

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A348/01
AUTOMOTIVE PLAZA (HIGHWAY #7 & BOWES ROAD) LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction respecting Staff's attendance at the Ontario Municipal Board hearing regarding Committee of Adjustment's REFUSAL of Variance Application A348/01 (Automotive Plaza (Highway #7 & Bowes Road) Ltd.).

Purpose

Council's direction is required respecting an Ontario Municipal Board hearing for a property located at the northeast corner of Highway # 7 and Bowes Road, being 2006 Regional Road No. 7, in Part of Lot 6, Concession 3, City of Vaughan.

Background - Analysis and Options

On February 7, 2002, the Vaughan Committee of Adjustment refused Variance Application A348/01 (Automotive Plaza (Highway # 7 & Bowes Road) Ltd.) to permit a motor vehicle sales establishment use in Unit #5, as an accessory to an automotive repair or autobody repair shop, with outdoor display of eight (8) vehicles, whereas the site specific zoning permits the building to be used only for the purpose of servicing and repairing automobiles.

The subject lands are designated "Prestige Area" by OPA # 450 and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific exception 9(240). Motor vehicle sales establishments are not permitted in the EM1 Prestige Employment Area zone. Furthermore, outdoor storage of vehicles for display would require an Official Plan Amendment.

Planning Staff is of the opinion that it is more appropriate for this proposal to be considered by way of application to amend the Zoning By-law to allow for a more detailed review and analysis. The proposed variance is not considered to be minor in nature or in keeping with the intent of the Official Plan or Zoning By-law.

Conclusion

The applicant appealed the decision of the Committee of Adjustment to refuse the variance application and the matter is to proceed to a future OMB hearing. It is requested that Council provide direction respecting Staff's attendance at the hearing.

Attachments

1. Location Map
2. Site Plan

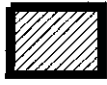
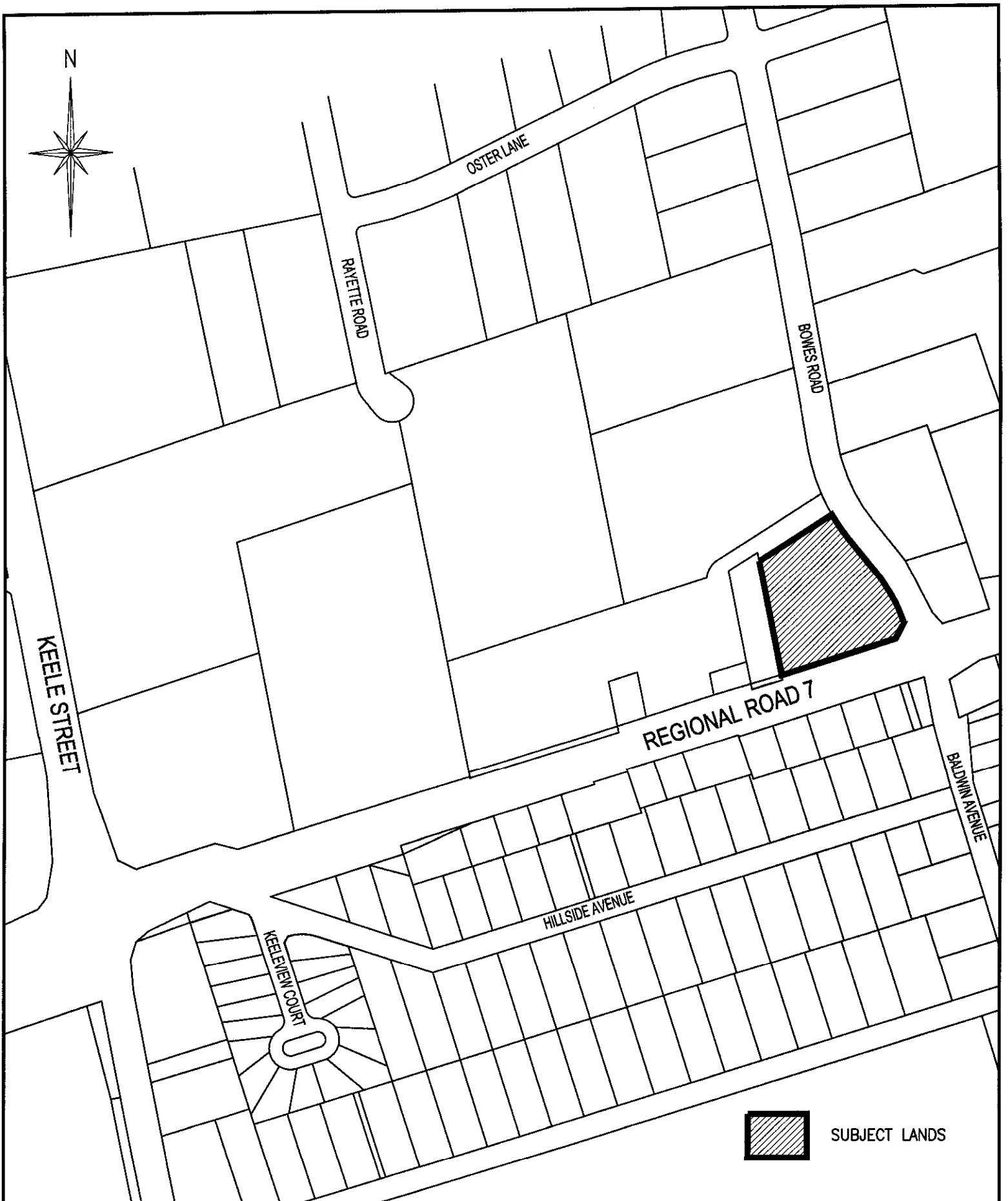
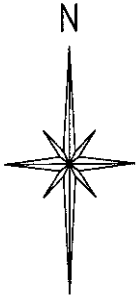
Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

