

COMMITTEE OF THE WHOLE SEPTEMBER 20, 2004

ONTARIO MUNICIPAL BOARD HEARING VARIANCE APPLICATION FILES A075/04 & A177/04 DR. LINDA PEARL ZON

Recommendation

The Commissioner of Planning recommends that this report BE RECEIVED for information.

Purpose

To provide information concerning the Planning Department's position on an appeal of the Committee of Adjustment's approval of variance application A102/04 scheduled for an Ontario Municipal Board Hearing on October 7, 2004.

Background - Analysis and Options

The site is located northwest of Centre Street and Bathurst Street, on the east side of Mountbatten Road (35 Mountbatten Road) being Lot 187 on Registered Plan 65M-2699, City of Vaughan. The lands are designated "Low Density Residential" by OPA #210, and zoned R4, Residential by By-law 1-88, subject to Exception Number 9(630).

On March 4, 2004, the Committee of Adjustment refused a variance (A075/04) to permit the maintenance of an existing wooden deck walkway, notwithstanding, the minimum interior side yard setback to the wooden deck walkway is 0.3m rather than the required minimum interior side yard of 1.2m. On July 8, 2004, the Committee of Adjustment refused a variance (A177/04) to permit the maintenance of an existing deck overhang; notwithstanding, the minimum interior side yard setback to the deck overhang is 0.6m rather than the required minimum interior side yard of 1.2m.

In regards to Variance Application A075/04, nine letters of support, and one letter of opposition were received by surrounding residents. Two residents appeared at the Committee meeting in opposition to the construction of the deck. In regards to Variance Application A177/04, one letter of support and one letter of opposition were received.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

The Community Planning Department had no objections to the requested variances. It was the opinion of Planning Staff that the variances were minor and appropriate development of the subject lands. The matter is scheduled to proceed to the OMB on October 7, 2004, and it is recommended that this report be received for information purposes.

Attachments

1. Location Map
2. Site Plan A75/04
3. Front Elevation A75/04
4. Site Plan A177/04
5. Front Elevation A177/04

Report prepared by:

Glenn White, Planner, ext. 8213

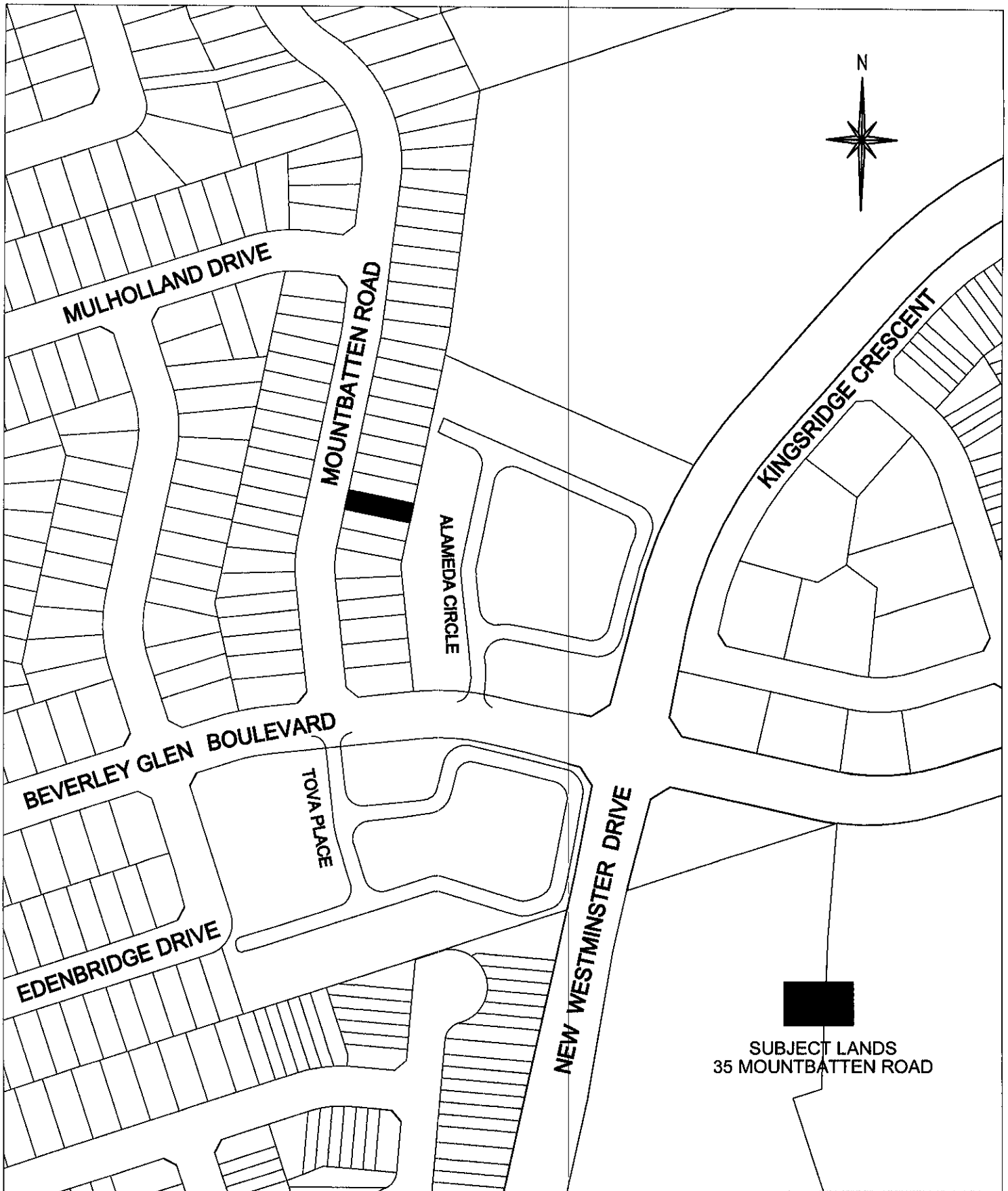
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Lot 7,
Concession 2

