

COMMITTEE OF THE WHOLE NOVEMBER 19, 2001

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION
GRAND VALLEY DEVELOPMENTS (MAPLE) INC.
FILES: A224/01 TO A229/01**

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction respecting the City's position regarding an appeal of the Committee of Adjustment's approval of Variance Applications A224/01 to A229/01 (Grand Valley Developments (Maple) Inc.).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for November 28, 2001.

Background - Analysis and Options

The site is located northwest of Jane Street and Major Mackenzie Drive, being Lots 2R, 2L, 3L, 4R, 4L and 22R, Registered Plan 65M-3389 (147, 149, 155, 159, 161 Gianmarco Way and 293 Discovery Trail) in Lot 22, Concession 5, City of Vaughan. The lands are designated "Medium Density Residential/Commercial" by OPA No.600 and zoned RV4 (WS) Residential Urban Village Zone Four by By-law 1-88.

On August 28, 2001, the Committee of Adjustment approved Variance Applications A224/01 to A229/01, to permit the maintenance of semi-detached dwellings, notwithstanding 0.45m encroachments of chimney pilasters, into the 1.2m interior side yards, whereas no encroachment is permitted.

Aviatelle Construction Company Ltd. has appealed the Committee's decision, citing that the Applicant had not obtained the appropriate maintenance easements for the subject lots.

Conclusion

The Community Planning Department supported the variances on the basis that they are appropriate development or use of the land and minor in nature. This matter is scheduled to proceed to the OMB on November 28, 2001, and Council's direction is requested.

Attachments

1. Location Map
- 2.a) Site Plan
- 2.b) Site Plan

Report prepared by:

