

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 9, 2002

**2. OFFICIAL PLAN AMENDMENT FILE OP.02.020
ZONING BY-LAW AMENDMENT FILE Z.00.071
922948 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.76

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.02.020 and Zoning By-law Amendment File Z.00.071 (922948 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 6, 2000, the Owner submitted a Zoning By-law Amendment application to facilitate the severance of the subject lands into three (3) non-farm residential lots. The corresponding Official Plan Amendment application was submitted on October 25, 2002. The proposed lots are as follows:

	<u>Area</u>	<u>Frontage</u>
Parcel A	4.136 ha	110m
Parcel B	4.136 ha	110m
Parcel C	4.136 ha	110m (existing dwelling and barns)

Background - Analysis and Options

The lands are located on the north side of King-Vaughan Road, between Pine Valley Drive and Weston Road (4130 King-Vaughan Road), in Lot 1 (formerly Township of King), Concession 6, City of Vaughan. The surrounding land uses are:

- North - farmland (Township of King)
- South - King-Vaughan Road, non-farm residential (A Agricultural Zone)
- East - farmland (A Agricultural Zone)
- West - farmland (A Agricultural Zone)

The lands are designated "Agriculture Area" by OPA #600, and zoned A Agricultural Zone by By-law 1-88.

On November 15, 2002, a notice of public hearing was circulated to all property owners within 120m 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 staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the Official Plan does not permit severances in the "Agriculture Area", therefore an Official Plan Amendment is required to permit the proposed severances;

- the proposal does not conform to the Region of York Official Plan; infilling of non-farm development is not permitted in the "Agricultural Policy Area" of the Regional Official Plan;
- the minimum lot area in the A Agricultural Zone is 10 ha; a zoning by-law amendment is required to permit the three proposed 4.136 ha lots;
- the condition of King-Vaughan Road, and two additional driveway accesses, will need to be reviewed;
- the Official Plan requires a Justification Analysis Report to be submitted in support of the application to demonstrate the appropriateness and need for the severances;
- appropriateness and impact of permitting non-farm severances in the "Agriculture Area" will be reviewed; and
- most properties on the north side of King-Vaughan Road are similar in size to the subject parcel; approval of this application could set a precedent for further proposals to divide other lots in this area.

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. In particular, the appropriateness of non-farm residential severances in the "Agriculture Area" are to be reviewed in context of the policies of both the City's and Region's Official Plan. The justification analysis must be submitted to enable the review and preparation of the technical report to Committee of the Whole.

Attachments

1. Location Map
2. Severance Plan

Report prepared by:

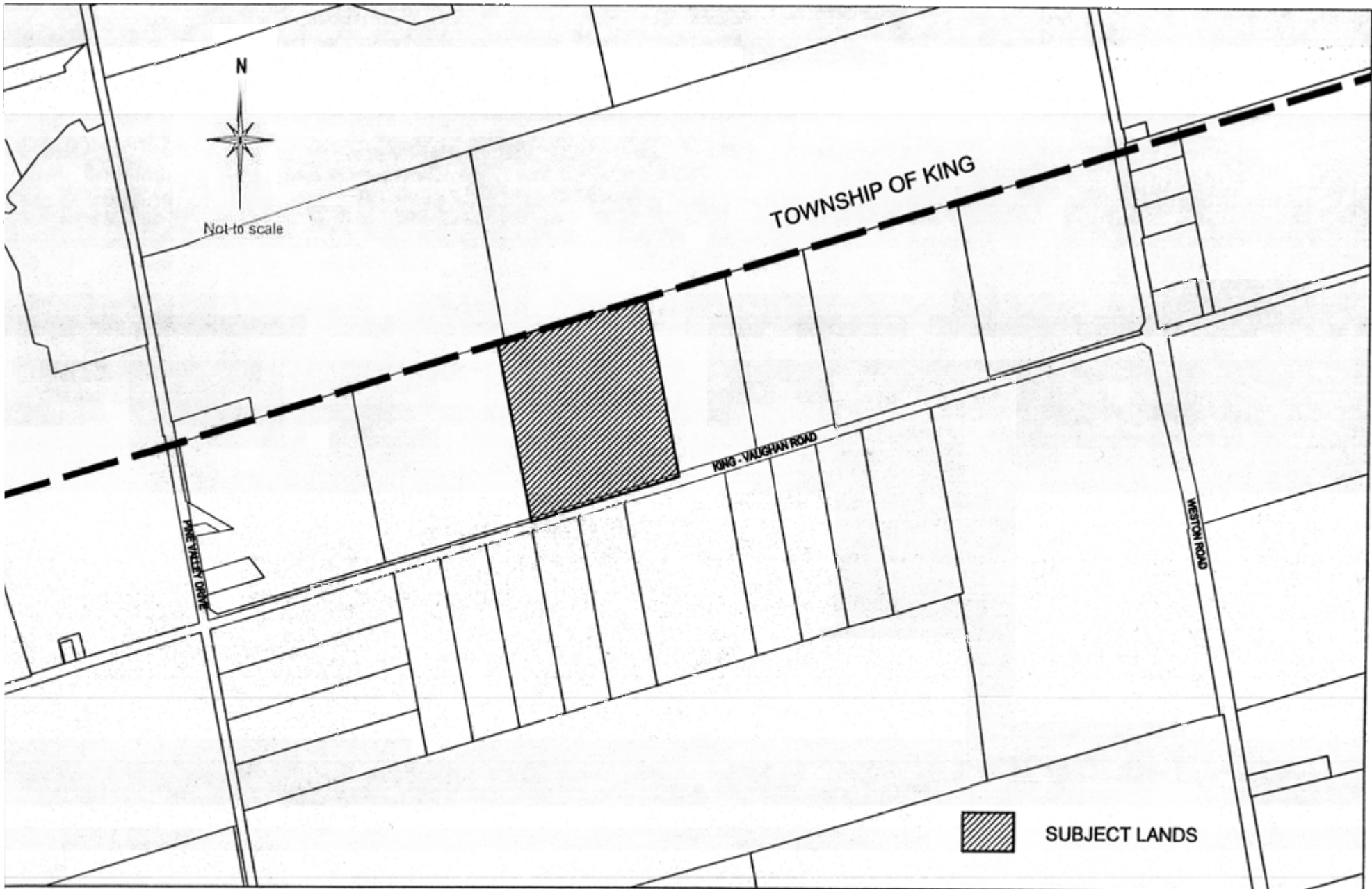
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Lot 1 (formerly Township of King),
Concession 6