APPLICANT:
DR. LINDA P. ZON



Community Planning Department

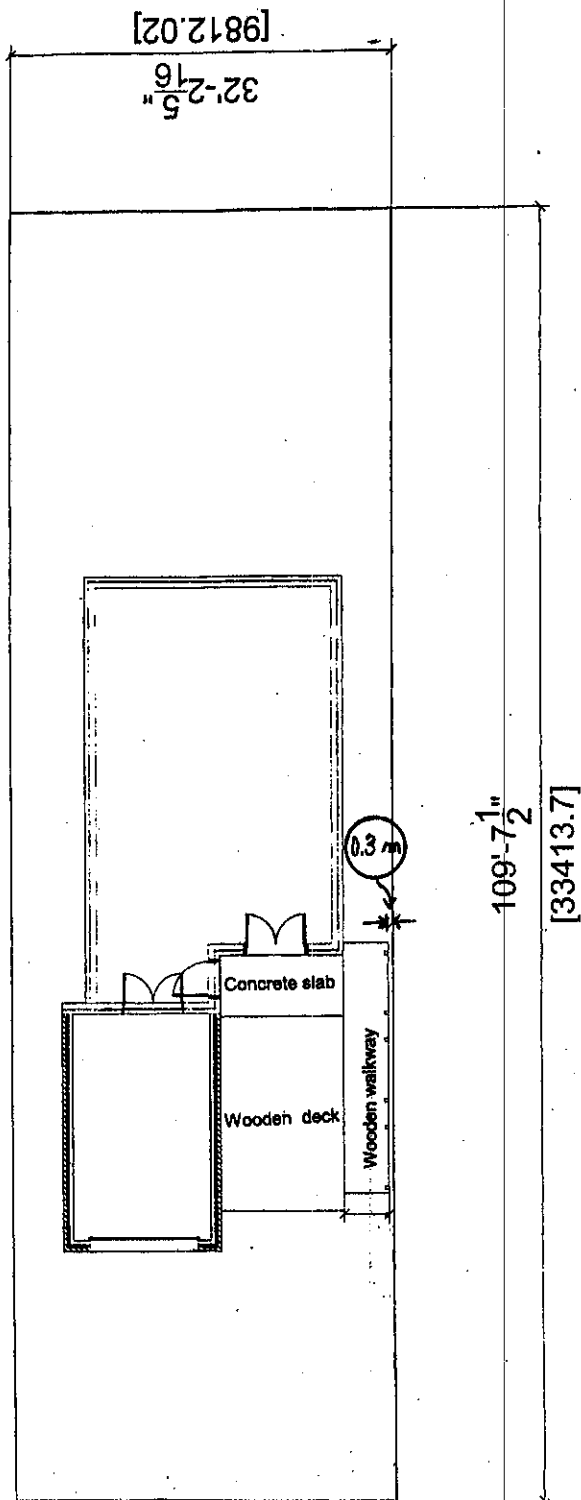
Attachment

FILE No's.:
A075/04 & A177/04

September 9, 2004

Not to Scale

1



35 Mountbatten Road
 Lot 187, Plan 65M-2699

Mountbatten Road

FILE No.:
 A075/04

Site Plan

Lot 7,
 Concession 2
 APPLICANT:
 DR. LINDA P. ZON

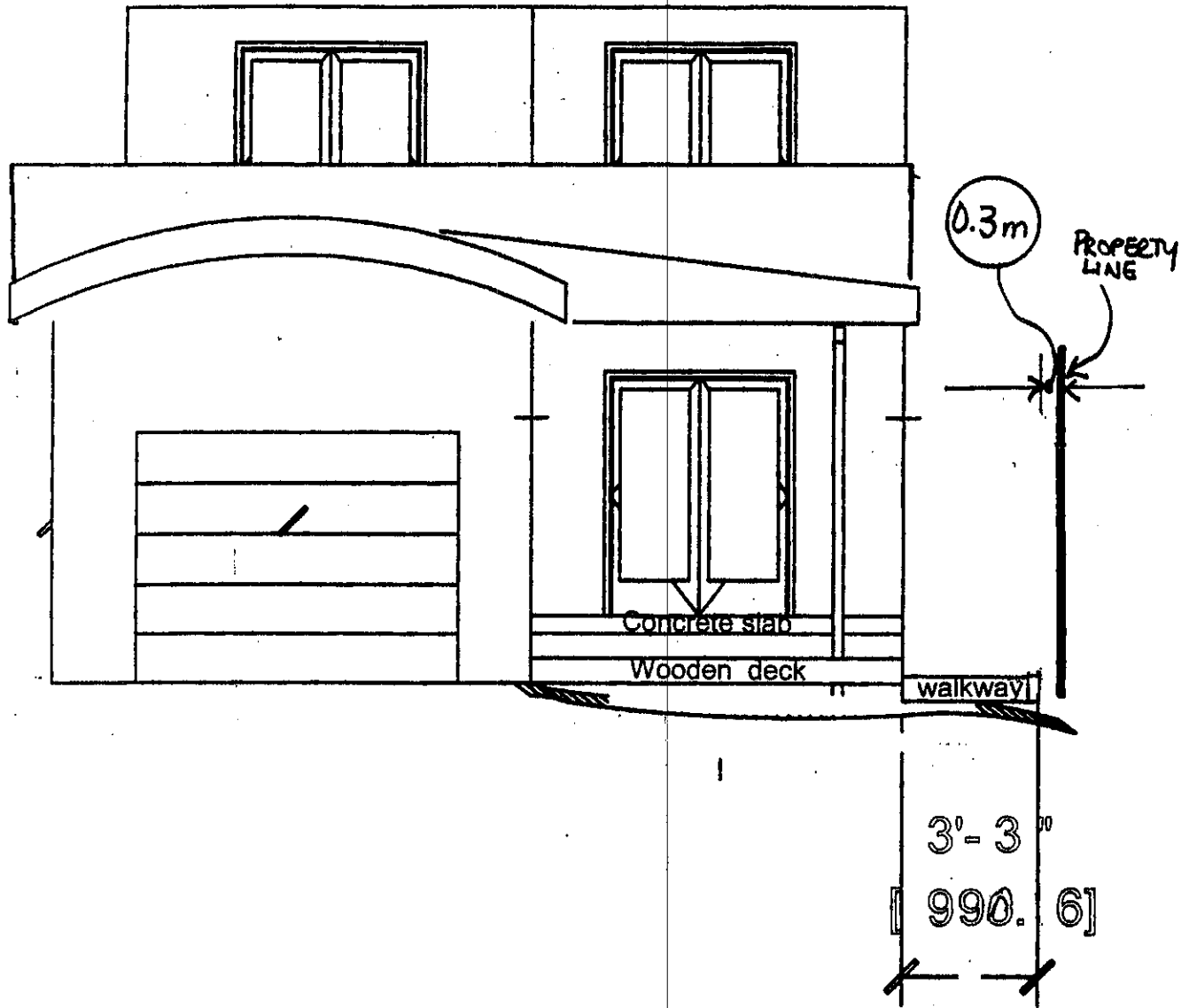


Community Planning Department

