

COMMITTEE OF ADJUSTMENT  
(VARIANCES)

**NOTICE OF DECISION**

**FILE NOS: A446/06, A447/06 and A448/06**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF applications by **1260392 ONTARIO LIMITED**, Part of Lots 3 and 4, Concession 9 (Municipally known as 111, 101 and 91 Royal Group Crescent (all respectively), Woodbridge).

The subject lands are zoned EM1 Prestige Employment Area Zone, under By-Law 1-88 as amended and further subject to Exception 9(1013).

The applicant is requesting variances to facilitate the severance of the total lands (**Consent Applications B057/06 & B058/06 SUBJECT LANDS** - creation of new lots for **industrial** purposes) **and to permit the maintenance of existing industrial buildings located on the proposed lots**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
Relief from Section 3.8 in regards to shared access.	Access is to be for the sole use of the owner, occupant or other persons entering the site (section 3.8a).
<b>A446/06</b> -Minimum parking spaces required 348	Minimum parking spaces required 361.
<b>A446/06</b> -Lot Coverage of 62%	Lot Coverage of 60%
<b>A447/06 &amp; A448/06</b> - A 3m aisle width (to be combined with adjacent property).	A minimum 6m aisle width.

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:

Zoning By-law Amendment By-Law 233-99 **APPROVED – Jul. 12/99**

Zoning By-law Amendment 1-88 Sect. 9(1013)

Development Agreement **APPROVED – Jun. 21/00**

**Consent Applications:**

B34/04 to B36/04 **APPROVED – Jul . 8/04** (for the creation of new industrial lots).

**Certificate issued on Oct 20/04 & Oct 28/04.**

B030/05 & B031/05 **APPROVED – Jun. 23/05** (for an addition of land to the north and east (industrial) & partial discharge of mortgage). **Certificate issued for B030/05-Sept 8/05.**

B007/06 to B009/06 **APPROVED – Jan 26/06** (for creation of new industrial lots). **Certificate issued March 16/06.**

B026/06 **APPROVED – Apr 27/06** (for creation of new industrial lot). **Certificate issued June 21/06.**

B051/06 to A053/06 **APPROVED – Aug 10/06** (for creation of new industrial lot).

B057/06 & A058/06 **To be heard in conjunction with current Minor Variance Applications.**

**Minor Variance Applications:**

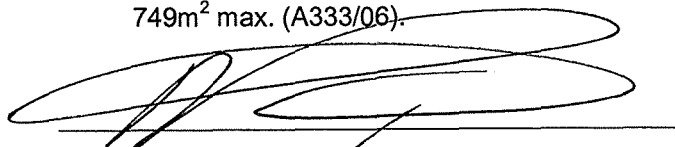
A049/06 to A051/06 **APPROVED – Jan 26/06 Min. aisle 3m; Relief from Section 3.8 in regards to shared access**

**A049/06**-Min. parking spaces 204; **A050/06**-Min. parking spaces 125.

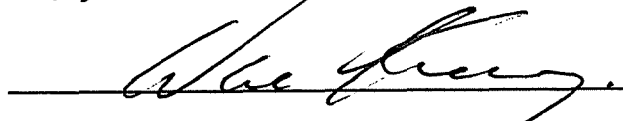
A162/06 & A163/06 **APPROVED – Apr. 27/06** Relief from Section 3.8 in regards to shared access.

A331/06 to A333/06 **APPROVED – Aug 10/06** Allow for 2 (two) Shared Access. (A331/06); To permit a shared access. (A332/06 & A333/06); Max driveway width 20.85 m (A332/06); Min landscaping 3.64% of lot Area. (A331/06) & 3.85% of lot area. (A333/06); An Eating Establishment of 749m<sup>2</sup> max. (A333/06).

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 Nos. **A446/06, A447/06 and A448/06, 1260392 ONTARIO LIMITED**, be **APPROVED** in accordance with the sketch attached and subject to the following conditions:

1. That the corresponding Consent Application File Nos. **B057/06 and B058/06**, be approved;

2. That if the conditions listed above is not fulfilled and the Building Permit, if required, is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. (PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.).

**VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.**

**FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.**

**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,

ABSENT

T. DeCicco  
Vice Chair,

L. Fluxgold

L. Fluxgold,  
Member,

D. H. Kang

D. H. Kang,  
Member,

M. S. Panicali

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.

pr Cathy McNeiland

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:

**NOVEMBER 23, 2006**

LAST DATE OF APPEAL:

**DECEMBER 13, 2006**

**APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON DECEMBER 13, 2006.**

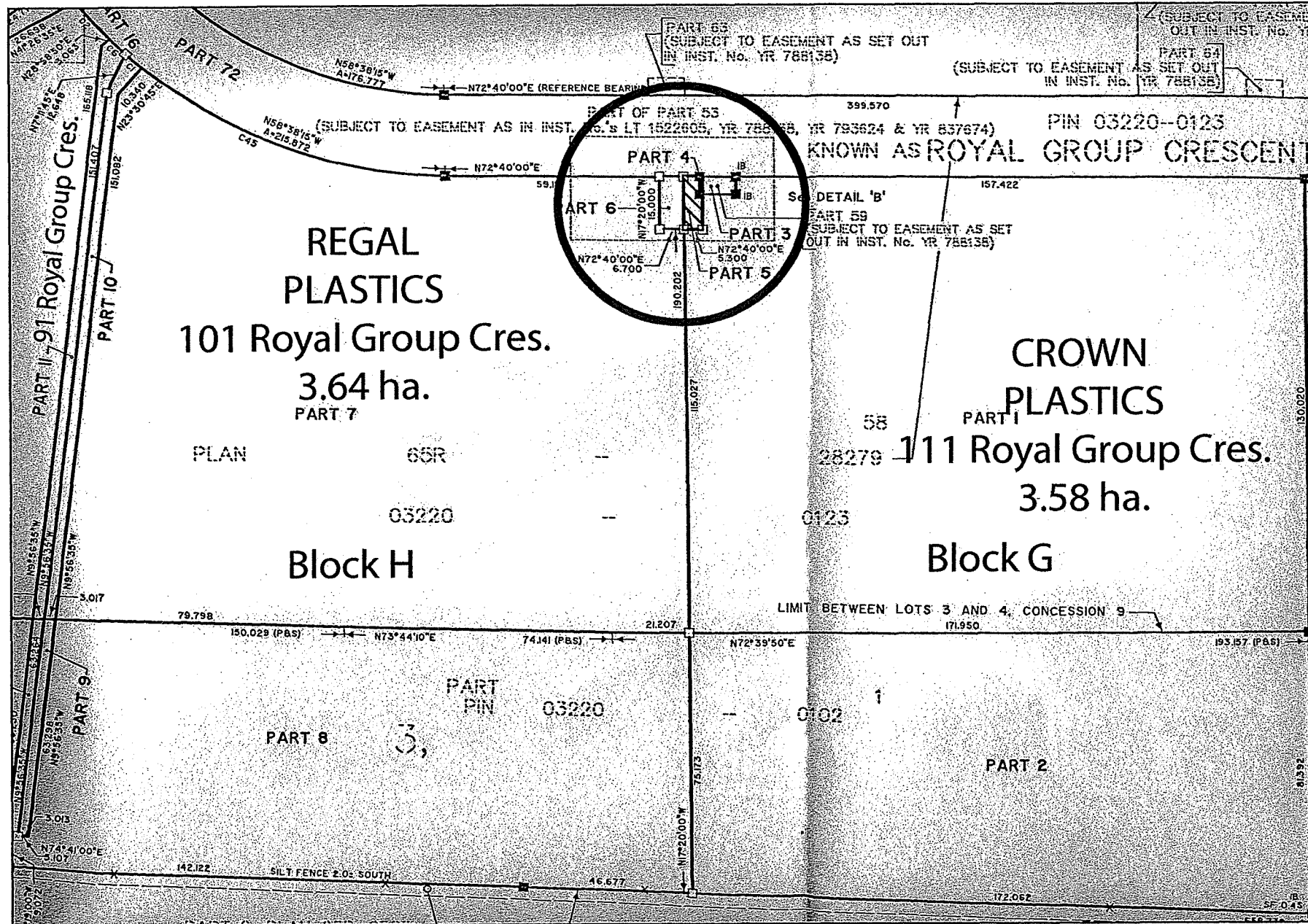
*Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). If you do not have Internet access, these 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 13, 2007 \*\*\***



