

COMMITTEE OF THE WHOLE MAY 22, 2001

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION
MARIO G. RACCO
FILE: A76/01**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Council provide direction respecting Staff's attendance at the Ontario Municipal Board Hearing regarding Committee of Adjustment's APPROVAL of Variance Application A76/01 (Mario G. Racco).

Purpose

Council's direction is required respecting Staff's attendance at the Ontario Municipal Board Hearing (OMB), regarding a lot located southeast of Dufferin Street and Centre Street, being 21 Checker Court.

Background - Analysis and Options

On March 22, 2001, the Committee of Adjustment approved Variance Application A76/01 (Mario G. Racco), to permit the construction of a two-storey rear addition to a two-storey detached dwelling. A portion of the rear yard would be 6.0m rather than the By-law requirement of 7.5m.

The subject lands are designated "Low Density Residential" by OPA No.210 (Thornhill-Vaughan Community Plan) and zoned R4 Residential Zone by By-law 1-88, subject to Exception 9(482).

A letter of opposition was received and signed by two abutting property owners. Their main concerns are the size of the addition to an already large home, and the effect this will have to the existing smaller homes in the area. These residents spoke at the Committee of Adjustment meeting. One additional resident addressed the Committee, stating he did not object to the proposed addition, however, raised concerns about the construction causing a safety hazard with truck traffic on the court.

Conclusion

Planning Staff is in support of the variance, which is considered to be minor, and is in keeping with the intent of the by-law. The variance, at one corner, is due to the irregular shape of the lot.

This matter is scheduled to proceed to the OMB on June 7, 2001. It is recommended that Council provide direction respecting Staff's attendance at the OMB hearing.

Attachments

1. Location Map
2. Site Plan

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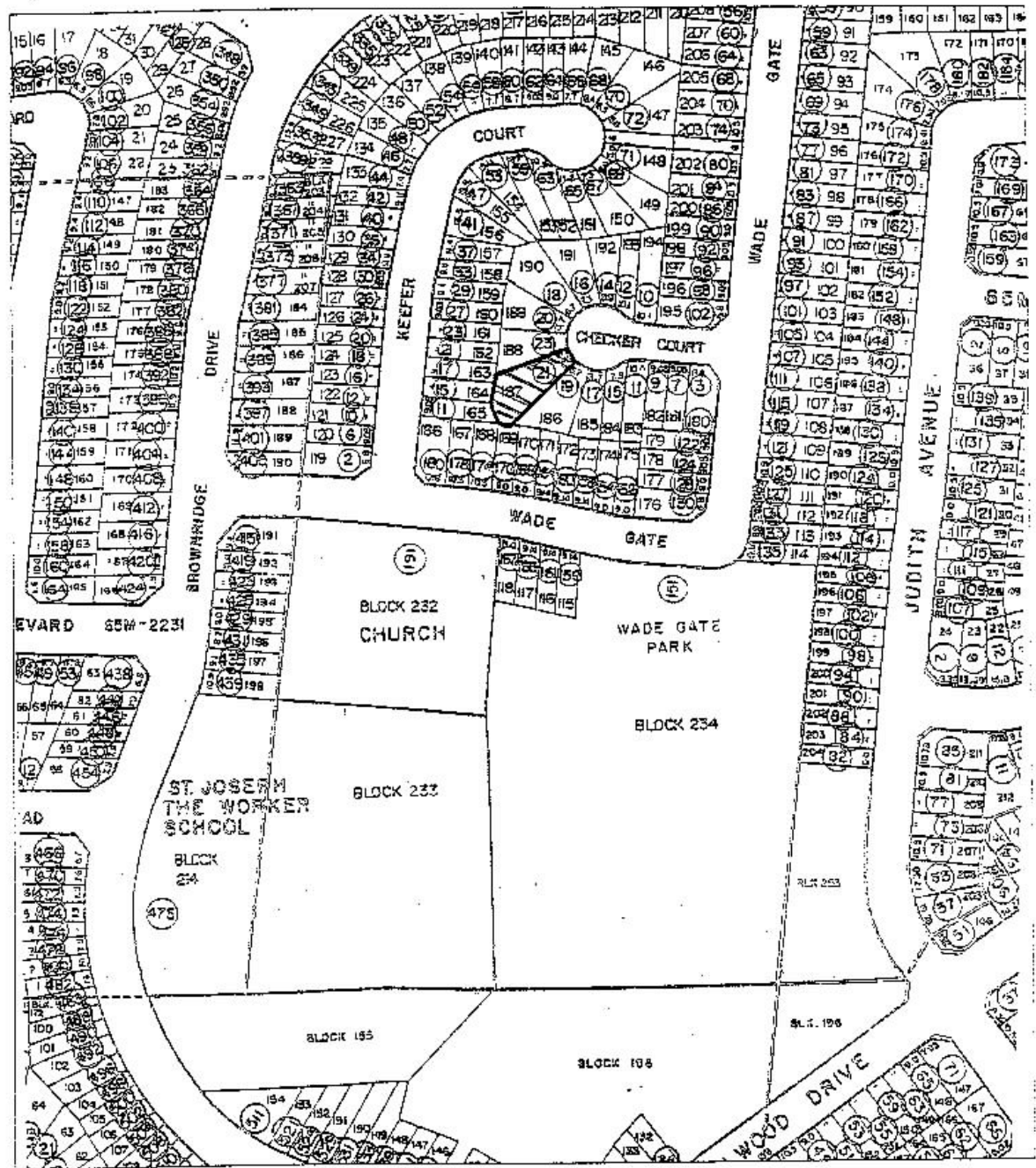
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning


