

(The proposal and by-law requirements were corrected to reflect the Notice of Hearing sent July 27, 2006)

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NO: A290/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **ROSEBERRY DEVELOPMENTS INC.**, with respect to Part of Lots 13 & 14, Concession 4, (Municipally known as 8888 Keele Street, Maple).

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

The applicant is requesting a variance to permit the **construction of proposed one-storey plus mezzanine industrial building**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:

Northerly access (2) permitted over adjacent lands.

By-Law Requirements:

All parking spaces and areas (defined as parking spaces and related aisles, maneuvering areas and entrances and exits) to be provided on the lot on which the structure is erected.


A sketch is attached illustrating the request.

Other Planning Act Applications

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

Consent	File #: B015/04	APPROVED- April 15, 2004 to create a new lot for industrial/commercial purposes. (Certificates Issued Dec. 6/04)
	File #: B33/99	APPROVED- April 15, 1999 (Lapsed)
	File #: B81/98	APPROVED- July 23, 1998 (Deeds Stamped July, 1999).

Moved by:



Seconded by:



THAT the Committee is of the opinion that the variance sought can be considered minor and is 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. **A290/06, ROSEBERRY DEVELOPMENTS 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: 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. Faricalli~~
~~M. S. Faricalli,
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: **AUGUST 10, 2006**
LAST DATE OF APPEAL: **AUGUST 30, 2006**

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

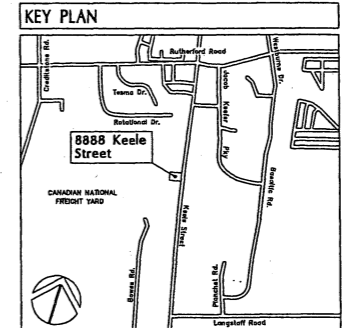
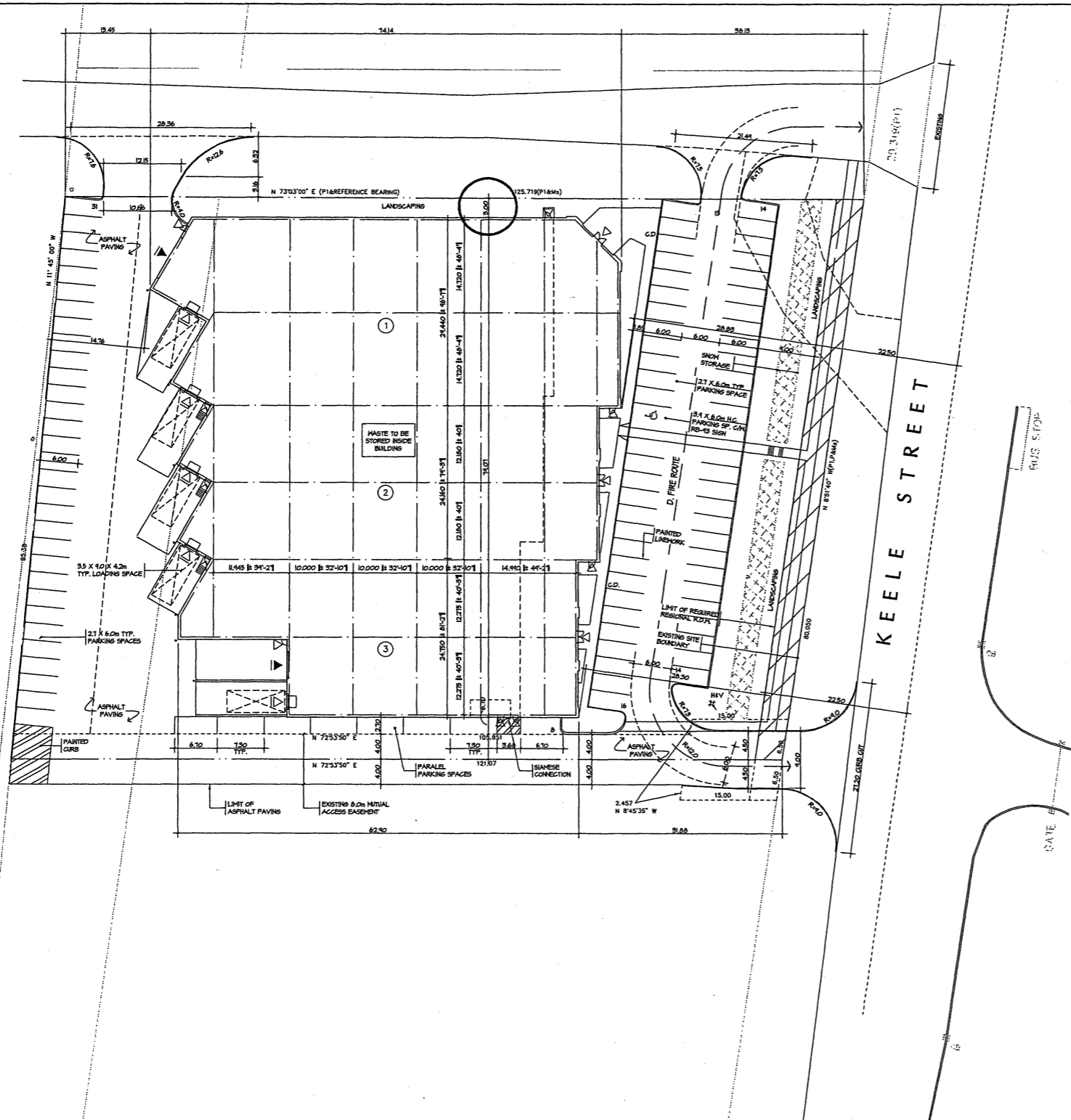
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at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

