

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A061/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **LANDUCON DEVELOPMENT (2004) LIMITED**, with respect to Part of Lot 13, Concession 4, (Part 2, 65R27084, municipally known as 8888 Keele Street, Concord).

The subject lands are zoned EM1, Prestige Employment Area, under By-law 1-88 as amended.

The purpose of this application is to request variances to permit the construction of a one storey condominium development as follows:

Proposal:

1. To allow maneuvering areas, entrances and exits on adjacent lands to the north.
2. Maximum mutual driveway width = 12.86m and maximum driveway width (southerly) = 9.0m

By-Law Requirements:

1. All parking spaces and related aisles, maneuvering areas and entrances and exists must be located on the subject lands.
2. Maximum width of driveways = 7.5m

A sketch is attached illustrating the request.

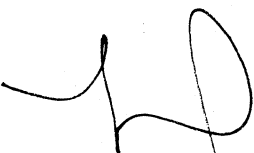
Other Planning Act Applications:

The land which is the subject in this application is/was also the subject of an application under the Planning Act for:

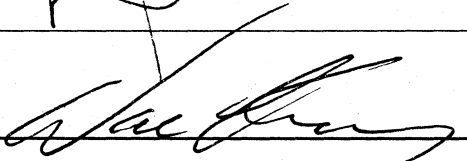
Consent Application B015/04, 3164080 CANADA INC. – Approved Apr. 15, 2004
(Creation of a new lot) - Certificates issued Dec. 6, 2004.

Site Plan Application DA.05.032 – Committee of the Whole January 16, 2006

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A061/06 – LANDUCON DEVELOPMENT (2004) LIMITED, be APPROVED**, in accordance with the sketch attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,
Chair,

T. DeCicco

T. DeCicco
Vice Chair,

L. Fluxgold

L. Fluxgold,
Member,

D. H. Kang

D. H. Kang,
Member,

M. S. Panicali

M. S. Panicali,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING:

MARCH 9, 2006

LAST DATE OF APPEAL:

MARCH 29, 2006

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON MARCH 29, 2006.

NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:

***** MARCH 29, 2007 *****

MINOR VENTING
AREAS

"REVISED on FEB 15/06 by applicant"

12.86M

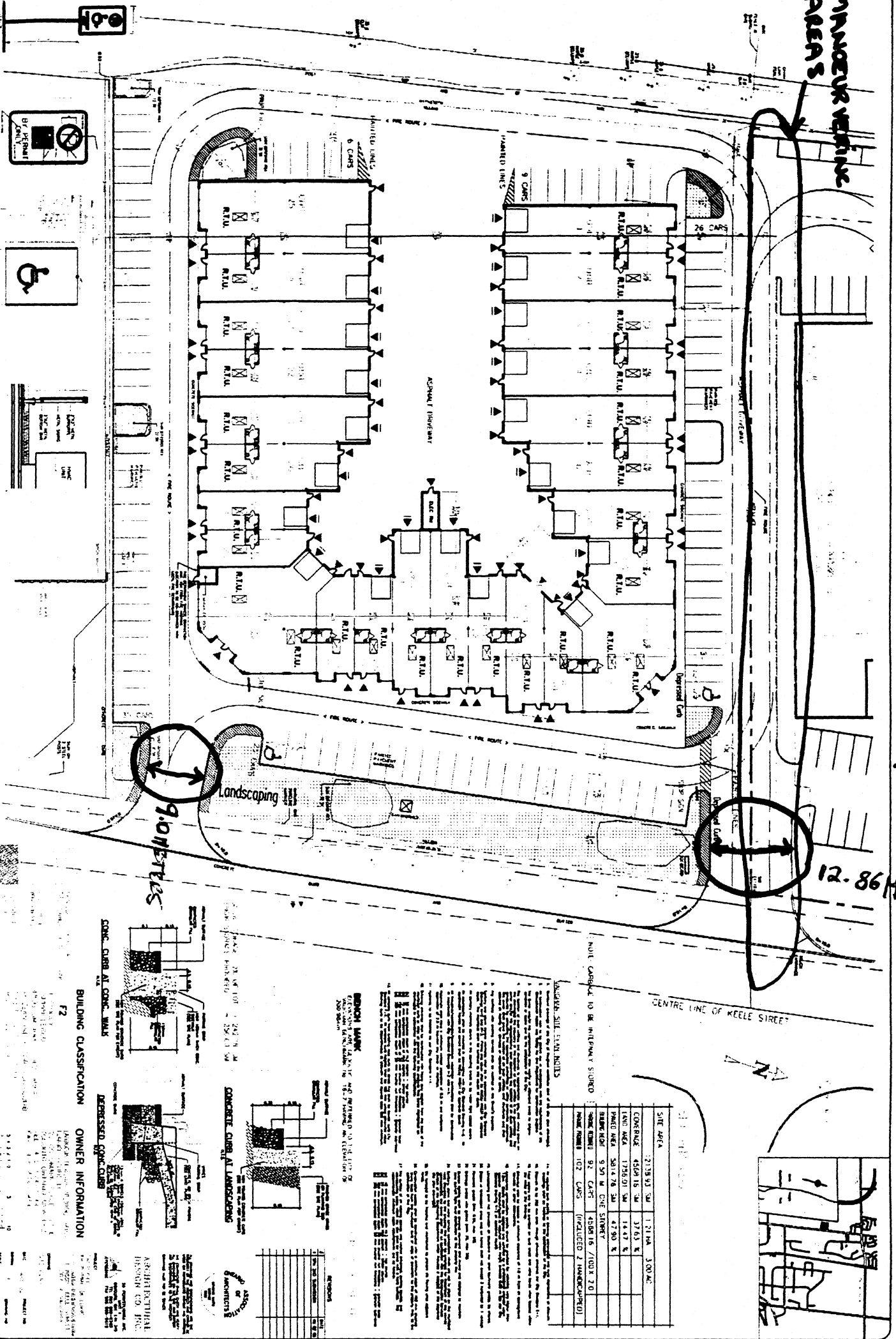
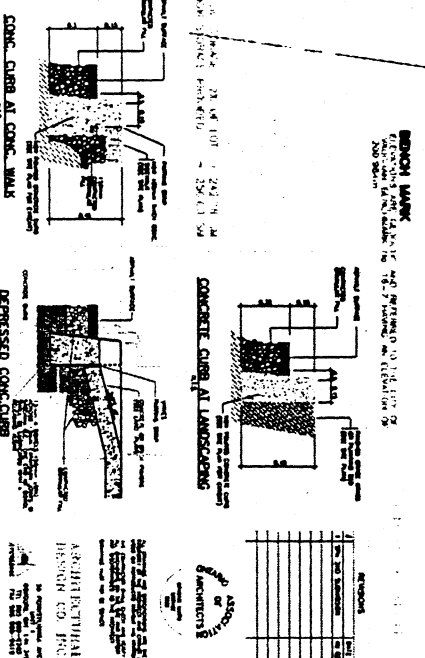


