

NOTICE OF DECISION

FILE NO: A414/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **ROWHEDGE CONSTRUCTION LTD.**, with respect to Part of Lot 15, Concession 3, (Block 29, Registered Plan No. 65M-2795, Parts 12 to 20, Reference Plan No. 65R-21460, Parts 1 & 5, Reference Plan No. 65R-13520, municipally known as 9131 Keele Street, Maple.)

The subject lands are zoned EM3, Retail Warehouse Employment Area, under By-law 1-88 subject to Exception 9(673C) and 9(732) as amended.

The applicant is requesting variances to permit the construction of a one storey industrial employment use building with an ancillary office, as follows:

Proposal:

1. Minimum landscaped strip abutting Keele Street (arterial road) = 6.0m.
2. Minimum rear yard setback and interior side yard = 0m.
3. Gross floor area of the building within the lands as shown on Schedule E-814 (Concession 3, Part Lot 15) = 272.21m²
4. Create a mutual driveway partially over the lands to the north.

By-Law Requirements:

1. Minimum landscaped strip abutting Keele Street (arterial road) = 9.0m.
2. Minimum rear yard setback and interior side yard = 3.0m.
3. Gross floor area of the building within the lands as shown on Schedule E-814 (Concession 3, Part Lot 15) = 50m².
4. All parking spaces and related aisles, maneuvering areas and entrances and exits to be located on the lot.

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 applications under the Planning Act for:

Site Development Application File

DA.05.021
11, 2006.

ADOPTED BY COUNCIL September

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. **A414/06 – ROWHEDGE CONSTRUCTION LTD.**, be **APPROVED**, in accordance with the sketches 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: _____

Signed by all members present who concur in this decision:

~~M. Mauti,
Chair,~~

ABSENT

~~T. DeCicco
Vice Chair,~~

ABSENT

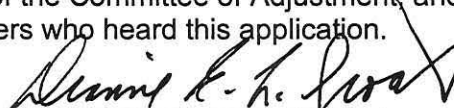
L. Fluxgold,
Member,

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:
LAST DATE OF APPEAL:

OCTOBER 12, 2006
NOVEMBER 1, 2006

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON NOVEMBER 1, 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.

