

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 3, 2002

**7. OFFICIAL PLAN AMENDMENT FILE OP.01.009
DAVID AND ROSE BEATTY
PRELIMINARY REPORT**

P.2002.43

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.01.009 (David and Rose Beatty) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 5, 2001, the Owner submitted an application to amend the Official Plan to permit the severance of two non-farm residential lots from an existing lot in the "Agriculture Area".

Background - Analysis and Options

On June 6, 2000, the Owner submitted an application to amend the Zoning By-law to permit exceptions to the minimum lot area (10 ha) and frontage (100 m) in the A Agricultural Zone, to facilitate the severance of 2 new residential lots as follows:

	<u>Area</u> (Required – 10 ha)	<u>Frontage</u> (Required – 100 m)
Retained Lot	5.166 ha	246 m (Keele Street)
Lot 1	0.66 ha	57 m (Keele Street)
Lot 2	0.68 ha	96 m (King-Vaughan Road)

On April 2, 2001, Council resolved "That this matter be deferred to allow the Applicant the opportunity to submit an Official Plan Amendment application concurrently with the Zoning By-law Amendment Application."

The Official Plan Amendment application was submitted and scheduled for a Public Hearing on June 4, 2001. As the Oak Ridges Moraine Protection Act, 2001, came into effect on May 17, 2001, the Public Hearing was cancelled in accordance with the Act and the application was held pending the provincial legislation. The Oak Ridges Moraine Conservation Act, 2001, is now in effect and the processing of the applications may proceed.

The subject lands are located at the northeast corner of King-Vaughan Road and Keele Street, municipally known as 12295 Keele Street, in Part of Lot 1 (former Township of King), Concession 3, City of Vaughan. The 6.51 ha site has 156 m frontage on King-Vaughan Road and 281 m flankage on Keele Street. It is currently developed with a detached residential dwelling, and has farmland and woodlot. The surrounding land uses are:

- North - Township of King, farmland
- South - King-Vaughan Road, farmland, detached residential (A Agricultural Zone)
- East - detached residential, farmland (A Agricultural Zone)
- West - Keele Street, detached residential (A Agricultural Zone)

The subject lands are designated "Agriculture Area" by OPA #600. The zoning is A Agricultural Zone by By-law 1-88. The Oak Ridges Moraine Conservation Plan identifies the lands as Natural Core Area and Natural Linkage Area.

On May 10, 2002, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

Preliminary Review

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

- appropriateness of permitting non-farm land severances in the "Agriculture Area" will be reviewed in context of the precedent being established;
- the proposed residential uses will be reviewed for compatibility with surrounding land uses;
- an amendment to the York Region Official Plan may be required;
- the justification analysis submitted in support of the application will be reviewed to determine the need for additional non-farm residential lots in the "Agriculture Area";
- proposed severances will be reviewed in accordance with the consent policies in OPA #600 and the Provincial Policy Statement; and
- conformity with the Oak Ridges Moraine Plan will be reviewed; the application must demonstrate that the proposal will protect the movement of plants and animals among key natural heritage features; a natural heritage evaluation will be required in accordance with the Oak Ridges Moraine Plan.

Conclusion

The above-noted 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of non-farm residential uses in the "Agriculture Area" will be considered, and the analysis to justify the need for additional non-farm lots will be reviewed. Also, the required natural heritage evaluation will be reviewed to ensure conformity with the Oak Ridges Moraine policies. The results of the studies and their review will be included in the technical report to the Committee of the Whole.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Todd Coles, Planner, ext. 8634