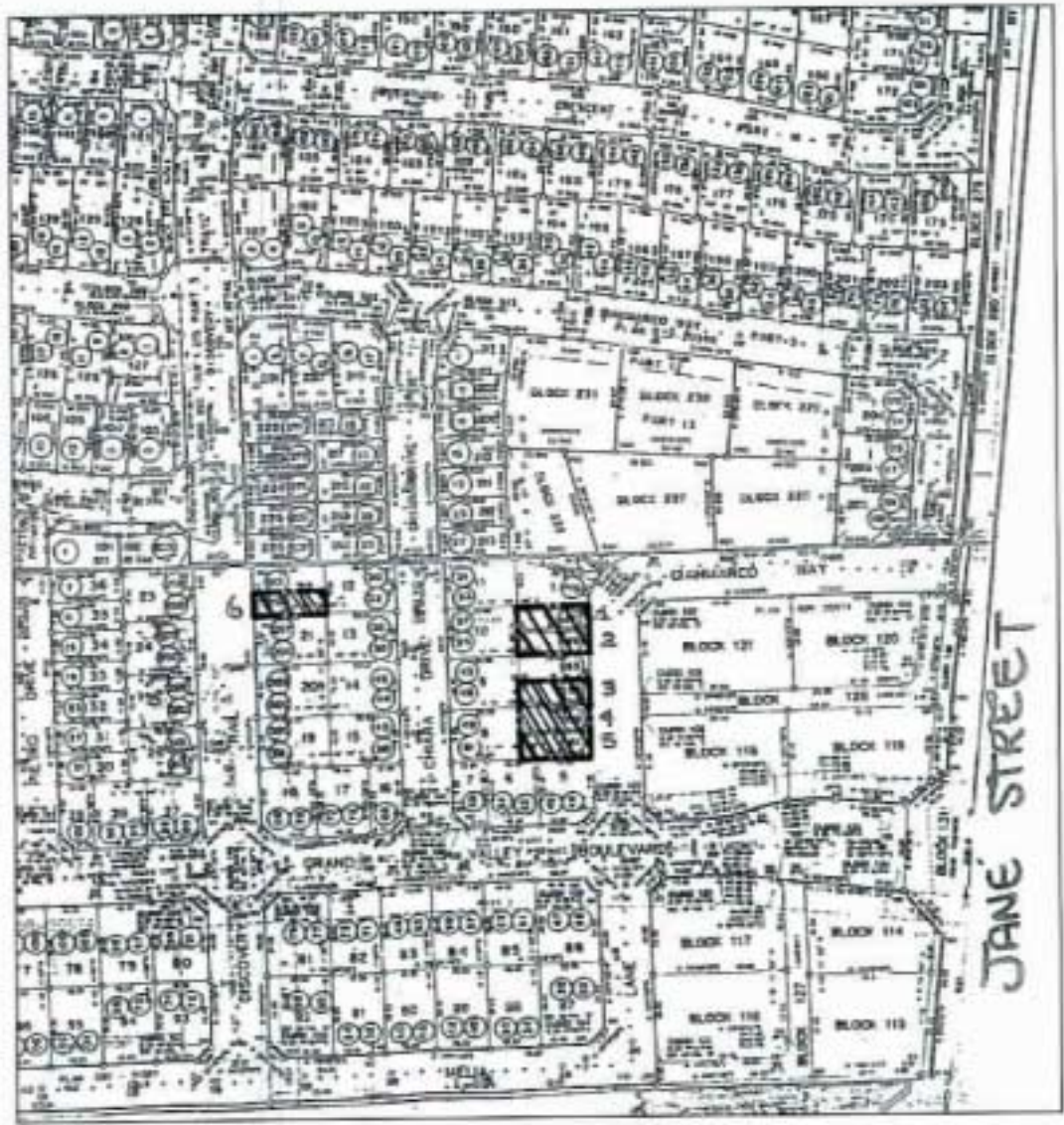
Glenn White, Planner, ext. 8213
Bianca M. V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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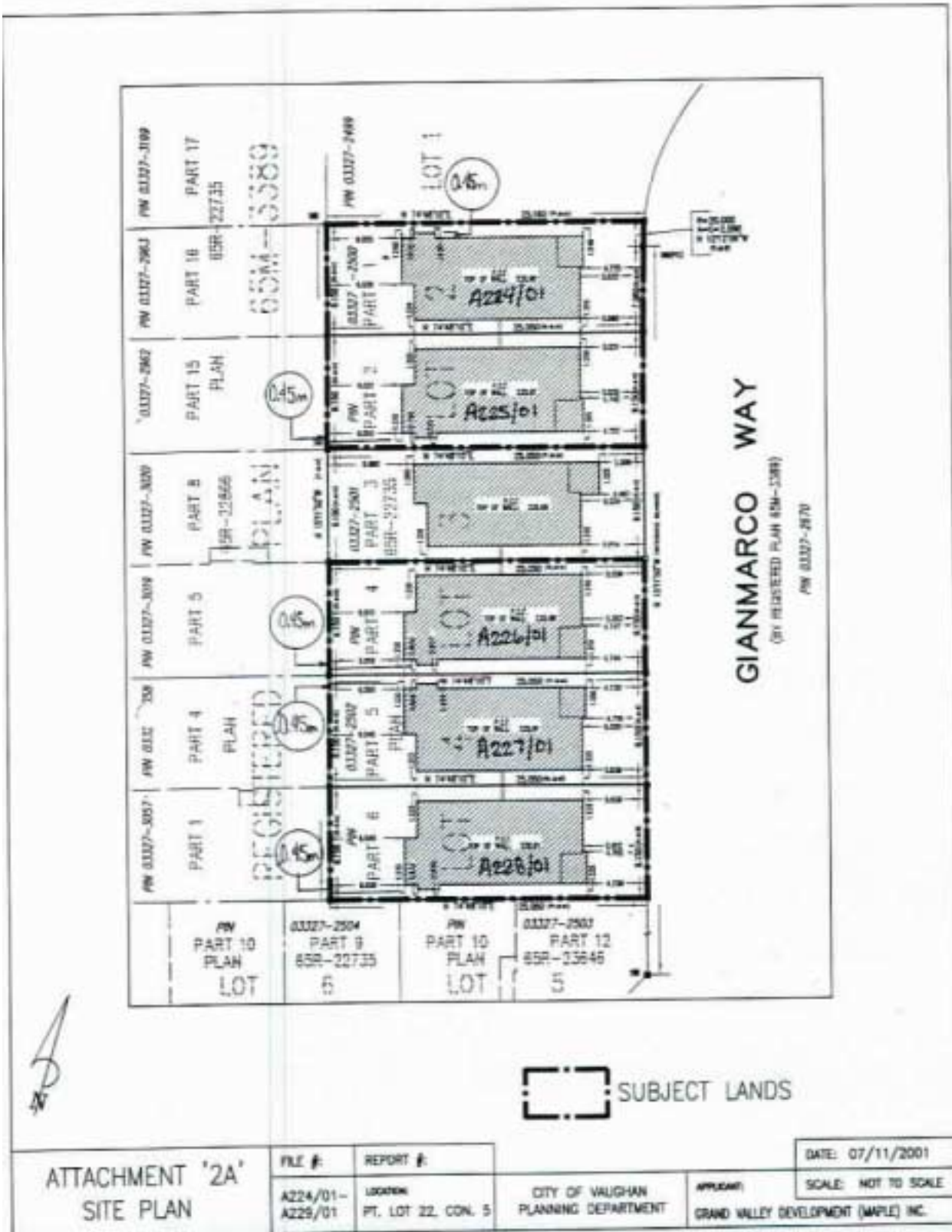


MAJOR MACKENZIE DRIVE



SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #	REPORT #	DATE: 07/11/2001
	A224/01- A229/01	LOOKON PT. LOT 22, CON. 5	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT: GRAND VALLEY DEVELOPMENT (MAPLE) INC.	SCALE: NOT TO SCALE