## MINOR VARIANCE REGARDING SHARED DRIVEWAY ACCESS

### LEGEND

 Lands Subject of Minor Variance regarding Shared Driveway Access

Scale: N.T.S.  
Date: October 2006  
Project No.: 1609



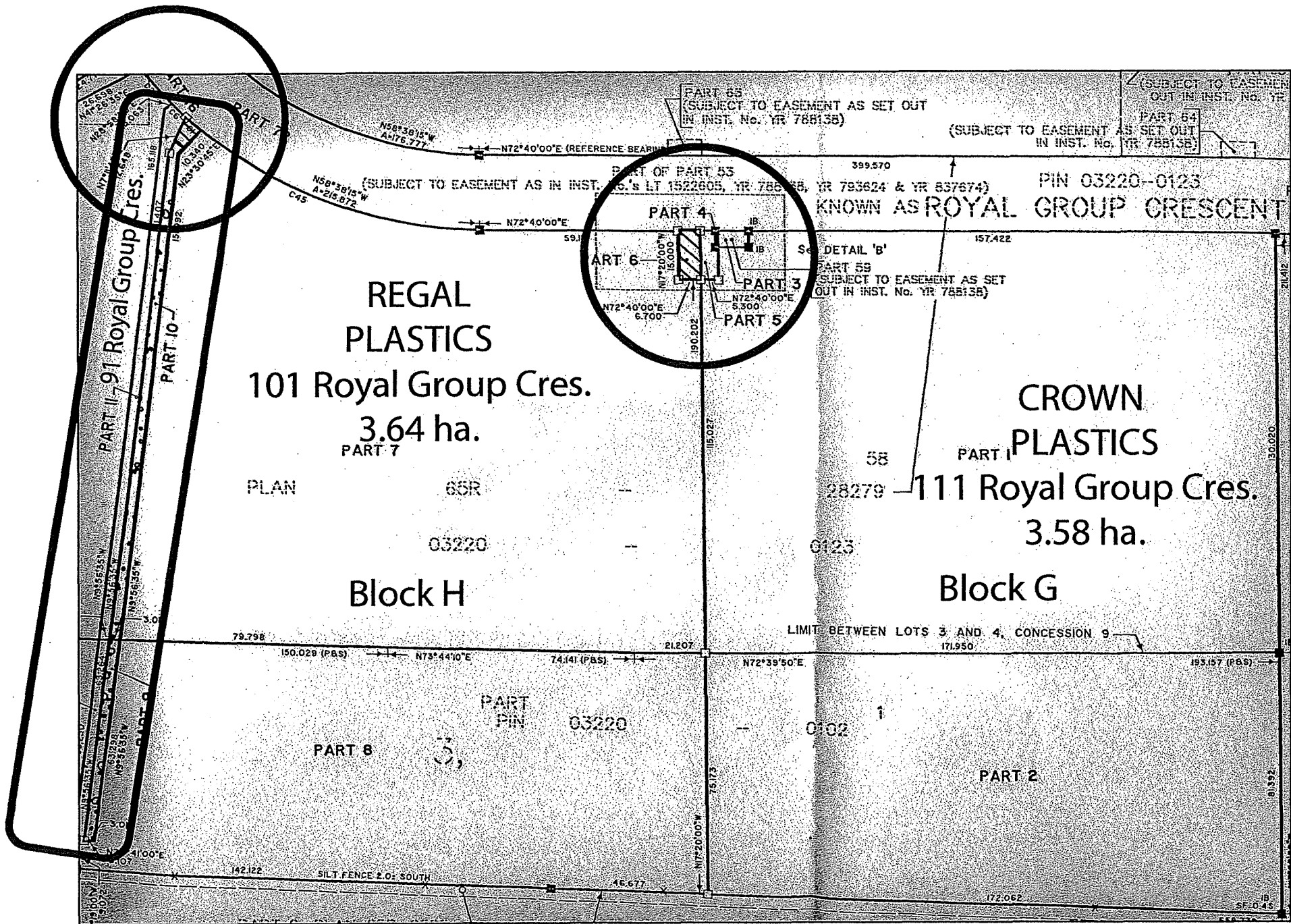
**Royal Group™**  
TECHNOLOGIES



**Markhamwoods Business Centre**  
305 Renfrew Drive, Suite 101  
Markham, Ontario, Canada L3R 9S7  
Tel: (905) 305-9797  
1-800-250-9056  
Fax: (905) 305-9801  
Email: info@cityplan.com  
Internet: www.cityplan.com





14476/06



MINOR VARIANCES REGARDING  
SHARED DRIVEWAY ACCESS  
AND MUTUAL DRIVE AISLE

LEGEND

-  Lands Subject of Minor Variance regarding Shared Driveway Access
-  Lands Subject of Minor Variance regarding Mutual Drive Aisle

