

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**ZONING BY-LAW FILE Z.01.052
JOHN BOSTOCK
PRELIMINARY REPORT**

P.2001.57

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.052 (John Bostock) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 5, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands from A Agricultural Zone to RR Rural Residential Zone, and to provide exceptions to the standard minimum lot. The required minimum area and frontage for lots in the RR Zone is 0.4 ha and 45m respectively. The proposed rezoning is required to facilitate the severance of a 4.58 ha site into 3 non-farm residential lots, as follows:

	<u>Lot Frontage</u>	<u>Lot Area</u>
Lot 1	42.5m	0.73 ha
Lot 2	42.5m	0.73 ha
Lot3	112.5m	3.12 ha

Background - Analysis and Options

The site is located at the southwest corner of Kirby Road and Pine Valley Drive, being 11410 Pine Valley Drive, in Lot 30, Concession 7, City of Vaughan. The subject lands are designated "Rural Use Area" and "Valley and Stream Corridor" by OPA #600 and zoned A Agricultural and OS1 Open Space Conservation Zones by By-law 1-88, subject to Exception 9(671). The 4.58 ha site has 112.5m frontage on Kirby Road and 257.5m flankage on Pine Valley Drive, and is developed with 2 detached dwellings. The surrounding land uses are:

- North - Kirby Road, farmland (A Agricultural Zone)
- South - seniors' residence (A Agricultural Zone)
- East - Pine Valley Drive, woodlot, vacant (RR Rural Residential Zone, OS2 OpenSpace Park Zone)
- West - residential, farmland (A Agricultural Zone)

On July 27, 2001, a notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and the Kleinburg and Area Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report to Committee of the Whole.

Preview Applications

On November 7, 1989, Council approved Zoning Amendment Application Z.91.89 (Slyfield/711462 Ontario Inc.) to permit exceptions to the minimum residential lot size and farming use lot size in the A Agricultural Zone. By-law 346-89 was enacted on December 4, 1989, and an appeal was received. The Ontario Municipal Board dismissed the appeal on December 11, 1991.

On December 13, 1996, Council approved Zoning Amendment Application Z.96.046 (John Bostock) to permit a second dwelling on the lot. By-law 98-97 was enacted on April 14, 1997.

The Committee of Adjustment has approved a number of variance and consent applications that have resulted in the creation of 2 new lots and one parcel of land that was added to the property to the south.

Preliminary Review

Following a preliminary review of the proposed development, Staff have identified the following matters to be reviewed in greater detail:

- the consent policies in OPA #600 permit infilling for a proposed residential lot located no more than 100 m apart on the same side of the road; conformity with this policy needs to be demonstrated by the applicant;
- the proposed severances will be reviewed with the consent policies in OPA #600, including applying the Minimum Distance Separation Formulae of the Agricultural Code of Practice, opportunity for screening to maintain the rural character, and whether approval of the application will establish an undesirable precedent;
- the ability to service the lots with a private waste disposal system and water supply must be demonstrated and reviewed by the Engineering Department;
- as the East Humber Valley Corridor traverses the site, comments from the TRCA (Toronto Region Conservation Authority) are required to determine if the proposed development will pose any adverse impacts and what mitigation measures may be required; and,
- a Phase I Environmental Site Assessment is required as the redevelopment of the subject lands would be for a more sensitive use.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. Staff will review the application in the context of the consent policies to determine the suitability of the proposed development. Further more, results of the Phase I Environmental Assessment will be required as input into the technical review of the application.

