

COMMITTEE OF THE WHOLE DECEMBER 8, 2003

ONTARIO MUNICIPAL BOARD HEARING CONSENT APPLICATION B63/03 TINA & PAOLA ROMANO

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal of the Committee of Adjustment's refusal of Consent Application B63/03 (Tina & Paola Romano).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for January 21, 2004.

Background - Analysis and Options

The 1.06 ha site is located northeast of Major Mackenzie Drive and Pine Valley Drive, being Lot 5 on Plan M-1540 (116 Millwood Parkway), in Lot 21, Concession 6, City of Vaughan. The lands are designated "Estate Residential" by OPA 600, as amended by OPA 598, and zoned RR Rural Residential Zone, subject to Exception 9(62) by By-law 1-88, as amended By-law 245-2003. The southern portion is zoned OS1 Open Space Conservation Zone, with a 10m setback to all buildings and structures from the limit of the open space zone.

On August 21, 2003, the Committee of Adjustment refused Consent Application B63/03 to facilitate the creation of a new rural residential lot. The severed lot would have 46.8m frontage onto Millwood Parkway, and an area of 4675.6sq.m. The retained lot would have 50.32m frontage onto Millwood Parkway, and an area of 6000sq.m.

At the Committee of Adjustment meeting on November 21, 2003, there was no one in attendance either in support of or in opposition to the application. There were no objections from any departments or agencies. In the appeal letter, the applicant's solicitor stated that it is not reasonable and it does not represent good planning to refuse the consent. The letter also stated that the Committee of Adjustment failed to give reasons for its decision and therefore, had not given them the possibility to respond to those reasons.

Conclusion

At the Committee of Adjustment meeting, Planning Staff had no objection to Consent Application B63/03. Council had previously enacted OPA 598 and By-law 245-2003 to facilitate the proposed severance. This consent application conforms to the policies of the Official Plan and complies with the requirements of the Zoning By-law. This matter is scheduled to proceed to the OMB on January 21, 2004, and Council's direction is requested.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Glenn White, Planner, ext. 8213