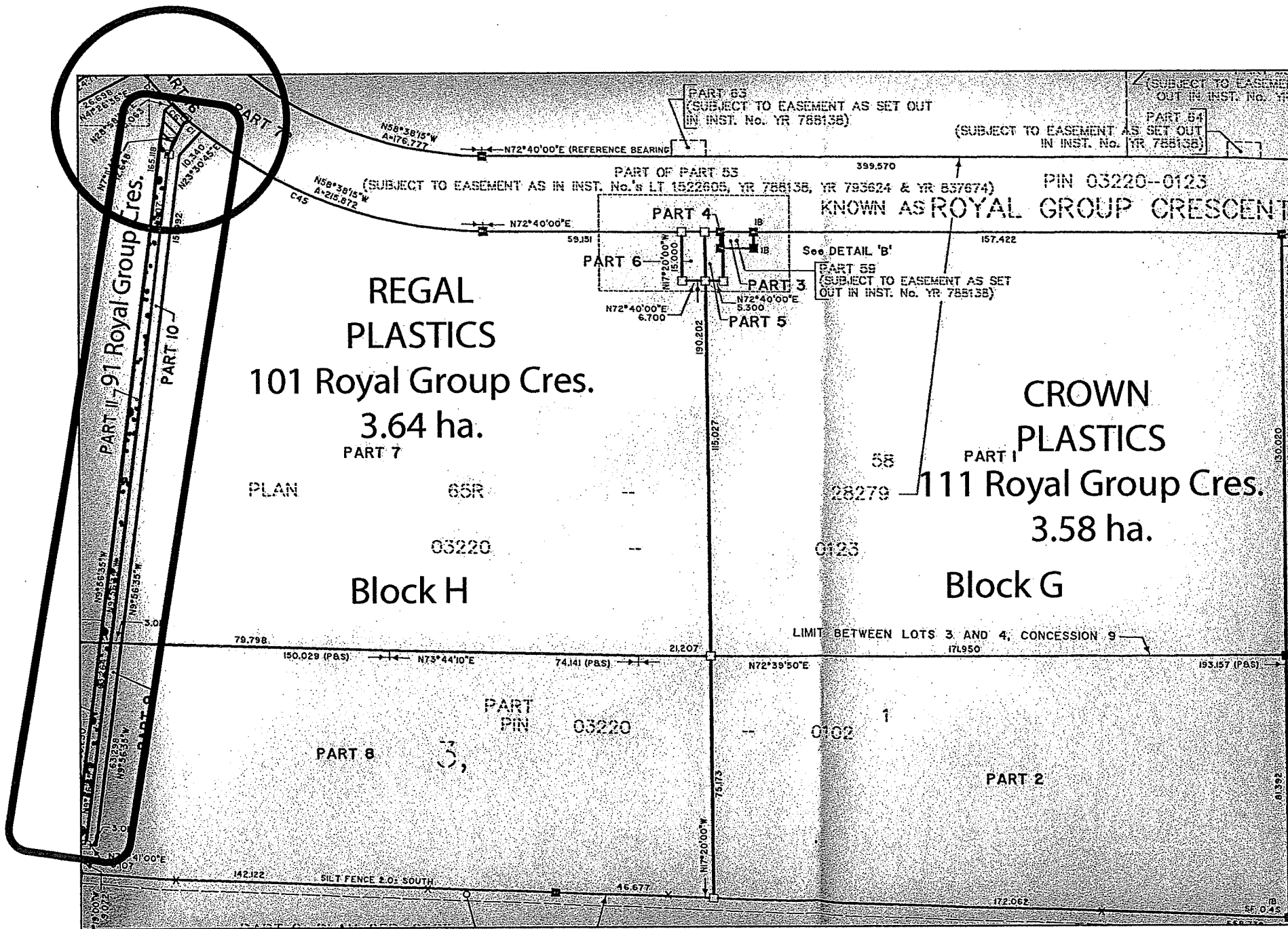
Scale: N.T.S.  
Date: October 2006  
Project No.: 1610



Markhamwoods Business Centre  
305 Renfrew Drive, Suite 101  
Markham, Ontario, Canada L3R 9S7  
Tel: (905) 305-9797  
1-800-250-9056  
Fax: (905) 305-9801  
Email: [info@cityplan.com](mailto:info@cityplan.com)  
Internet: [www.cityplan.com](http://www.cityplan.com)





H441100



# MINOR VARIANCES REGARDING SHARED DRIVEWAY ACCESS AND MUTUAL DRIVE AISLE

## LEGEND

-  Lands Subject of Minor Variance regarding Shared Driveway Access
-  Lands Subject of Minor Variance regarding Mutual Drive Aisle