Art Tikiryman, Senior Planner, ext. 8212

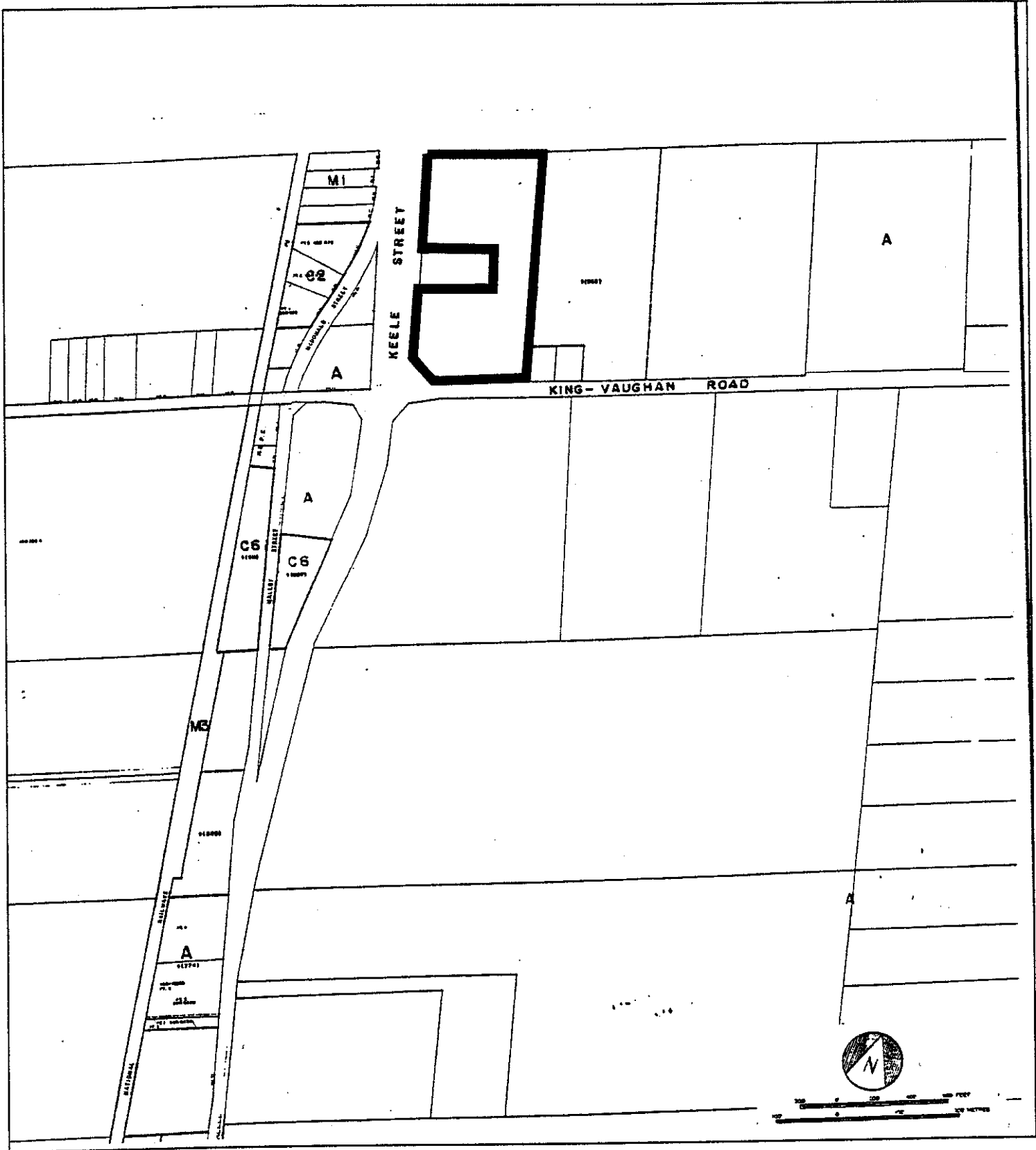
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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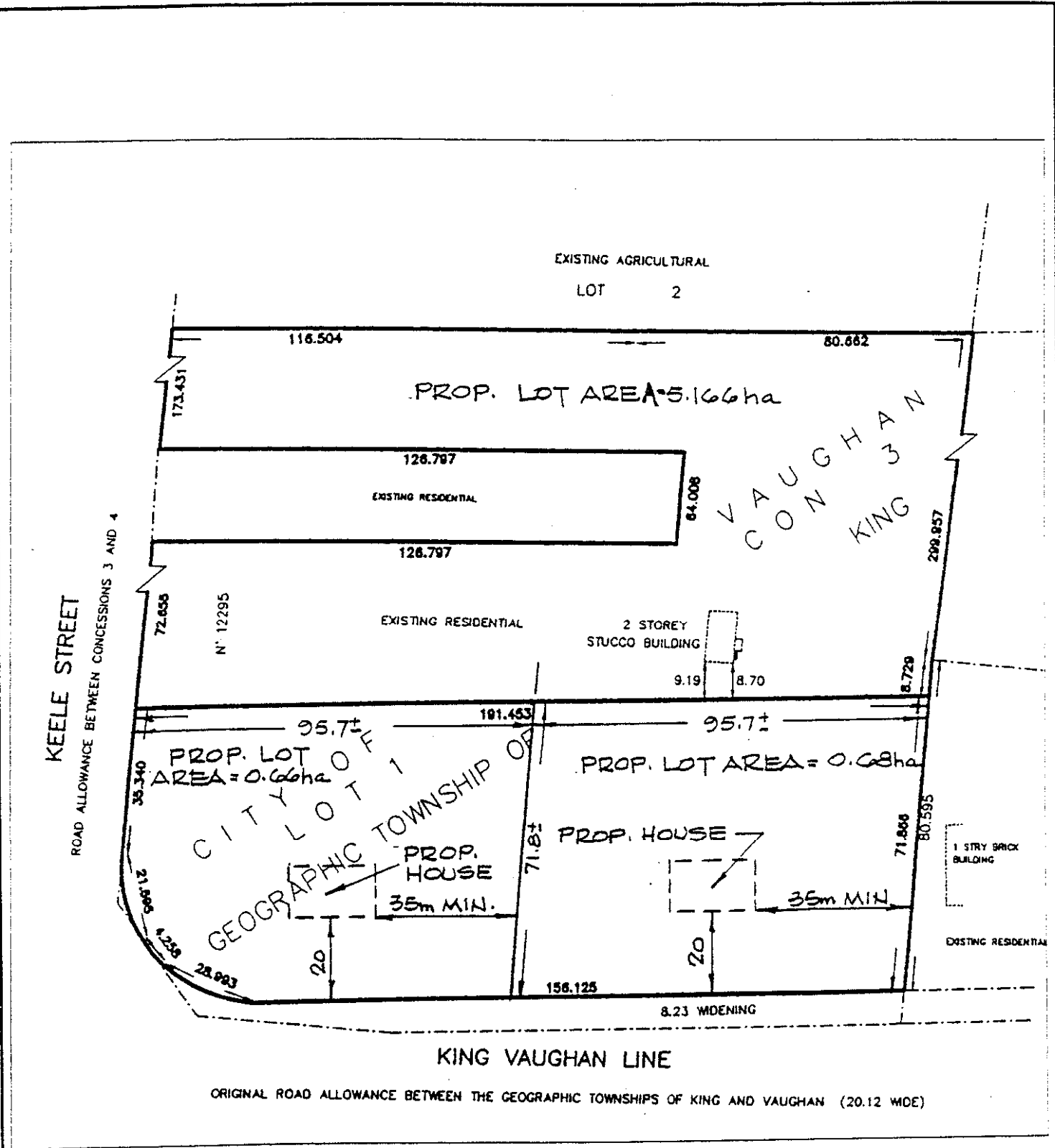
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #: OP.01.009	REPORT #: LOCATION: LOT 1, CON. 3 (former Township of King)
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CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT: DAVID AND ROSE BEATTY	DATE: 05/08/2002 SCALE: NOT TO SCALE
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ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
OP.01.009	LOCATION: LOT 1, COC. 3 (former Township of King)

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
DAVID AND ROSE BEATTY

DATE: 01/04/18
SCALE: NOT TO SCALE