TABLE: SITE AREA

ITEM	AREA (SQ. M)	PERCENT	TOTAL
CONCRETE	45816	37.63 %	300.46
LAND AREA	179620	14.47 %	
PAVED AREA	541476	47.90 %	
TOTAL AREA	92 CARS		45816 / (0.032)
NOTE: INCLUDES 2 HANDICAPPED			

GENERAL NOTES:

1. The site plan shows the proposed building layout and parking areas.
2. The building layout is shown in accordance with the site plan.
3. The parking areas are shown in accordance with the site plan.
4. The landscaped areas are shown in accordance with the site plan.
5. The central driveway is shown in accordance with the site plan.
6. The site boundaries are shown in accordance with the site plan.
7. The north arrow is shown in accordance with the site plan.
8. The site plan is shown in accordance with the site plan.
9. The site plan is shown in accordance with the site plan.
10. The site plan is shown in accordance with the site plan.



BUILDING CLASSIFICATION: F2

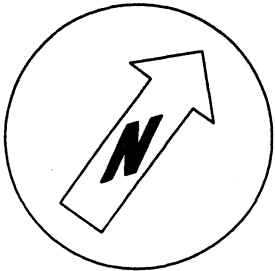
OWNER INFORMATION:


ARCHITECTURAL DESIGN CO. INC.