Attachments

1. Location Map
2. Site Plan

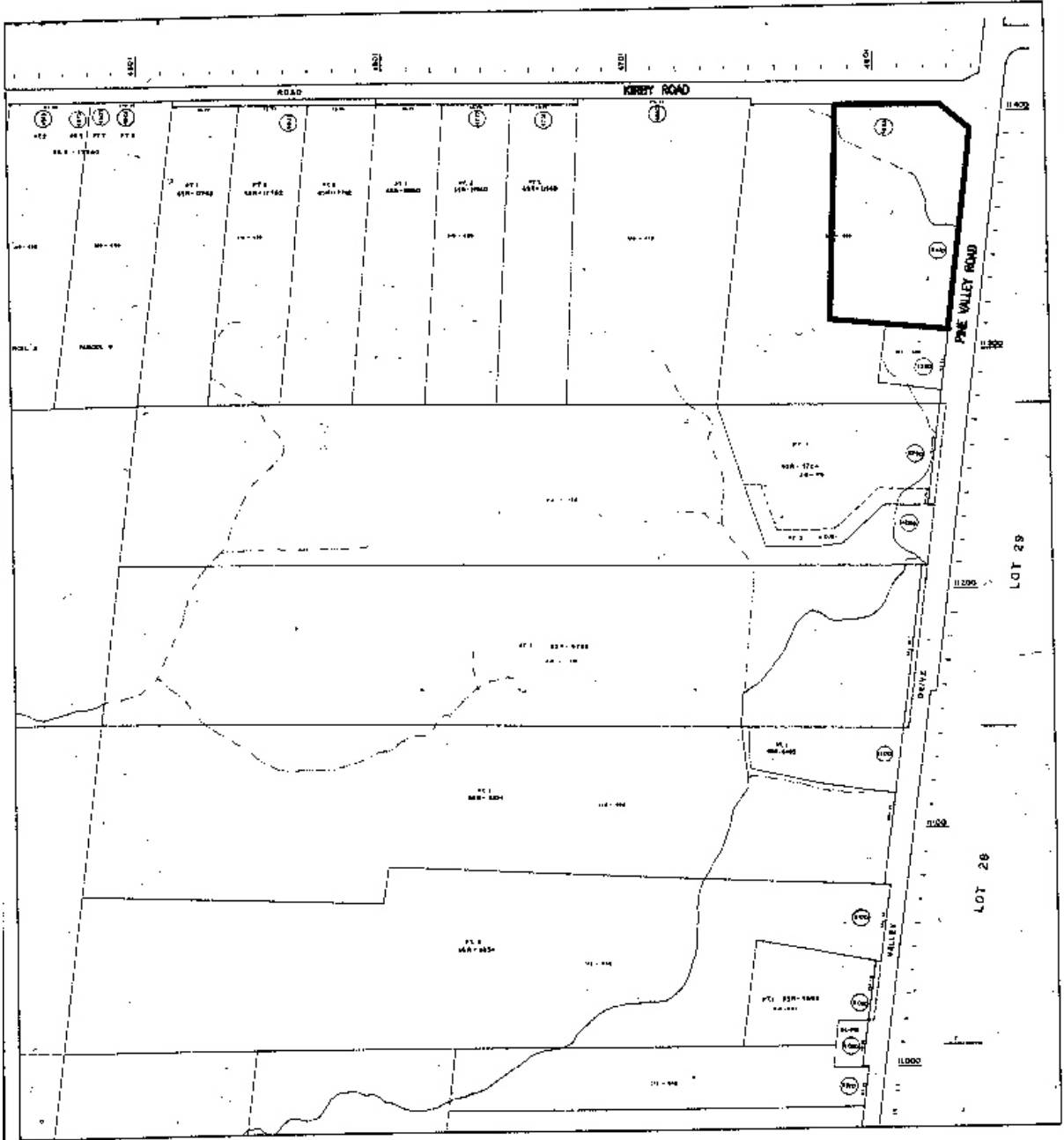
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning
/LG