Marco Ramunno, Manager of Development Planning, ext. 8485

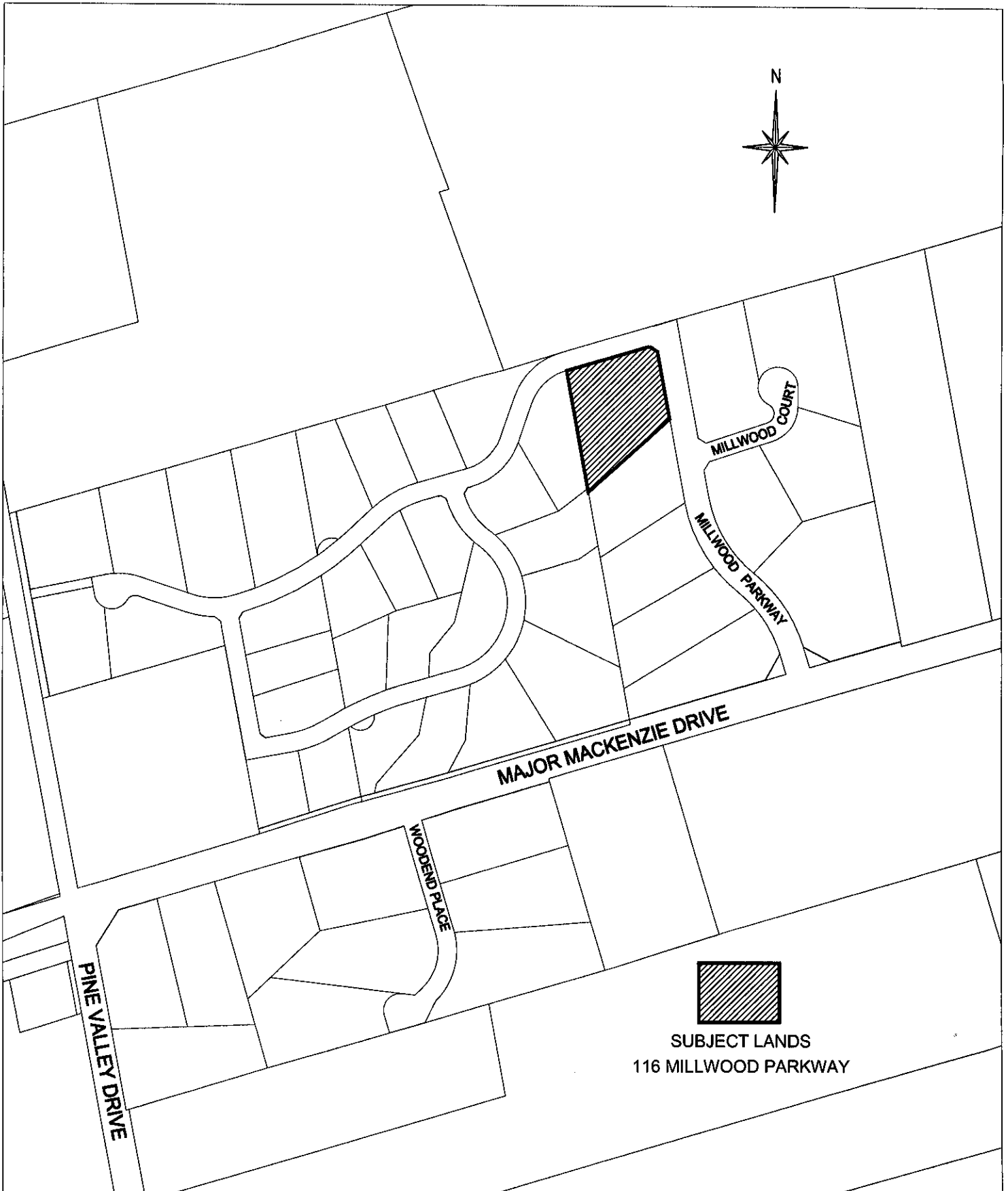
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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 SUBJECT LANDS
 116 MILLWOOD PARKWAY

Location Map

Part of Lot 21,
 Concession 6
 APPLICANT:
 TINA & PAOLA ROMANO

City of
Vaughan
 Community Planning Department

Attachment

FILE No.:
 B63/03
 December 4, 2003
 Not to Scale

1

PROPOSED RESIDENTIAL

MILLWOOD PARKWAY
BLOCK A
PLAN M-1540

MILLWOOD PARKWAY
(BY PLAN 68-288)



LOT 1

LOT 5

PLAN M-1540

PROPOSED DWELLING

No. 116
1 STOREY
BRICK DWELLING

PART 1
LANDS TO BE CONVEYED
AREA = 4575.6 sqm

PART 2
LANDS TO BE RETAINED
AREA = 6000 sqm



10.0 m Building Setback
211.7 m Floodline Elevation

10.0 m Building Setback
211.7 m Floodline Elevation

SUBJECT TO EASEMENT IN FAVOR OF TRCA

PART 1, PLAN 68R-7291
SUBJECT TO EASEMENT AS IN INST. No. LB 418134

LOT 4

PLAN M - 1540

MILLWOOD PARKWAY
(BY PLAN M-1540)

EXISTING RESIDENTIAL

MILLWOOD COURT
(BY PLAN M-1540)

EXISTING RESIDENTIAL

PLAN 65M - 2234

BLOCK 16

EXISTING RESIDENTIAL

116 MILLWOOD PARKWAY
Lot 5, Plan M-1540

Site Plan

Part of Lot 21,
Concession 6

APPLICANT:
TINA & PAOLA ROMANO



Community Planning Department

Attachment

FILE No.:
B63/03

December 4, 2003

Not to Scale

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