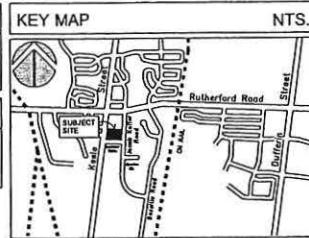
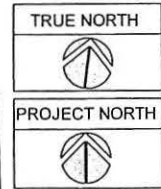
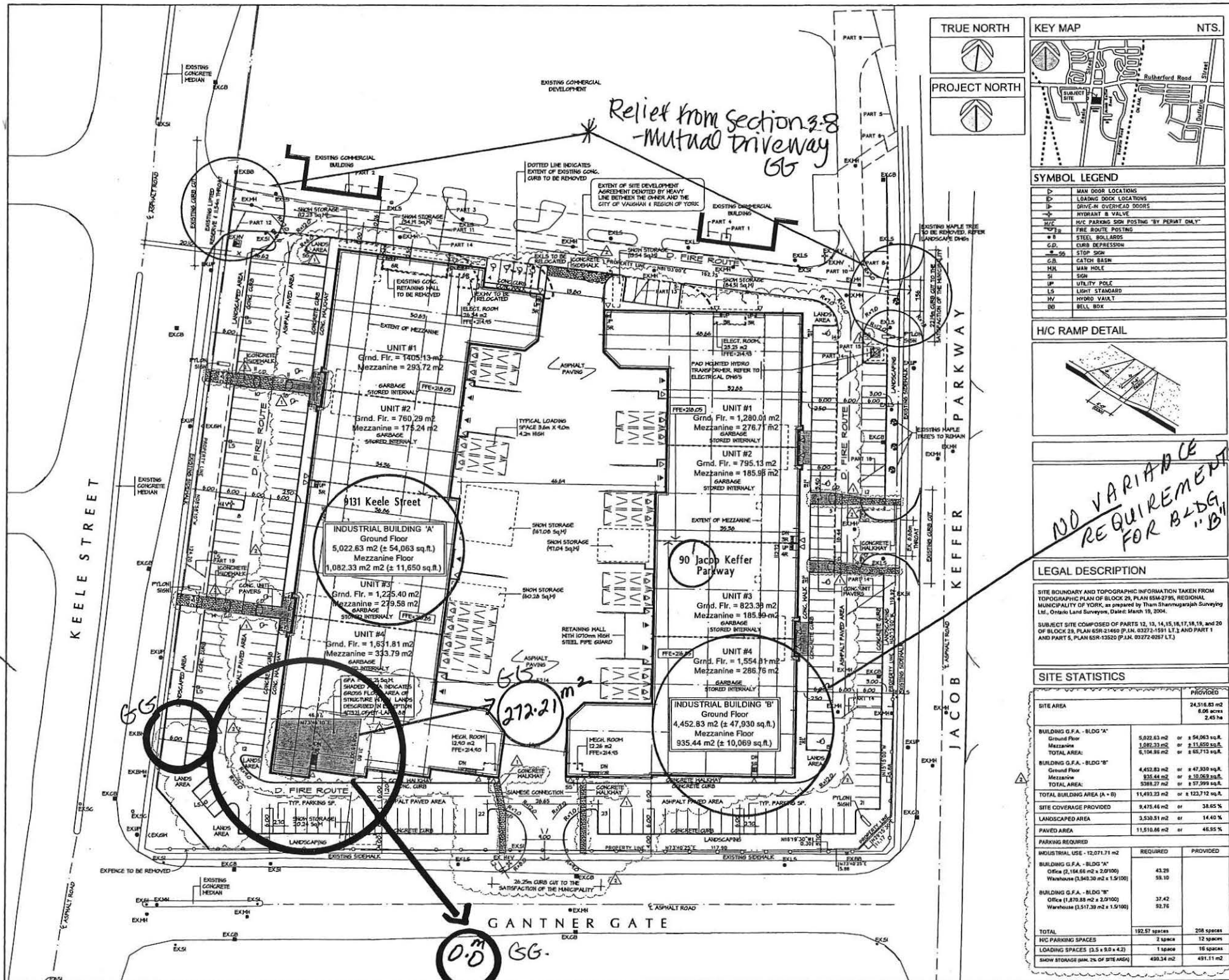
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above.

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:
***** NOVEMBER 1, 2007 *****

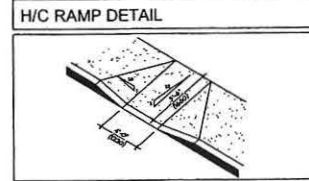
Revised 20/06/06

A44466



SYMBOL LEGEND

MAN DOOR LOCATIONS	LOADING DOCK LOCATIONS	DRIVE-IN OVERHEAD DOORS	HYDRANT & VALVE	M/C PARKING SIGN POSTING "BY PERMIT ONLY"	FREE ROUTE POSTING	STEEL BOLLARDS	CURB DEPRESSION	STOP SIGN	CATCH BASIN	MAN HOLE	SHOW	UTILITY POLE	LIGHT STANDARD	HYDRO VALVE	BELL BOX
--------------------	------------------------	-------------------------	-----------------	---	--------------------	----------------	-----------------	-----------	-------------	----------	------	--------------	----------------	-------------	----------



NO VARIANCE REQUIREMENTS FOR BLDG. 'B'

LEGAL DESCRIPTION

SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC PLAN OF BLOCK 28, PLAN 684278, REGIONAL MUNICIPALITY OF YORK, as prepared by Thom Shannuguraph Surveying Ltd., Ontario Land Surveyors, Dated: March 19, 2004.

SUBJECT SITE COMPOSED OF PARTS 12, 13, 14, 15, 16, 17, 18, 19, and 20 OF BLOCK 28, PLAN 684278 (P.L.N. 03272-1591 LT.) AND PART 1 AND PART 5, PLAN 6841332 (P.L.N. 03272-9287 LT.)