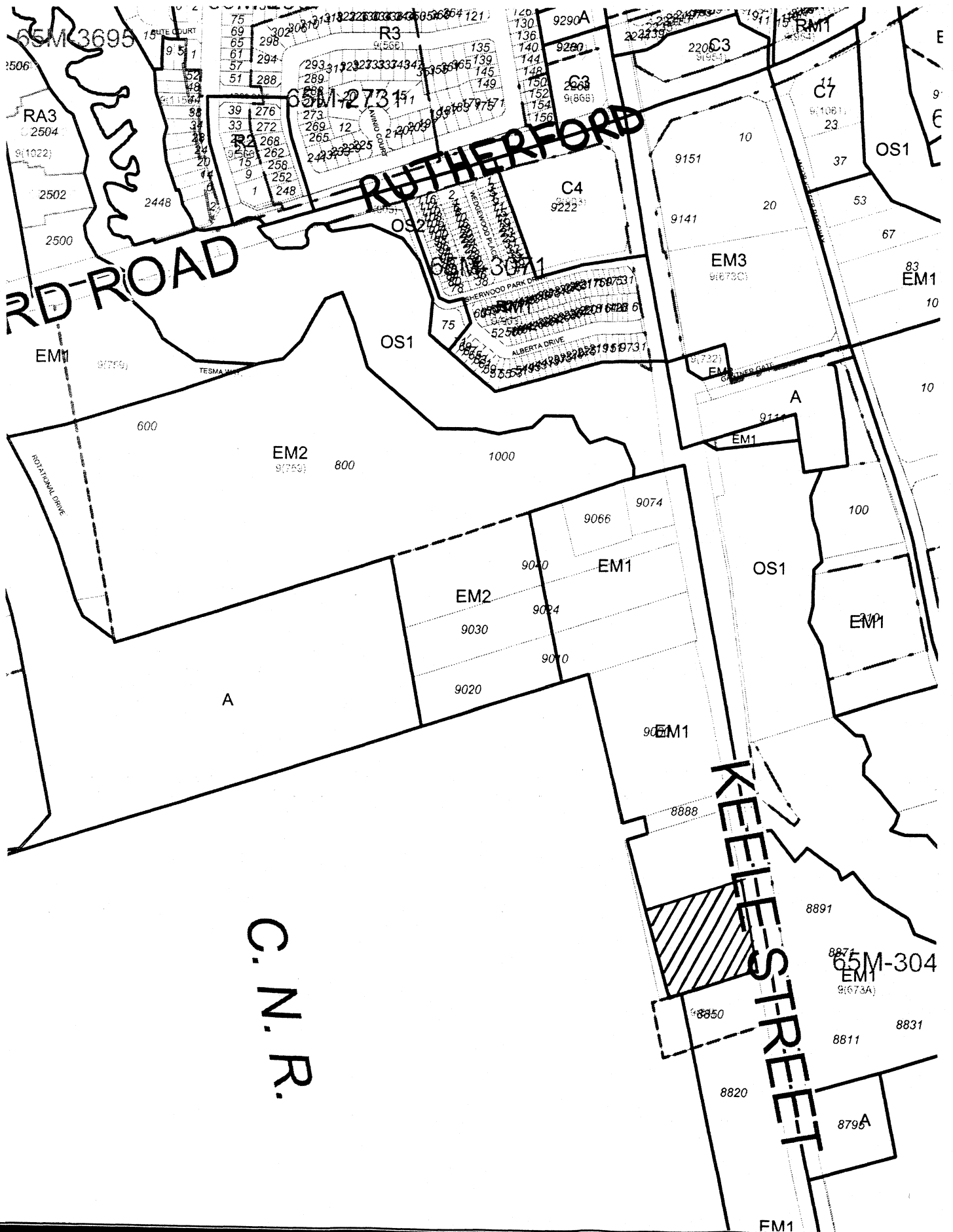
DATE: 12/15/05

A061/06

COMMITTEE OF ADJUSTMENT



File No.:	A061/06
Applicant:	Landucon Development (2004) Limited
	8888 Keele Street, Concord Subject Area



PLANNING ACT GUIDELINES FOR APPEALING VARIANCES

Subsection 45 - 20 inclusive

- (12) The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such twenty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Municipal Board may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,
- (a) it is of the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
 - (iii) the appeal is made only for the purpose of delay;
 - (b) the appellant has not provided written reasons for the appeal;
 - (c) the appellant has not paid the fee prescribed under the *Ontario Municipal Board Act*; or
 - (d) the appellant has not responded to a request by the Municipal Board for further information within the time specified by the Board.
- (17.1) Before dismissing an appeal, the Municipal Board shall notify the appellant and give the appellant an opportunity to make representation in respect of the appeal and the Board may dismiss an appeal after holding a hearing or without holding a hearing on the motion, as it considers appropriate.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (18.1) On an appeal, the Municipal Board may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. (18.1.1) The Municipal Board is not required to give notice under subsection (18.1) if in its opinion, the amendment to the original application is minor.
- (18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Board of an intention to appear at the hearing or the resumption of the hearing, as the case may be.
- (18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Board may issue its order.
- (18.4) If a notice of intent under subsection (18.2) is received, the Board may hold a hearing or resume the hearing on the amended application, or it may issue its order without holding a hearing or resuming the hearing.
- (19) When the Municipal Board makes an order on an appeal, the secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

\$150.00 processing fee, by separate cheque payable to the TREASURER CITY OF VAUGHAN.

AND

\$125.00, payable to the MINISTER OF FINANCE, for the primary variance appeal and \$25.00 for each related variance appeal.