Attachment

FILE No.:
 A075/04
 September 9, 2004
 Not to Scale

2



Front View
Showing Dimensions In Question

FILE No.:
A075/04

Front Elevation

Lot 7,
Concession 2
APPLICANT:
DR. LINDA P. ZON

**City of
Vaughan**
Community Planning Department

Attachment

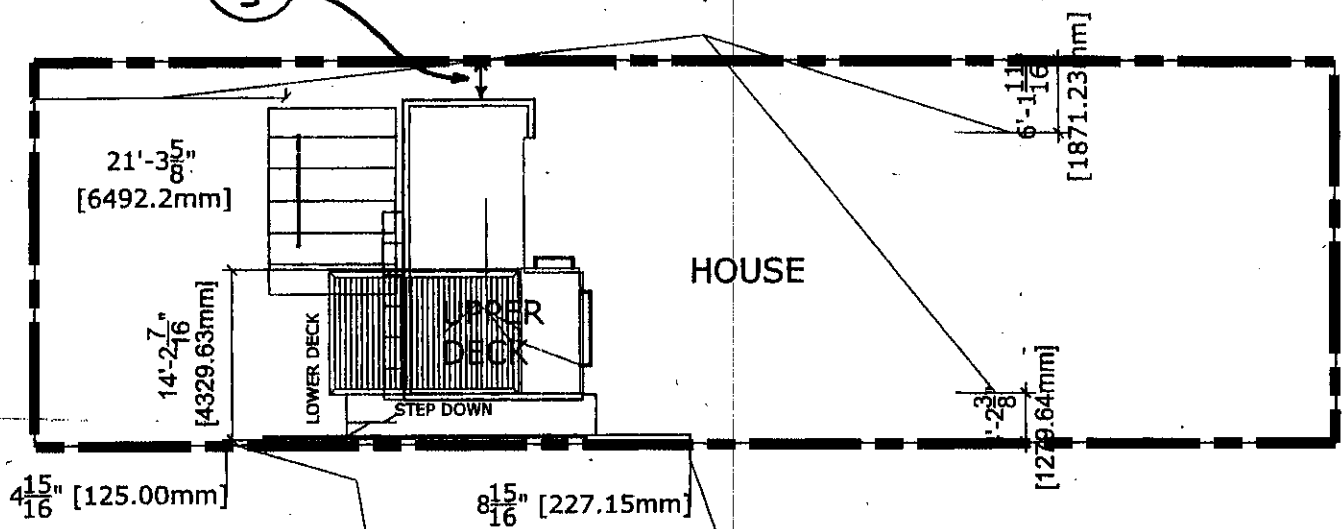
FILE No.:
A075/04
September 9, 2004
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3