SITE STATISTICS

	PROVIDED
SITE AREA	24,518.63 m ² 6.06 acres 2.45 ha
BUILDING G.F.A. - BLDG "A"	
Ground Floor	5,022.63 m ² or ± 54,063 sq.ft.
Mezzanine	1,082.33 m ² or ± 11,650 sq.ft.
TOTAL AREA	6,104.96 m ² or ± 65,713 sq.ft.
BUILDING G.F.A. - BLDG "B"	
Ground Floor	4,452.83 m ² or ± 47,930 sq.ft.
Mezzanine	935.44 m ² or ± 10,069 sq.ft.
TOTAL AREA	5,388.27 m ² or ± 57,999 sq.ft.
TOTAL BUILDING AREA (A + B)	11,493.23 m ² or ± 123,712 sq.ft.
SITE COVERAGE PROVIDED	9,478.46 m ² or 38.65 %
LANDSCAPED AREA	3,530.31 m ² or 14.40 %
PAVED AREA	11,510.86 m ² or 46.95 %
PARKING REQUIRED	
INDUSTRIAL USE - 12,071.71 m ²	
BUILDING G.F.A. - BLDG "A"	
Office (2,164.66 m ² ± 2,0150)	43.29
Warehouse (3,943.30 m ² ± 1.5/100)	59.10
BUILDING G.F.A. - BLDG "B"	
Office (1,870.88 m ² ± 2,0100)	37.42
Warehouse (3,517.39 m ² ± 1.5/100)	52.76
TOTAL	192.57 spaces 208 spaces
H/C PARKING SPACES	2 spaces 12 spaces
LOADING SPACES (3.5 x 9.0 x 4.2)	1 space 16 spaces
SHOW STORAGE (MIN. 2% OF SITE AREA)	490.34 m ² 491.11 m ²

ISSUED

NO	ISSUED	DATE
1	ISSUED FOR SITE PLAN APPROVAL	MAY 02, 2005
2	ISSUED FOR CLIENT REVIEW	AUG. 02, 2005
3	ISSUED FOR CLIENT REVIEW	FEB. 16, 2006
4	ISSUED FOR CLIENT REVIEW	MAR. 07, 2006
5	ISSUED FOR CLIENT REVIEW	MAR. 14, 2006
6	ISSUED FOR CLIENT REVIEW	MAY 5, 2006
7	RE-ISSUED FOR SITE PLAN APPROVAL	MAY 1, 2006

REVISION

NO	REVISION	DATE
2	AS PER CLIENT REQUESTED CHANGES	APRIL 26, 2006
1	PER MUNICIPAL SITE DEVELOPMENT COMMENTS	MAR. 07, 2006

Keele Street & Gantner Gate

9131 Keele Street +
90 Jacob Keffer Parkway
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	SCALE
DA.05.021	1:400
DRAWN BY	CHECKED BY
ma, B.M., dp	
DATE	PROJECT NO
JAN. / 2005	
DRAWING NO	
0543	A-1.0

PURCHASED 2004
 BY ROW HEDGE CONST.

MAP 4, PLAN 852 - 12888
 MAP 15, SECTION V-3

KEELE STREET
(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4)
PLAN L-107-3