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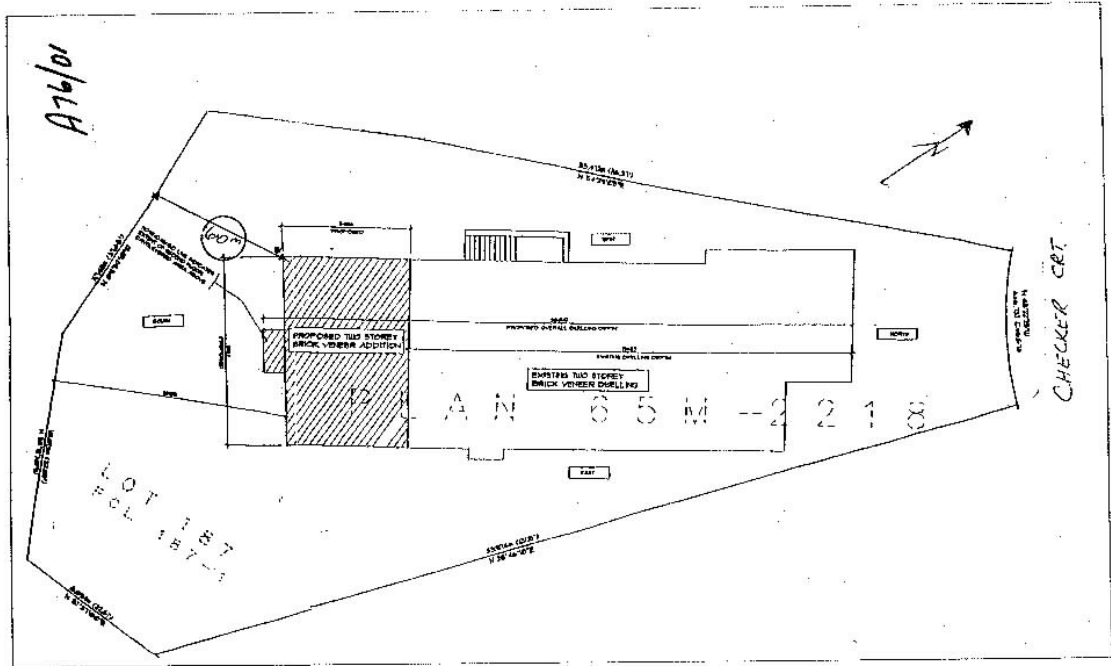


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
A76/01	LOCATION: LOT 5, CONC. 2

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 15/05/01
SCALE: NOT TO SCALE
APPLICANT: MARIO G. RACCO



ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 15/05/01
	A76/01	LOCATION: LOT 5, CONC. 2	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: MARIO G. RACCO	