

COMMITTEE OF THE WHOLE JUNE 17, 2002

ONTARIO MUNICIPAL BOARD HEARING VARIANCE APPLICATION FILE B94/01 805062 ONTARIO 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 APPROVAL of Consent Application B94/01 (805062 Ontario Ltd.).

Purpose

Council's direction is required respecting attendance at the Ontario Municipal Board hearing regarding lands located at the northeast corner of Jane Street and Riverock Gate, south of Rutherford Road, in Lot 15, Concession 4, City of Vaughan.

Background - Analysis and Options

On January 10, 2002, the Vaughan Committee of Adjustment approved Consent Application B94/01 (805062 Ontario Ltd.), subject to conditions. The purpose of the application is to convey a 1.66 ha parcel of land (marked "A" on Attachment '2') to create a new lot for the development of a hotel/motel. The retained 15.9 ha of land (marked "B" on Attachment '2') is zoned for employment area purposes. The Applicant is appealing the following conditions of approval;

- That the applicant shall convey to the City, at no cost to the City, and free of all costs and encumbrances, the necessary lands for the extension of Caldari Road to the northern limit of their lands, including all necessary intersection widening and turn around lands, if required to the satisfaction of the Engineering Department; and
- That the applicant enter into an agreement with the City, to satisfy all conditions, financial or otherwise with regards to the construction of Caldari Road extension, if required to the satisfaction of the Engineering Department.

The subject lands are designated "Prestige Employment Area" and the retained lands are designated "General Employment Area" by OPA #450. The subject lands are zoned C7 Service Commercial Zone and the retained lands are zoned EM2 General Employment Area Zone, by By-law 1-88, subject to the provisions of Exception 9(1032).

Conclusion

Staff supported the consent application subject to the conditions requiring dedication of the required road allowance. The Applicant is appealing the conditions of approval that require the extension of a public road through the subject lands to facilitate the development of the applicant's land holding. This matter is scheduled to proceed to the OMB hearing later this summer. It is recommended that Council provide direction respecting Staff's attendance at the OMB hearing.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Marco Ramunno, Manager, Development Planning, ext. 8485

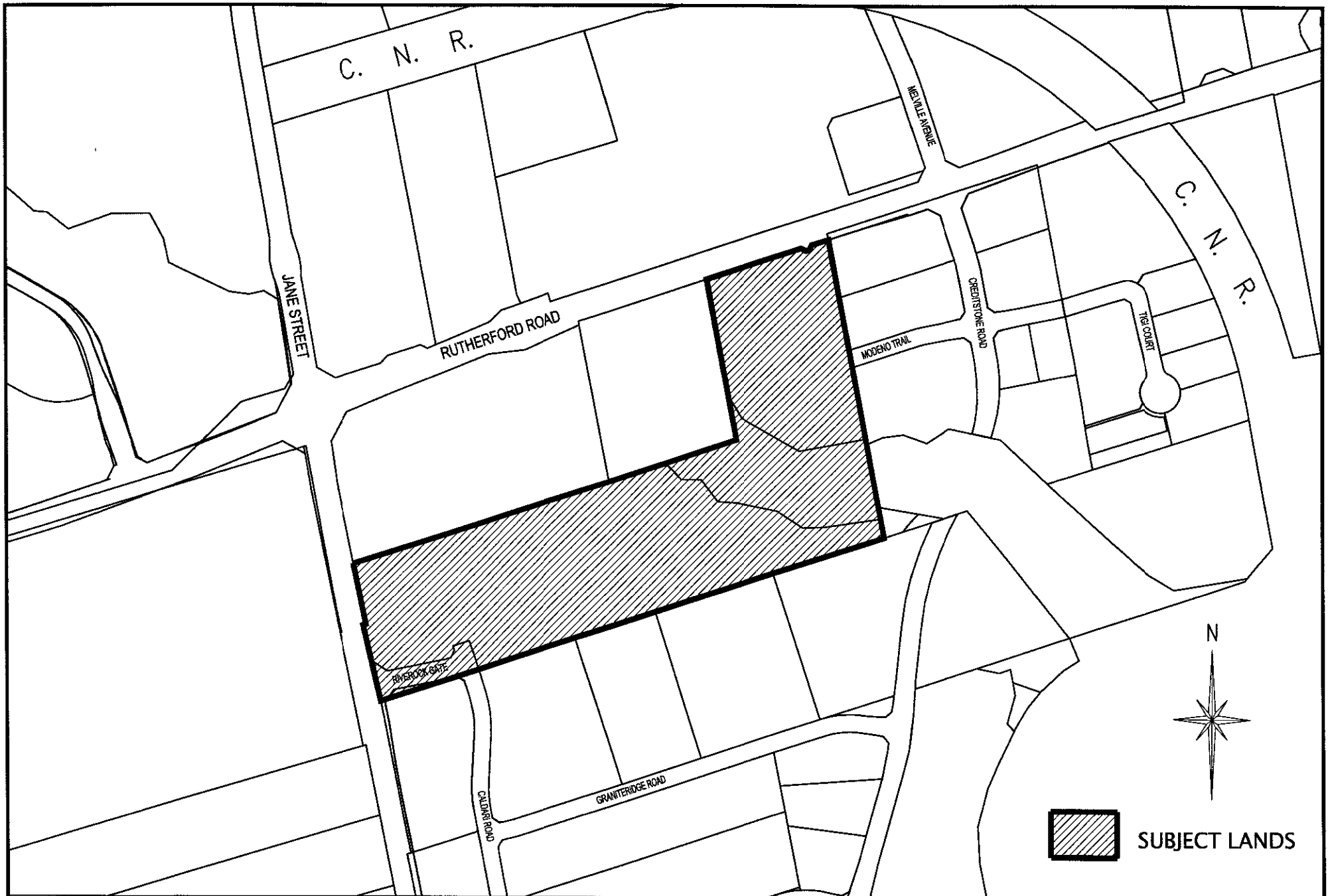
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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**ATTACHMENT '1'
LOCATION MAP**

