

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A264/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **2056668 ONTARIO INC.**, Part of Lot 21, Concession 2 (Block 28, Draft Plan of Subdivision 19T-03V22, Northeast corner of Dufferin Street and Major Mackenzie Drive, Maple).

The subject lands are zoned C4, Neighbourhood Commercial and subject to the provisions of Exception Number 9(1198) under By-Law 1-88 as amended.

The applicant is requesting variances to permit the **construction of a proposed commercial shopping centre**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

PROPOSED	BY-LAW REQUIREMENTS
1) To permit a minimum parking ratio of 4.75 parking spaces per every 100 square metres of the development.	1) A minimum parking ratio of 6.0 parking spaces per every 100 square metres of the development is required.
2) To permit a minimum landscape strip of 2.5 metres abutting a street (Major Mackenzie Drive).	2) A minimum landscape strip of 6.0 metres is required abutting a street.
3) To permit drive-through facilities accessory to permitted uses on the site.	3) Drive-through facilities are not permitted on the site.
4) To permit loading spaces between a building and a street (along Eagle's Landing Road).	4) No loading spaces are permitted between a building and a street.

A sketch is attached illustrating the request.

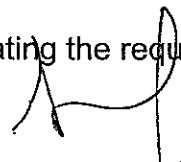
Other Planning Act Applications

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

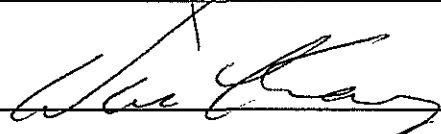
Site Plan Application File # DA.06.055 **APPROVED, Committee of the Whole Jun 18/07.**
Draft Plan of Subdivision File # 19T-03V22 **IN PROCESS** (as per the applicant)

A sketch is attached illustrating the request

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.

THAT Application No. **A264/06, 2056668 ONTARIO INC.**, 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: May Mauti

Signed by all members present who concur in this decision:

May Mauti
M. Mauti,
Chair,

L. Fluxgold
L. Fluxgold,
Vice Chair,

Joe Cesario
Joe Cesario
Member,

D. H. Kang
D. H. Kang,
Member,

~~M. S. Panicali~~
ABSENT
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.

T. Coles

Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan

DATE OF HEARING:

AUGUST 9, 2007

LAST DATE OF APPEAL:

AUGUST 29, 2007

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON AUGUST 29, 2007.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$150.00 processing fee, paid by certified cheque or money order, to the TREASURER CITY OF VAUGHAN and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the ONTARIO MINISTER OF FINANCE.

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.

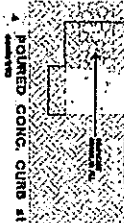
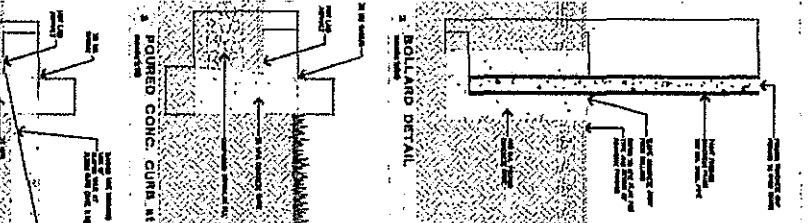
**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
*** AUGUST 29, 2008 *****

STATE OF NEW YORK
PART OF LOT 21,
CONCESSION 2,
GEORGE TOWN OF NEW
CITY OF VAUGHAN,
REGINA MUNICIPALITY OF YORK
SCHEDULE 1 CONDO UNIT

SCHLETTER & DZALCZYK LIMITED
ARCHITECTS
1100 SHEPPARD AVENUE EAST
SUITE 200
SCARBOROUGH, ONTARIO M1B 3Y9
TEL: (416) 291-2222
FAX: (416) 291-2223
WWW.S&D.COM

THIS PLAN IS A PART OF A SUBMITTAL FOR THE PERMITTING OF THE PROPOSED CONSTRUCTION OF THE PROJECT DESCRIBED IN THE CONVEYANCE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