Scale: N.T.S.  
Date: October 2006  
Project No.: 1611

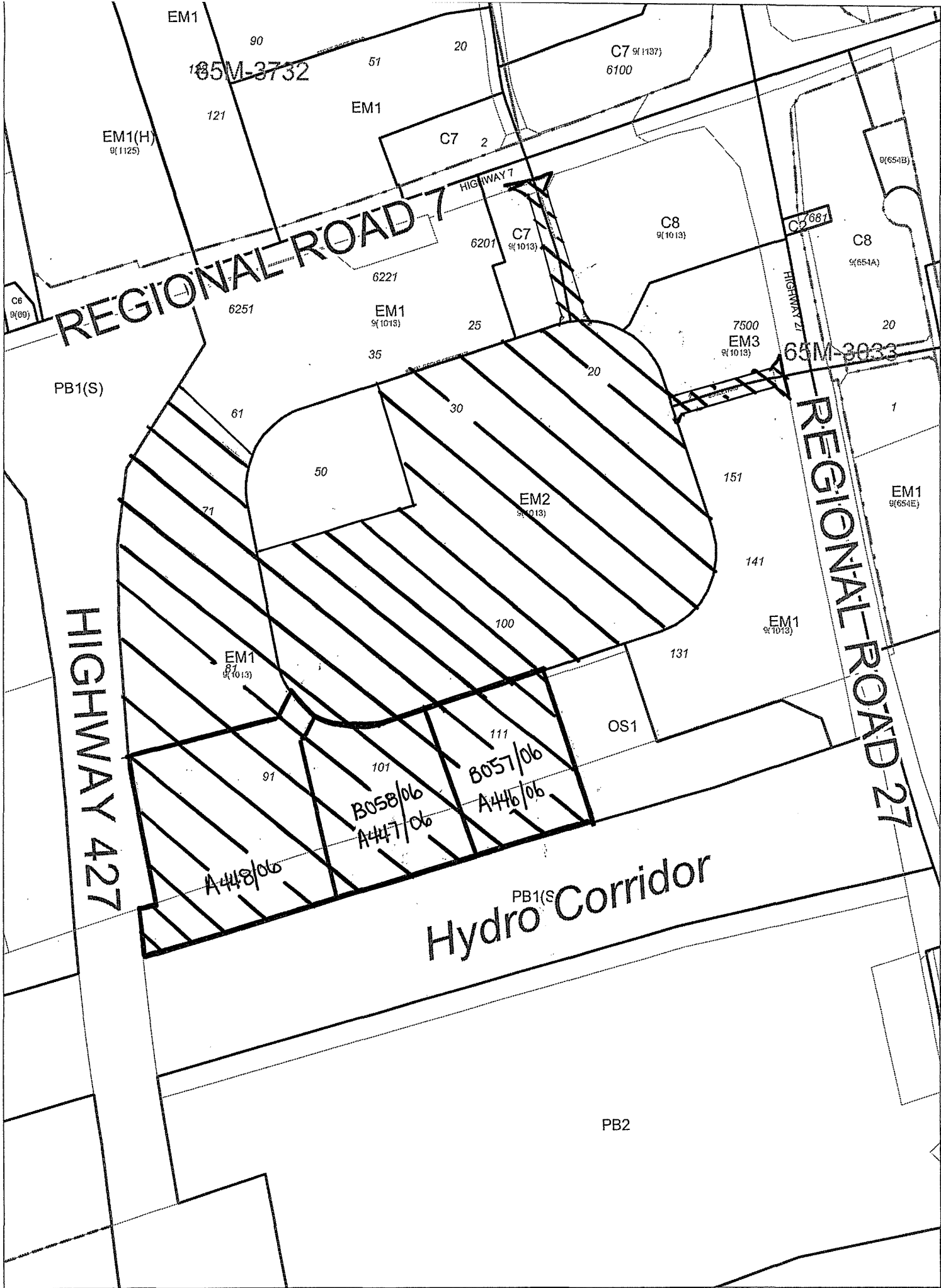


Markhamwoods Business Centre  
305 Renfrew Drive, Suite 101  
Markham, Ontario, Canada L3R 9S7  
Tel: (905) 305-9797  
1-800-250-9056  
Fax: (905) 305-9801  
Email: info@cityplan.com  
Internet: www.cityplan.com



11478/06





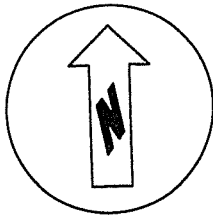
## COMMITTEE OF ADJUSTMENT

**File Nos:**

**B057/06, B058/0 & A0446/06 to A448/06**

**Applicant:**

**1260392 ONTARIO LIMITED**



### Subject Area

Municipally known as 111, 101 & 91 Royal Group Cres.,  
Woodbridge