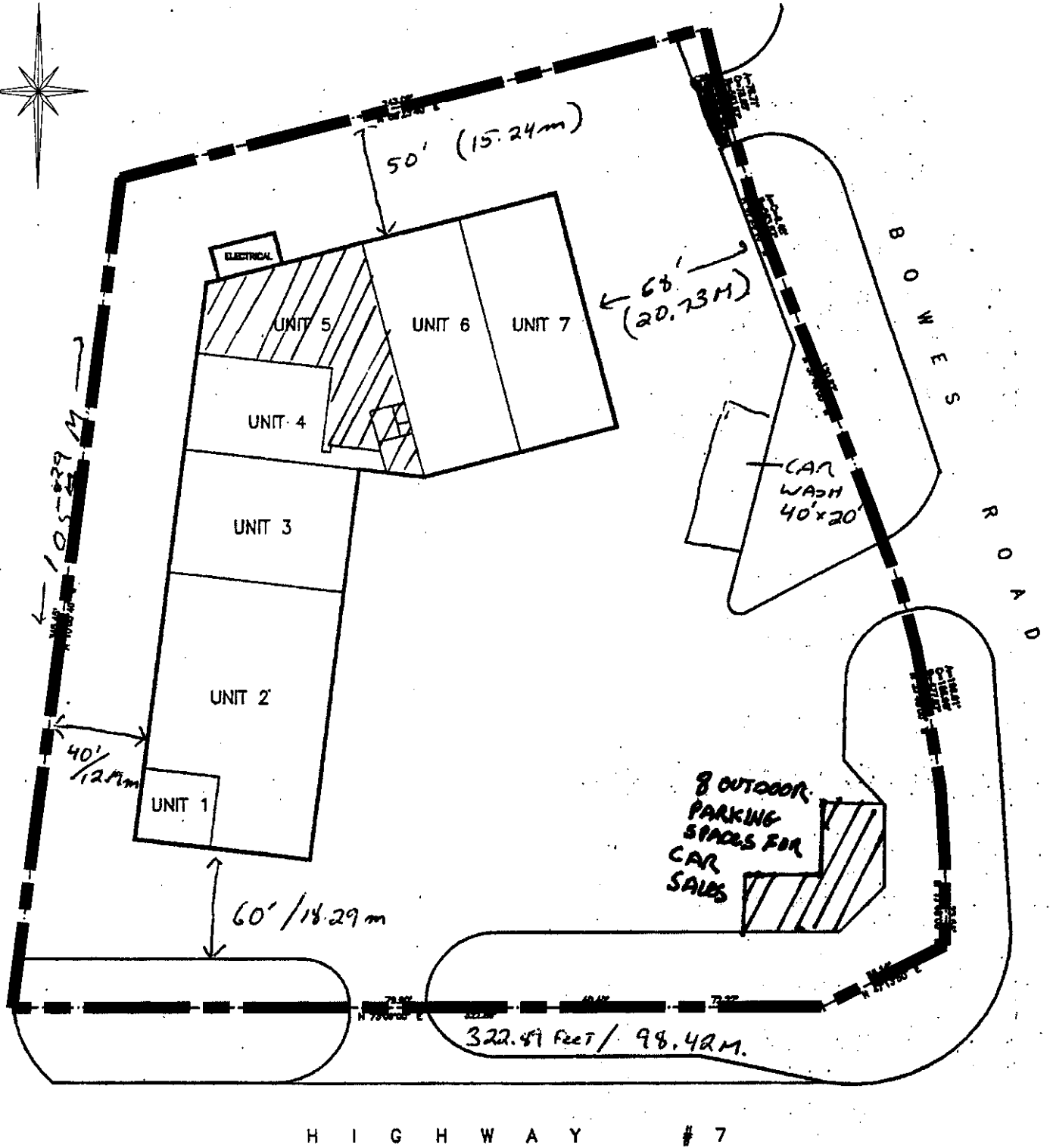
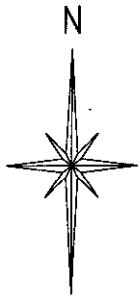
JOANNE R. ARBOUR
Director of Community Planning



SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

FILE #: A348/01	REPORT #: Part Lot 6, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: AUTOMOTIVE PLAZA (HWY 7 & BOWES RD) LTD.	DATE: 06/06/2002	SCALE: NOT TO SCALE
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H I G H W A Y # 7

----- SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:	DATE: 06/06/2002	
A348/01	Part Lot 6, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: AUTOMOTIVE PLAZA (HWY 7 & BOWES RD) LTD. SCALE: NOT TO SCALE