EXPRESS

EXPLANATION PLAN 7293 BY BY-LAW 3180
INST. No. 53894

EM3

PART 1

ARE 1365 9 m²
151 400 6.32/8

CITY OF VAUGHAN

ARFA -453.0 m²
PART 3

PART 3
AREA $\approx 4.5 \text{ m}^2$

PART 4
AREA = 444.1 m²

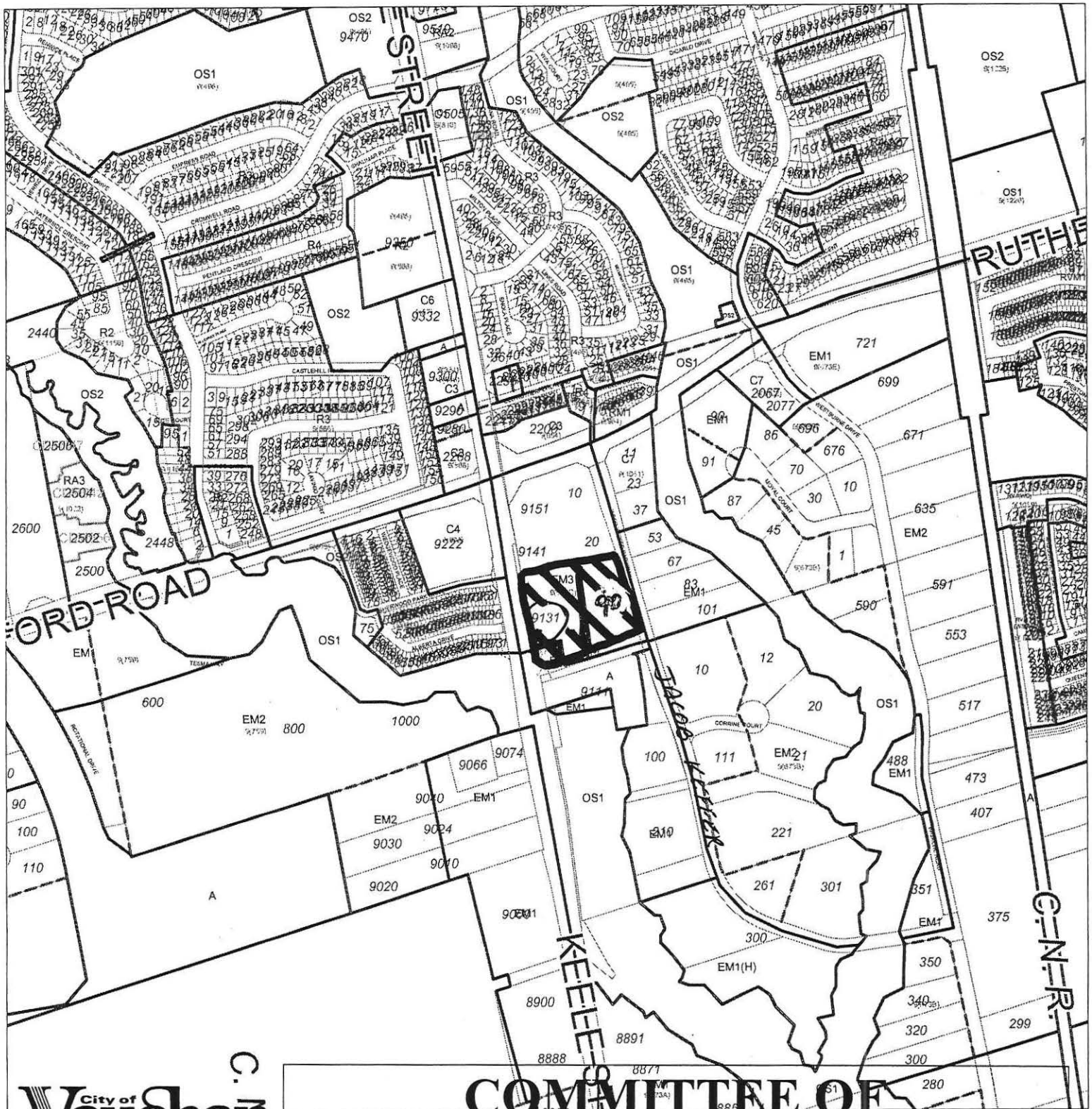
1451 HQ. 64729 & 1451 HQ. 65254

NOT TO SCALE

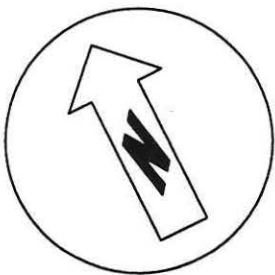
THIS IS SCHEDULE 'E - 814'
TO BY-LAW 1-88
SECTION 9 (732)

LOCATION: Part of Lot 15, Concession 3
CITY OF VAUGHAN


SUBJECT LANDS



City of Vaughan
The City Above Toronto



COMMITTEE OF ADJUSTMENT

File No.:	A414/06
Applicant	ROWHEDGE CONSTRUCTION LTD.
	Subject Area MUNICIPALLY KNOWN AS: 9131 KEELE ST., MAPLE