

COMMITTEE OF THE WHOLE JUNE 16, 2003

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A45/03
WOODBIDGE AGRICULTURAL SOCIETY**

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 approval of Variance Application A45/03 (Woodbridge Agricultural Society).

Purpose

To seek direction from Council with respect to attendance at the Ontario Municipal Board (OMB) hearing scheduled for July 31, 2003.

Background - Analysis and Options

On March 6, 2003, the Committee of Adjustment approved a permission application to allow the parking of 15 school buses on the Woodbridge Fairgrounds. The approval was given in accordance with Attachment #2, which identified a parking area for the buses at the northeast corner of the fairgrounds.

The site is located southeast of Meeting House Road and Kipling Avenue, at the east end of Porter Avenue (100 Porter Avenue), being Part of Lots 3 to 9 on Registrar's Complied Plan 598, in Lot 7 and 8, Concession 7, City of Vaughan. The lands are designated "Park and Recreation" with the underlining designation of "Low Density Residential" by OPA #240, (Woodbridge Community Plan). The Official Plan recognizes the Woodbridge Fair use, but does not have specific policies related to its land use.

The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88. The By-law does not have specific policies related to the Woodbridge Fairgrounds, but permits a park use. Section 3.10, "Public Uses" of By-law 1-88 states that nothing in the By-law shall prevent the use of land in any Zone for a public park, community park and playground. The applicant indicates that the Woodbridge Fairgrounds is a non-profit community property. Section 3.10 "Public Uses" of By-law 1-88 also states that no goods, material or equipment shall be stored in the open, except where open storage is a permitted use. The M1 Zone provides that uses are to be within a wholly enclosed building(s).

The application is for the overnight storage of 15 buses, which are not within a wholly enclosed building, during the school year. At this time, the transportation company (Stock Transportation Ltd.) and the Woodbridge Agricultural Society are proposing a one year agreement. The Woodbridge Agricultural Society (applicant) has commented that they are doing this to support the school system in the community and to collect rental income needed to support the upkeep of the Fairgrounds, which is a non-profit community property.

The Committee of Adjustment received letters of opposition to the application from Angelo Potkidis, Committee Chair for the Woodbridge Core Traffic Committee, and from 3 surrounding property owners residing at 111, 117, and 121 Meeting House Road.

The solicitor for the landowner at 117 Meeting House Road submitted the letter of appeal. The main basis of appeal was that the Committee is without jurisdiction to grant this permission, since the proposed use is prohibited by By-law 1-88.

Conclusion

At the Committee of Adjustment meeting Planning Staff indicated no objection to the application. The matter is scheduled to proceed to the OMB on July 31, 2003, and Council's direction is requested.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Glenn White, Planner, ext. 8213
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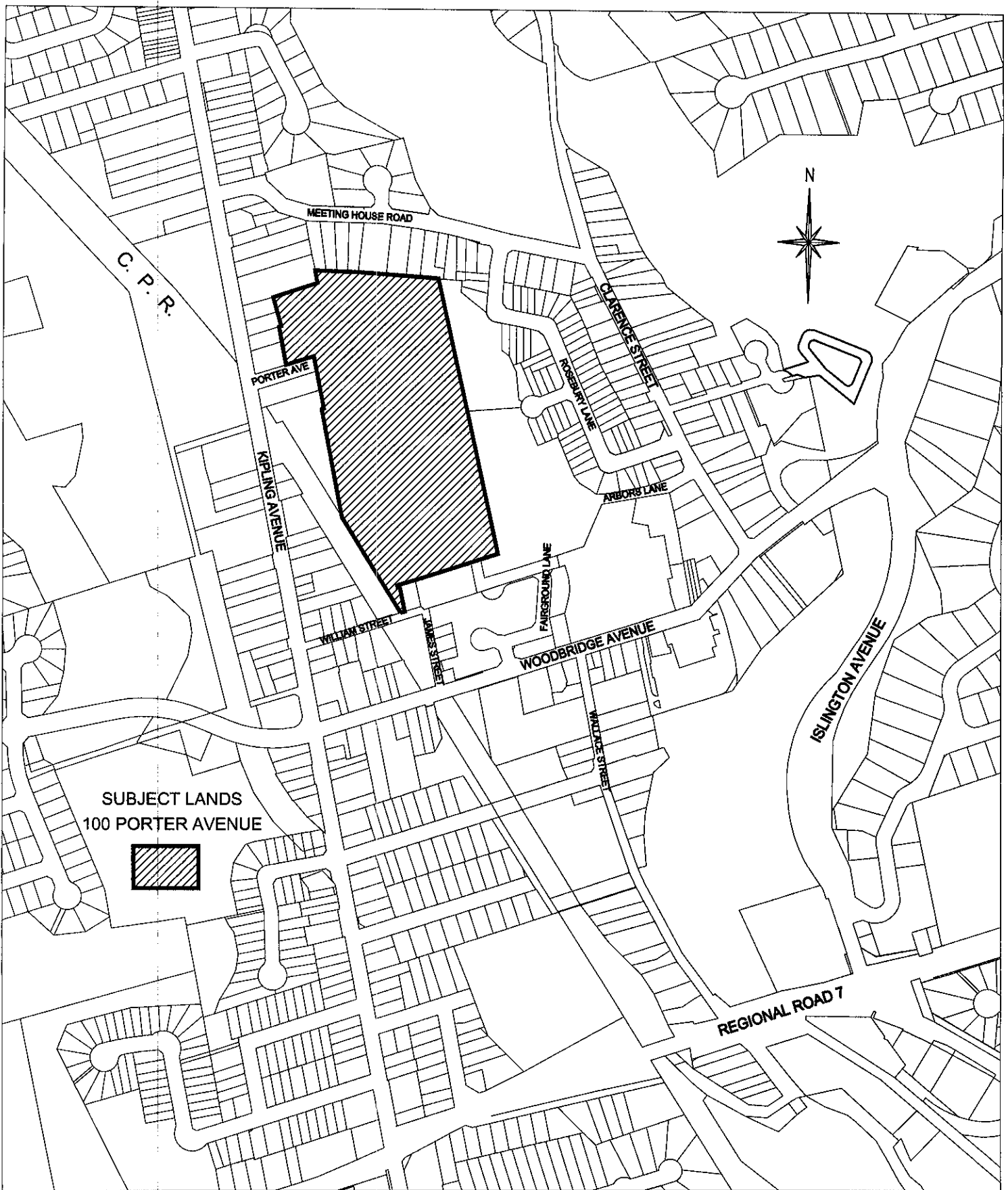
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lots 7 & 8,
Concession 7