FILE #:

B94/01

REPORT #:

LOCATION:
PART OF LOT 15,
CONCESSION 4

**CITY OF VAUGHAN
PLANNING DEPARTMENT**

APPLICANT:

805062 ONTARIO LIMITED

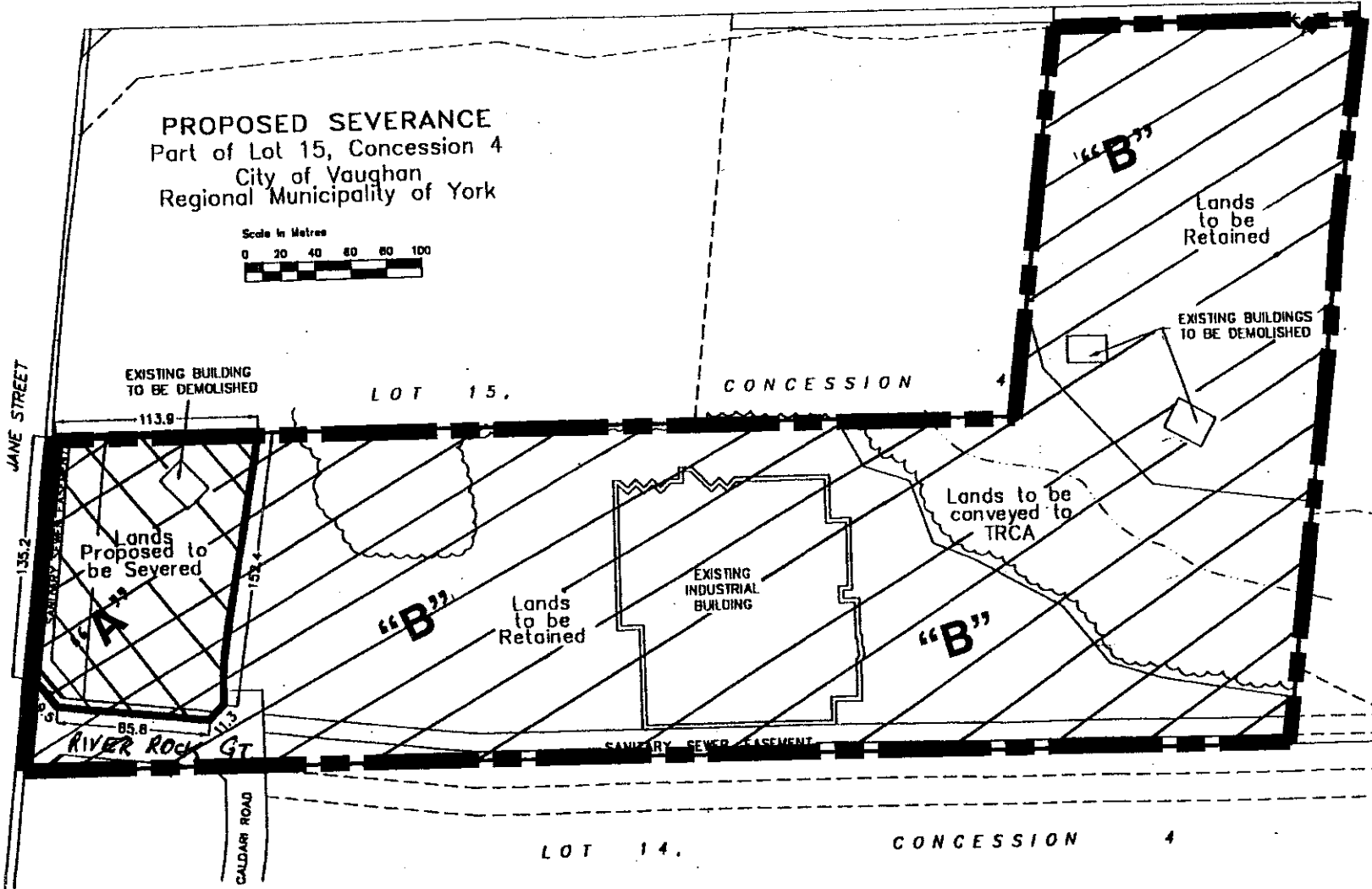
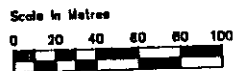
DATE: 06/06/2002

SCALE: NOT TO SCALE



RUTHERFORD ROAD

PROPOSED SEVERANCE
Part of Lot 15, Concession 4
City of Vaughan
Regional Municipality of York



— — — — — SUBJECT LANDS

ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:	DATE:	06/06/2002
B94/01	LOCATION: PART OF LOT 15, CONCESSION 4	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		805062 ONTARIO LIMITED	