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.

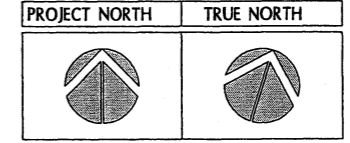
NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: * AUGUST 30, 2007 *****

A290/06



SYMBOL LEGEND

[Symbol]	MAIN DOOR LOCATIONS
[Symbol]	LOADING DOCK LOCATIONS
[Symbol]	DRIVE-IN OVERHEAD DOORS
[Symbol]	HYDRANT & VALVE
[Symbol]	CATCH BASIN



LEGAL DESCRIPTION

Site Survey information taken from "Plan of Survey, Part of Lot 13 and 14 Concession 4, City of Vaughan, Regional Municipality of York" as prepared by R.D. Tomlinson Limited, O.L.S., Plan 65R-27583 dated: November 16, 2004. Subject Site is Part 1 on Plan 65R-27084 and Part P.I.N. 03278-0580 (L.T)

SITE STATISTICS

TOTAL SITE AREA	10,964.55 m ²	or	2.7 acres
less REGIONAL R.O.W.	377.06 m ²		
AREA OF DEVELOPMENT	10,587.49 m ²	or	2.6 acres
ZONING	EM1 - Prestige Employment		
SETBACKS	Required	Provided	
FRONT YARD-WEST SIDE	6.0	28.30	
REAR YARD-EAST SIDE	12.0	14.76	
SIDE YARD-NORTH SIDE	6.0	3.0	
SIDE YARD-SOUTH SIDE	6.0	8.7	
BUILDING G.F.A.			
GROUND FLOOR	5,112.3 m ²	or	55,030 sq.ft.
MEZZANINE	755.58 m ²	or	8,133 sq.ft.
	5,867.88 m ²	or	63,163 sq.ft.
SITE COVERAGE	5,112.3 m ²	or	48.3%
LANDSCAPED AREA	1,188.07 m ²	or	11.2%
PAVED AREA	4,287.12 m ²	or	40.5%
PARKING	Required	Provided	
Warehouse	4,356.72 m ² @ 1.5/100 m ²	65.35 spaces	
Office	1,511.16 m ² @ 2.0/100 m ²	30.2 spaces	
		96 spaces	96 spaces
HIC PARKING SPACES	1 space	2 spaces	
LOADING SPACES	2 space	5 spaces	
SNOW STORAGE	255.6 sm	2.4%	