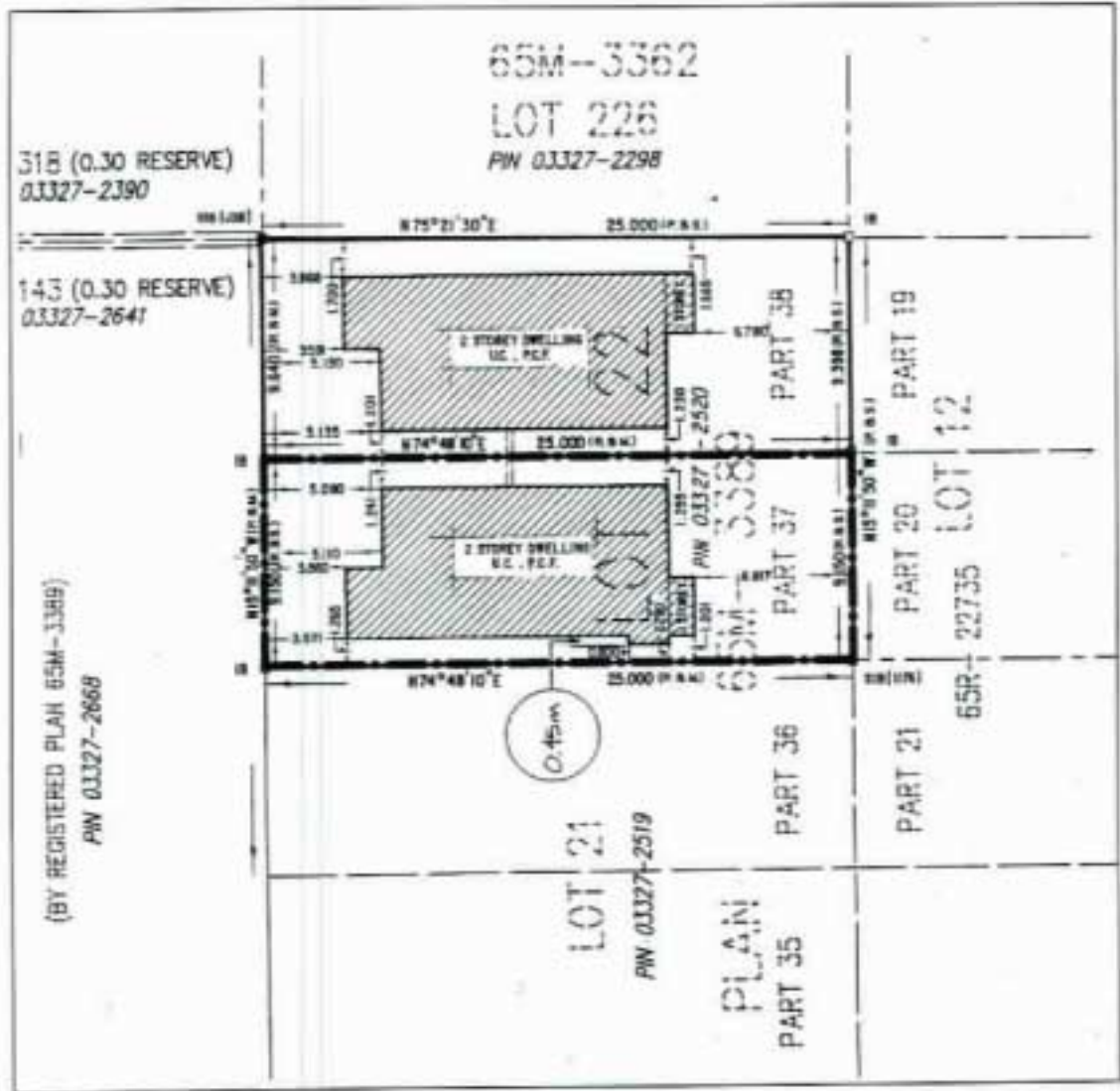


GIANMARCO WAY
 (BY REGISTERED PLAN RM-1388)
 PW 0327-2670



SUBJECT LANDS

ATTACHMENT '2A' SITE PLAN	FILE #:	REPORT #:	DATE: 07/11/2001
	A224/01- A229/01	LOCATION: PT. LOT 22, CON. 5	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: GRAND VALLEY DEVELOPMENT (MAPLE) INC.	



ATTACHMENT '2B'
SITE PLAN

FILE #:	REPORT #:
A224/01- A229/01	LOCATION: PT. LOT 22, CON. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
GRAND VALLEY DEVELOPMENT (MAPLE) INC.

DATE: 07/11/2001
SCALE: NOT TO SCALE