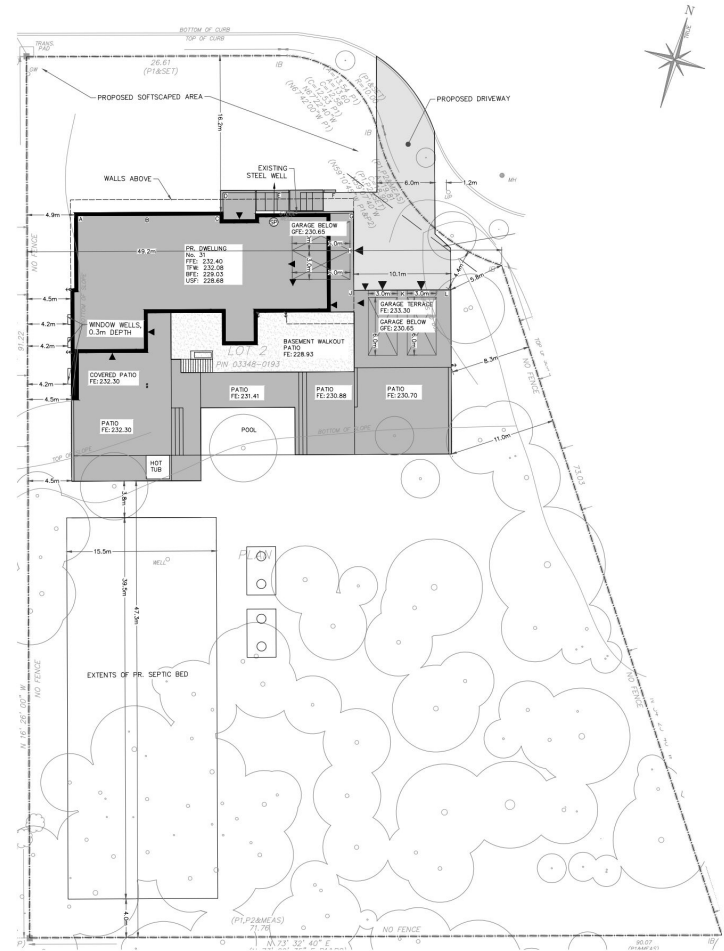
- Through consultations with zoning staff, it was determined that the entire length of the lot where it meets the road was to be considered the front lot line
- The house has been pushed forward to the road in order to minimize the impact on the trees/woodland at the rear of the property
- The front of the house facing Old Forest Lane is setback 16m (shown in green)
- The corner of the garage is the pinch point at 4.4m (shown in orange) from the front lot line, but maintains the required interior side yard setback



- Increase in lot coverage to 10.10% (508.2m²) where 10% (503.12m²) is permitted

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Overall, we feel that the requested variances are minor in nature, they maintain the general intent and purpose of the Official Plan and Zoning By-law and that the proposed home is desirable and appropriate for the property.



Comments:

- City of Vaughan - Engineering, Development Planning and Environmental Planning
 - No objections
 - Recommend approval with conditions
- TRCA:
 - No objections
 - Defers the final site plan to the City of Vaughan
 - Recommends approval with conditions

Conditions:

- 1) A revised Lot grading and/or Servicing Plan be submitted to the satisfaction of Development Engineering Department
- 2) Owner/Applicant shall provide satisfactory notification to the developer/builder that the property is located within an unassumed subdivision. A copy of this notification must be provided to the City's Development Engineering Department
- 3) A revised arborist report and species at risk assessment be submitted to the satisfaction of Environmental Planning
- 4) A revised arborist report and species at risk assessment be submitted to the satisfaction of the Policy Planning and Special Programs Department
- 5) The applicant obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works

The owners have no objections with the required conditions.