JOANNE R. ARBOUR
Director of Community Planning



ATTACHMENT "1"
LOCATION MAP

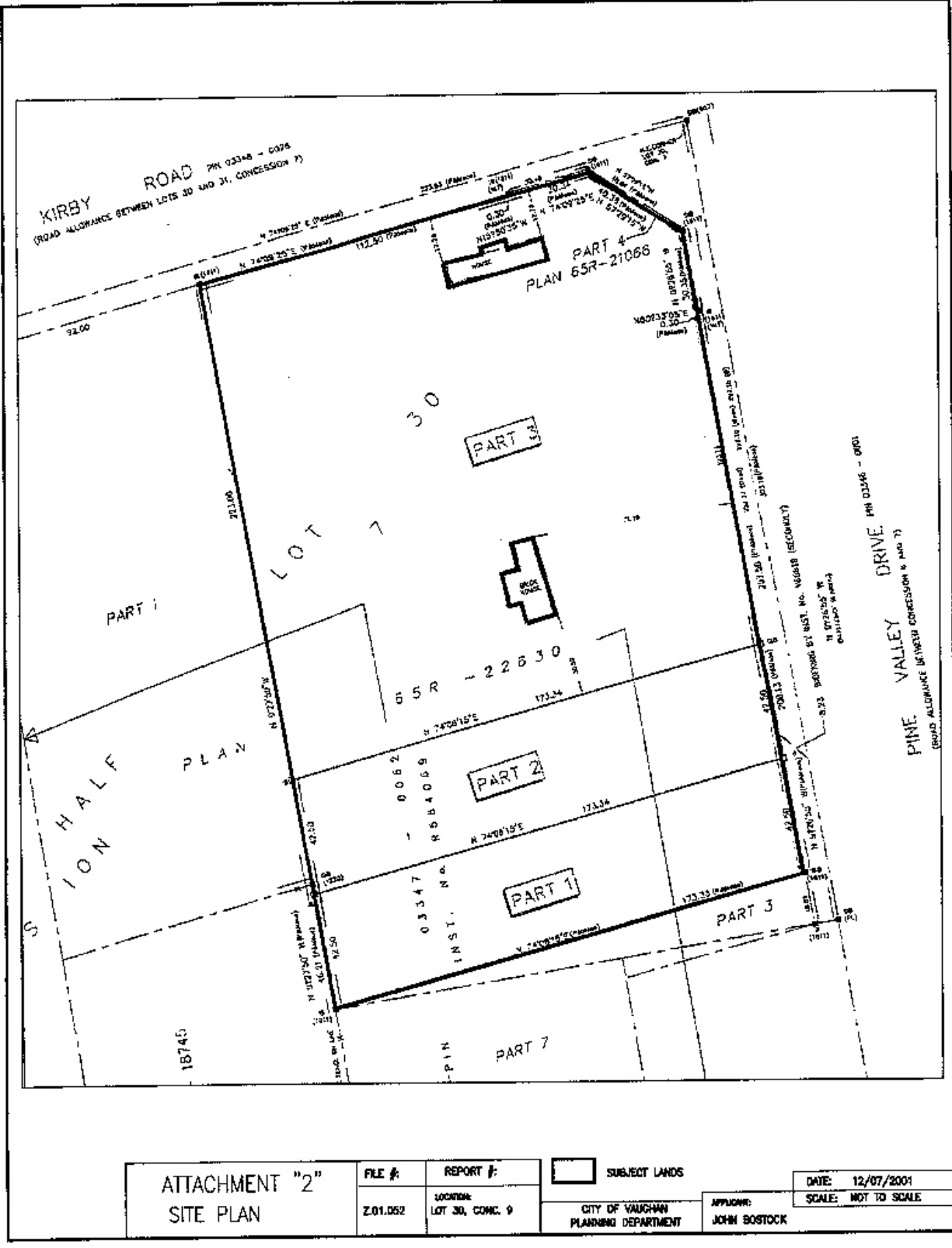
FILE #: Z.01.052	REPORT #: LOCATION LOT 30, CONC. 9
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SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
JOHN BOSTOCK

DATE: 12/07/2001
SCALE: NOT TO SCALE



ATTACHMENT "2" SITE PLAN	FILE #	REPORT #:	SUBJECT LANDS	DATE: 12/07/2001
	Z01.052	LOCATION: LOT 30, CONC. 9		CITY OF VAUGHAN PLANNING DEPARTMENT
			APPLICANT: JOHN BOSTOCK	