

NOTICE OF DECISION

FILE NO: A297/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **5 STAR RESTORATION INC.**, with respect to Part of Lot 20, Concession 4, (Municipally known as 9994 Keele Street, Maple).

The subject lands are zoned C1, Restricted Commercial, under By-law 1-88 as amended.

The purpose of this application is to request variances to permit the **construction of proposed three-storey commercial building and covered porch**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1. Lot Coverage = 54.45%	1. Lot Coverage = 50%
2. Front yard setback (Keele Street) = .274m	2. Front yard setback (Keele Street) = 9.0m
3. Rear yard setback = 0.306m	3. Rear yard setback = 15.0m
4. Exterior side yard setback (Major Mackenzie Drive) = 0.421m	4. Exterior side yard setback (Major Mackenzie Drive) = 9.0m
5. Interior side yard setback (to a residential zone) = 5.268m	5. Interior side yard setback (to a residential zone) = 9.0m
6. Parking Spaces = 7 spaces	6. Parking Spaces = 31 spaces
7. Width of entrance driveway = 7.283m	7. Width of entrance driveway = 7.5m
8. Landscape strip abutting residential lands (South property line) = 0.425m	8. Landscape strip abutting residential lands (South property line) = 2.4m
9. Landscape strip abutting a street (Major Mackenzie Drive) = 0.421m	9. Landscape strip abutting a street (Major Mackenzie Drive) = 6.0m
10. Landscape strip abutting a street (Keele Street) = 0.274m	10. Landscape strip abutting a street (Keele Street) = 6.0m

A sketch is attached illustrating the request

Moved by:

Seconded by:

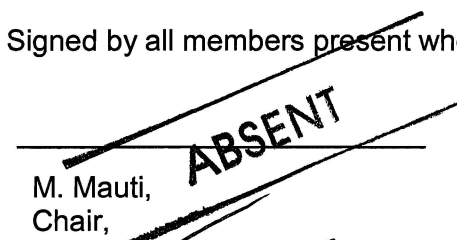
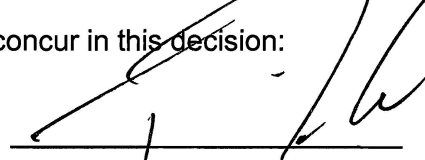
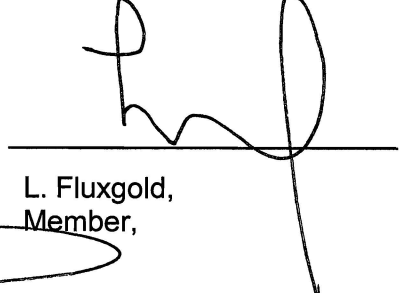
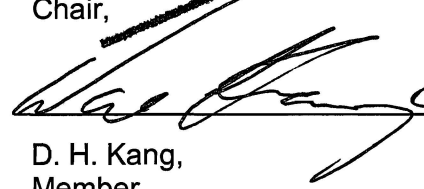
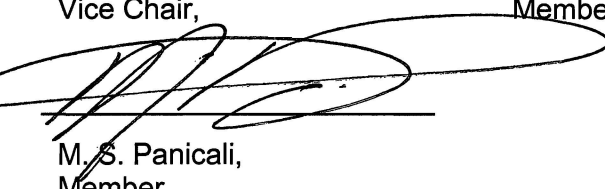
THAT Application No. **A297/06, 5 STAR RESTORATION INC., be APPROVED**, in accordance with the attached sketch.

CARRIED.

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.

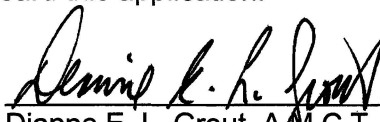
CHAIR: 

Signed by all members present who concur in this decision:

 **ABSENT**
M. Mauti,
Chair,

T. DeCicco,
Vice Chair,

L. Fluxgold,
Member,

D. H. Kang,
Member,

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

DATE OF HEARING: **AUGUST 31, 2006**
LAST DATE OF APPEAL: **SEPTEMBER 20, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON SEPTEMBER 20, 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.

