

NOTICE OF DECISION

FILE NO: A435/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **RULAND PROPERTIES INC.**, with respect to Part of Lot 7, Concession 5, (Part 1 of Block 8, Registered Plan 65M-3606, municipally known as 705 Applewood Cres., Concord).

The subject lands are zoned EM1, Prestige Employment Area Zone.

The applicant is requesting a variance to permit the **construction of a proposed six-storey addition to the existing six-storey hotel**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

| Proposal: | By-Law Requirements: |
|--|--|
| 1) Provide 162 Parking spaces for new addition. | 1) Requires 198 Parking spaces for new addition. |

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:
Minor Variance **File #: A347/04** **APPROVED- DEC 2, 2004.** Minimum parking required 170
Minimum landscape (A) 1.55m Buffer (B) 0.0m Buffer.

Draft Plan of Subdivision **File #19T 99V09** **APPROVED**
Site Plan Agreement **File # DA.03.082** **APPROVED**
 File # DA.06.082 **APPROVED**

Moved by:

Seconded by:

THAT Application No. **A435/06, RULAND PROPERTIES INC.**, be **APPROVED AS AMENDED** 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 Manti

Signed by all members present who concur in this decision:

Mary Manti T. DeCicco L. Fluxgold
M. Manti, T. DeCicco L. Fluxgold,
Chair, Vice Chair, Member,

D. H. Kang
Member,
ABSENT

M. S. Panich
Member,
ABSENT

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: **DECEMBER 7, 2006**
LAST DATE OF APPEAL: **DECEMBER 27, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON DECEMBER 27, 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:
***** DECEMBER 27, 2007 *****

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