APPLICANT:
WOODBIDGE AGRICULTURAL
SOCIETY

City of
Vaughan

Community Planning Department

Attachment

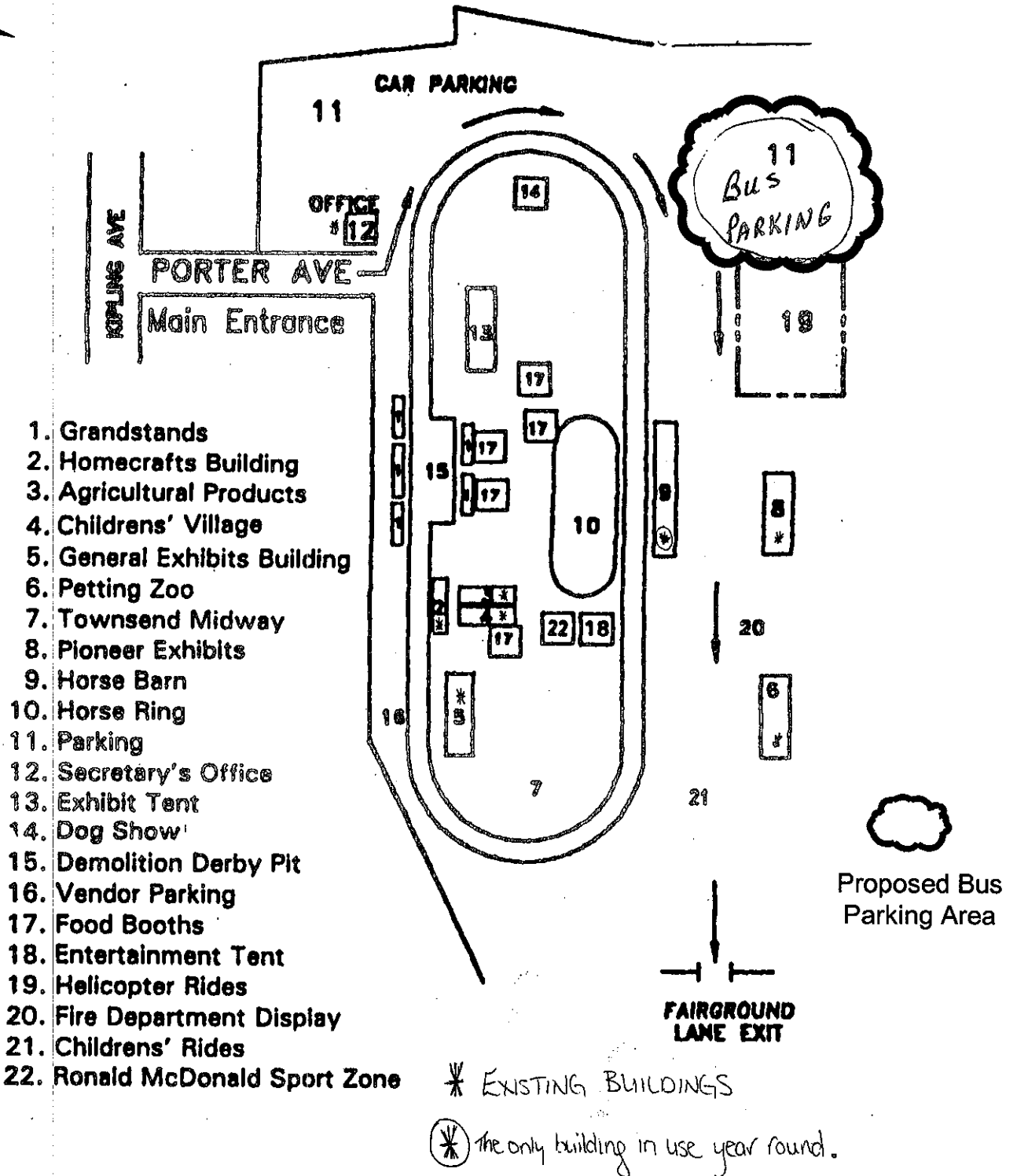
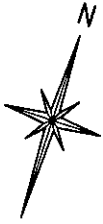
FILE No.:
A45/03

May 28, 2003
Not to Scale

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WOODBIDGE FAIRGROUNDS

100 PORTER AVENUE



Site Plan

Part of Lots 7 & 8,
Concession 7

APPLICANT:
WOODBIDGE AGRICULTURAL
SOCIETY

City of
Vaughan

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Attachment

FILE No.:
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May 28, 2003
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