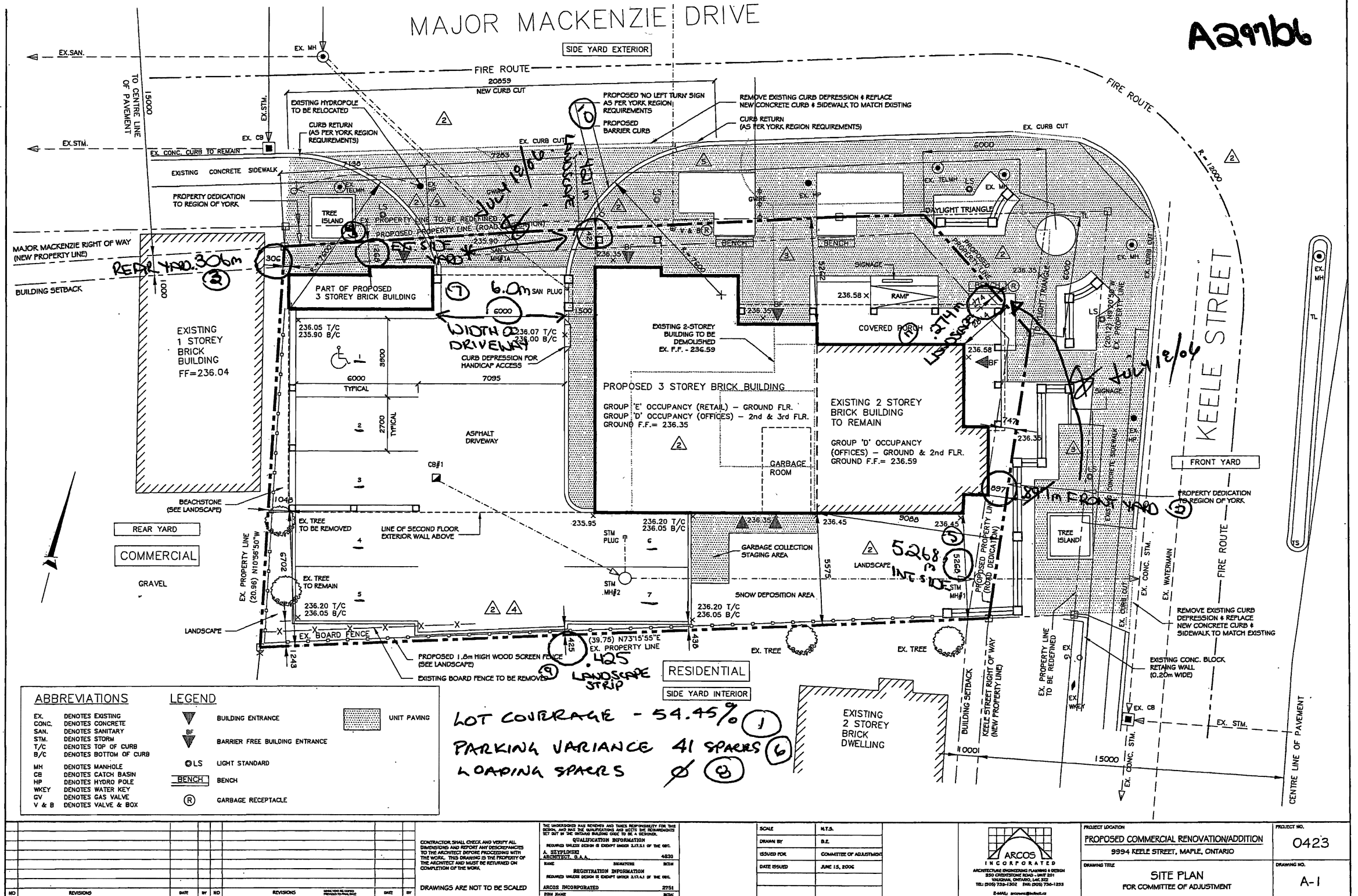
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of 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:
***** SEPTEMBER 20, 2007*****

A297/06

REVISED July 18/06

A297b6



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PLAN SHOWING TOPOGRAPHIC DETAIL OF
PART OF LOT 20, CONCESSION 4
CITY OF VAUGHAN

(GEOGRAPHIC TOWNSHIP OF VAUGHAN,
COUNTY OF YORK)
REGIONAL MUNICIPALITY OF YORK

SCALE 1: 200

5m 0m 5m 10m 15metres



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

- | | | |
|------|---------|-------------------------|
| □ | DENOTES | SURVEY MONUMENT PLANTED |
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| WIT | DENOTES | WITNESS |
| OU | DENOTES | ORIGIN UNKNOWN |
| CC | DENOTES | CUT CROSS |
| MH | DENOTES | MANHOLE |
| HP | DENOTES | HYDRO POLE |
| WKEY | DENOTES | WATER KEY |
| GV | DENOTES | GAS VALVE |
| DIA | DENOTES | DIAMETER |

BOUNDARY DATA TAKEN FROM DOCUMENTARY AND FIELD EVIDENCE.

AREA = 816.8 sqm.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO
CITY OF VAUGHAN BENCHMARK 25-5
ELEVATION 229.168 METRES

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF MAJOR MACKENZIE DRIVE AS SHOWN ON PLAN 65R-10240
HAVING A BEARING OF N74°32'40"E.