NO ISSUED DATE

NO REVISION DATE

8888 Keele St.
Vaughan Ontario



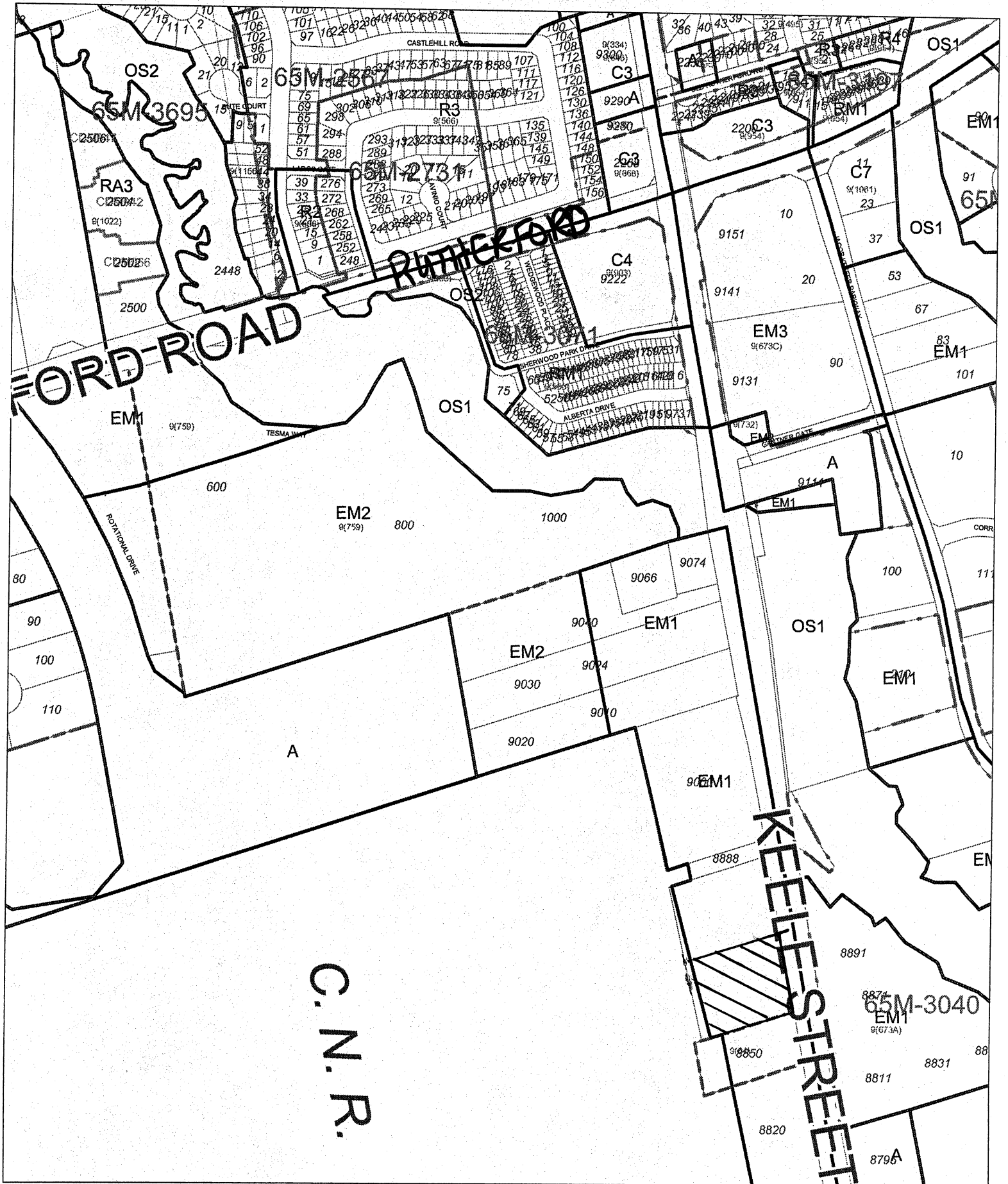
A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019



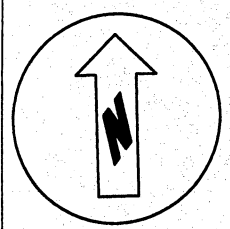
DRAWING TITLE
Site Plan

DRAWN BY hg/BM SCALE 1:300
DATE December, 2005 CHECKED BY
PROJECT NO P-0555 DRAWING NO A-1.0



City of Vaughan
The City Above Toronto

COMMITTEE OF ADJUSTMENT

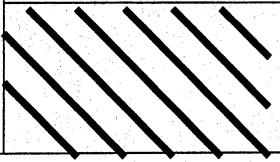


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Applicant:

Roseberry Developments Inc.



Subject Area

Municipally known as 8888 Keele Street, Maple