Distances as indicated on land survey

Mountbatten Road



Measured from outside of fence to lot line

Measured from inside of fence column to lot line

SUBJECT LANDS
35 Mountbatten Road
Lot 187, Plan 65M-2699

FILE No.:
A177/04

Site Plan

Lot 7,
Concession 2

APPLICANT:
DR. LINDA P. ZON



Community Planning Department

Attachment

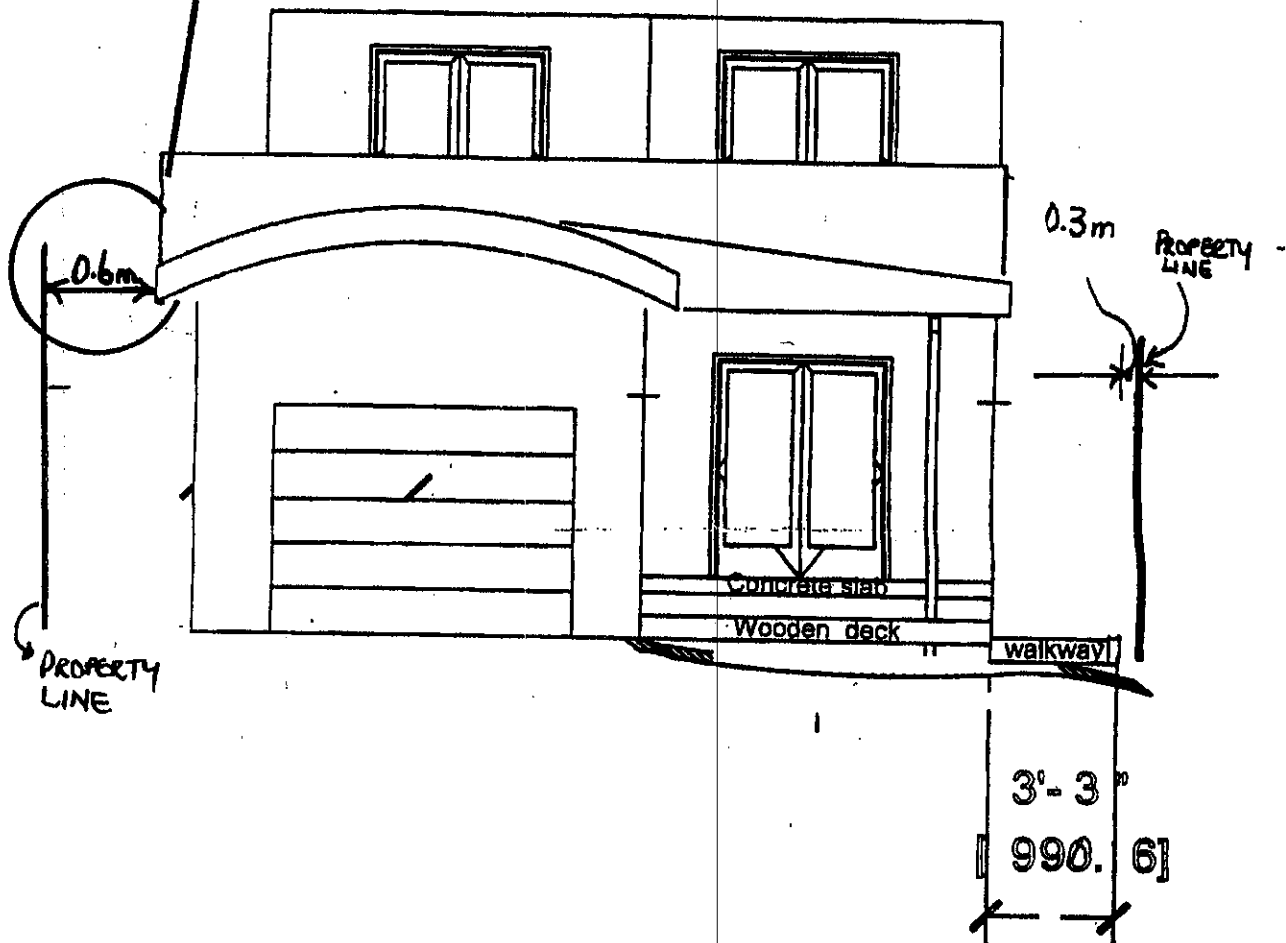
FILE No.:
A177/04

September 9, 2004

Not to Scale

4

Overhang in question as approved by building permit



Front View
Showing Dimensions In Question

FILE No.:
A177/04

Front Elevation

Lot 7,
Concession 2
APPLICANT:
DR. LINDA P. ZON



Community Planning Department

Attachment

FILE No.:
A177/04
September 9, 2004
Not to Scale

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