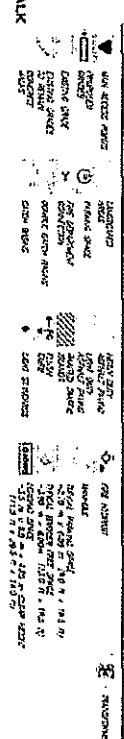
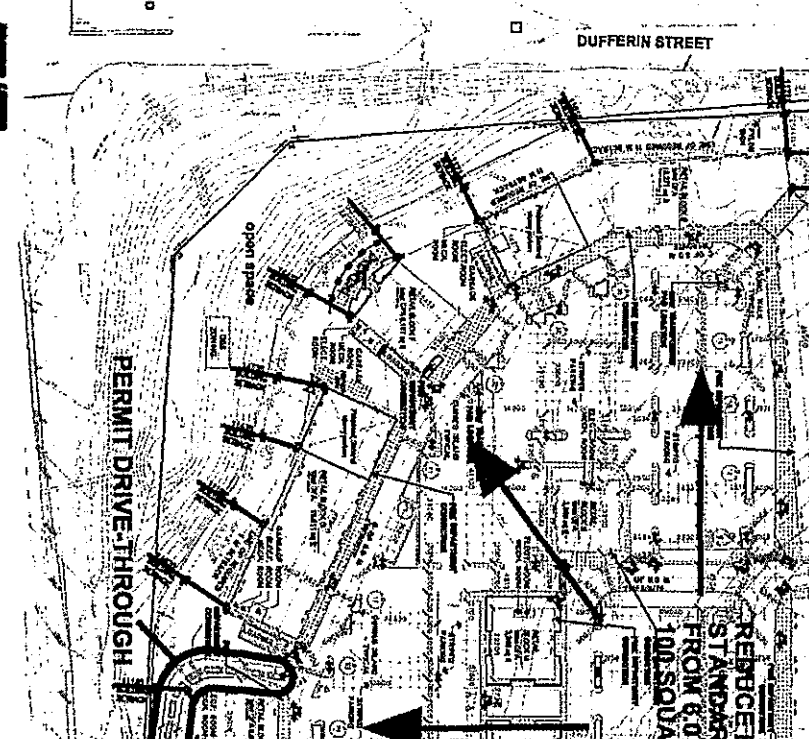
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ATTACHMENT "A"