APPLICANT:
922948 ONTARIO LIMITED



Community Planning Department

Attachment

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Z.00.071

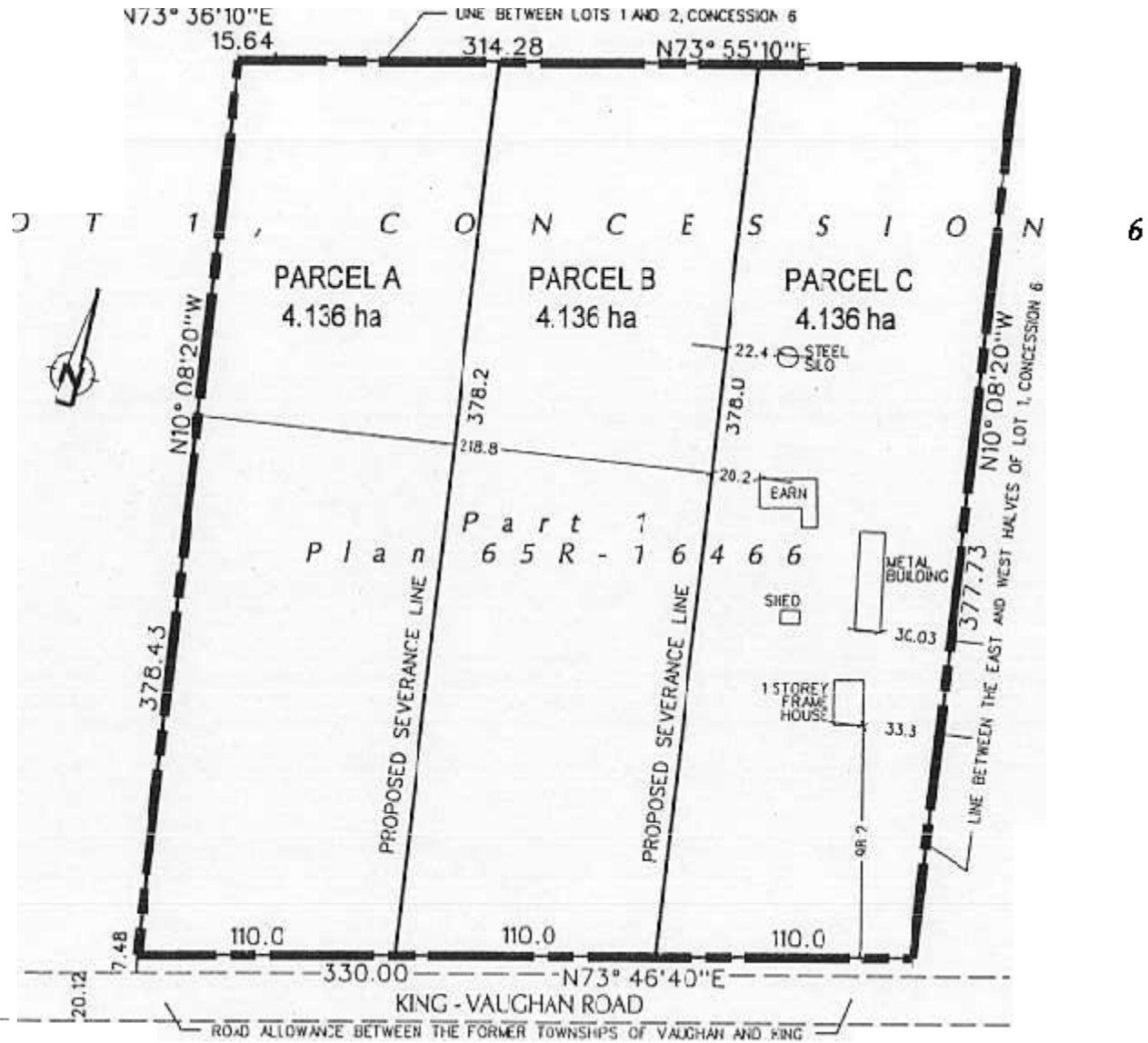
November 4, 2002

1

SUBJECT LANDS



ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7



Not to scale

Severance Plan

Lot 1 (formerly Township of King),
Concession 6

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November 4, 2002

2