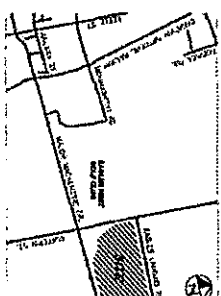
MINOR VARIANCE APPLICATION

FILE NO. A264-061

PERMIT LOADING/UNLOADING AREA BETWEEN BUILDING AND STREET

REDUCE REQUIRED PARKING
STANDARD FOR SHOPPING CENTRE
FROM 60 PARKING SPACES/PER
100 SQUARE METRES TO 45

REDUCTION OF REQUIRED
LANDSCAPE STRIP
FROM 6.0m TO 2.5m



2 Key Plan
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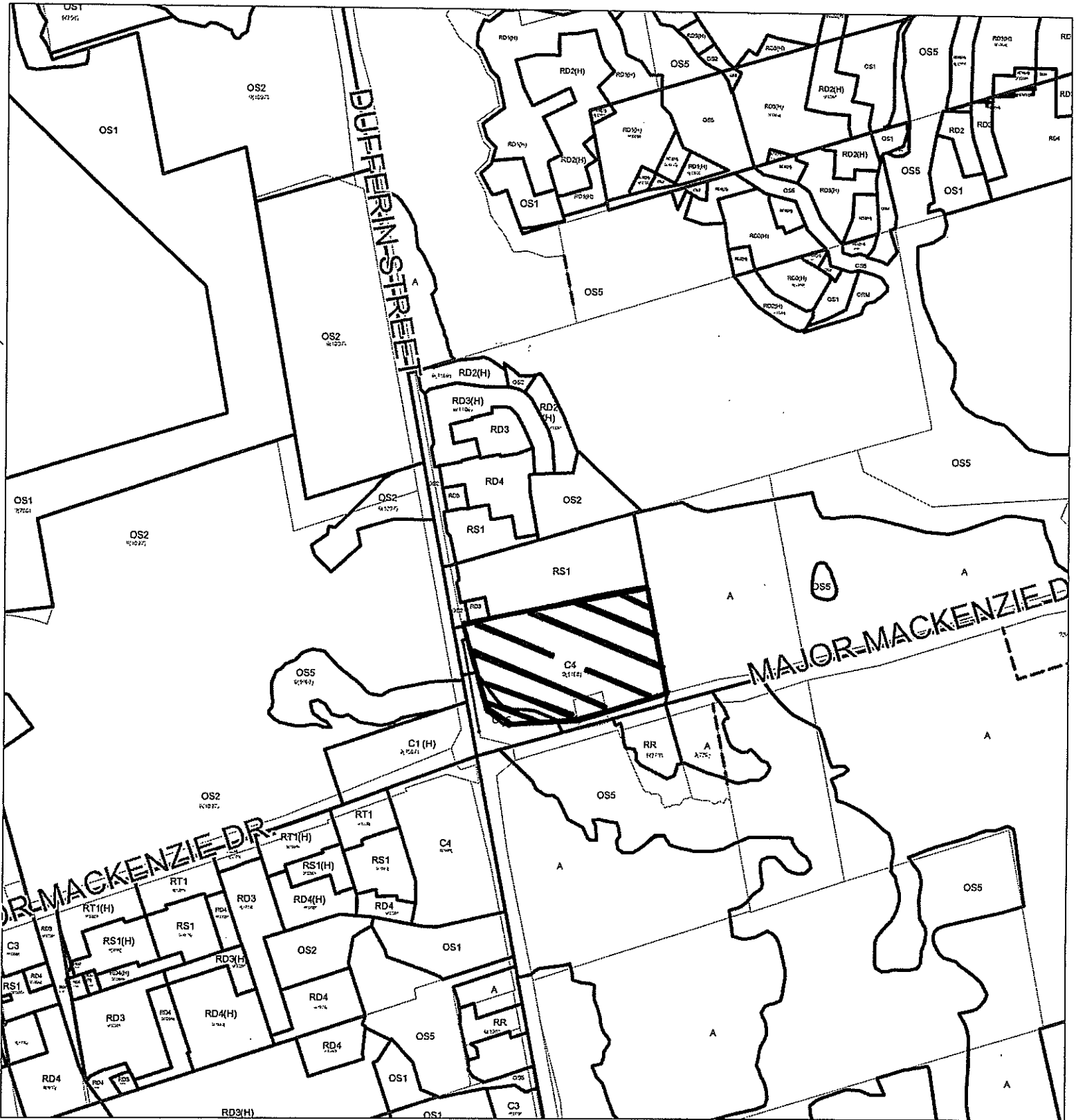
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AKIT, SWANSON+PEARCE
ARCHITECTS INC.
2203 dufferin drive
mississauga, ont. L4L 1R2
telephone: (905) 897-2444
facsimile: (905) 897-1122

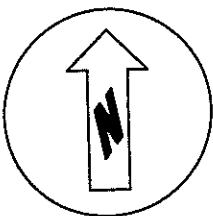
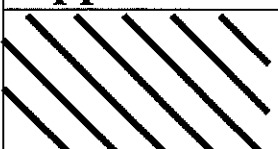
REDCLIFF
5250 SHEPPARD AVENUE EAST
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COMMITTEE OF ADJUSTMENT

	File No:	A264/06
	Applicant:	2056668 ONTARIO LIMITED
		Subject Area Municipally located: Northeast corner of Dufferin Street and Major Mackenzie Drive, Maple