

**2. ZONING BY-LAW AMENDMENT FILE Z.03.056
ANTONELLA SERPE
PRELIMINARY REPORT**

P.2003.66

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.056 (Antonella Serpe) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 5, 2003, the owner submitted an application to amend the Zoning By-law to permit the maintenance of an existing garage in the OS1 Open Space Conservation Zone portion of the lot.

Background - Analysis and Options

The lands are located on the south side of Kirby Road, between Pine Valley Drive and Kipling Avenue (4907 Kirby Road), in Lot 30, Concession 7, City of Vaughan. There is a detached residential dwelling on the lands, and the rear of the site is wooded. The surrounding land uses are:

- North - Kirby Road; farmland (A Agricultural Zone)
- South - farmland (A Agricultural Zone)
- East - non-farm residential (A Agricultural Zone, OS1 Open Space Conservation Zone)
- West - non-farm residential (A Agricultural Zone, OS1 Open Space Conservation Zone)

The lands are designated "Rural Use Area" by OPA 600. The zoning is A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(866).

On August 22, 2003, a notice of public hearing was circulated to all property owners within 120m 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 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 lands are designated "Rural Use Area", which permits residential dwellings
- comments from the Toronto and Region Conservation Authority will be required
- the appropriateness of permitting a structure within the OS1 Open Space Conservation Zone will be reviewed, as well as alternate locations on the lot for the garage.

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 permitting a structure within the OS1 Open Space Conservation Zone will be reviewed.

Attachments

1. Location map
2. Site Plan
3. Zoning Map

Report prepared by:

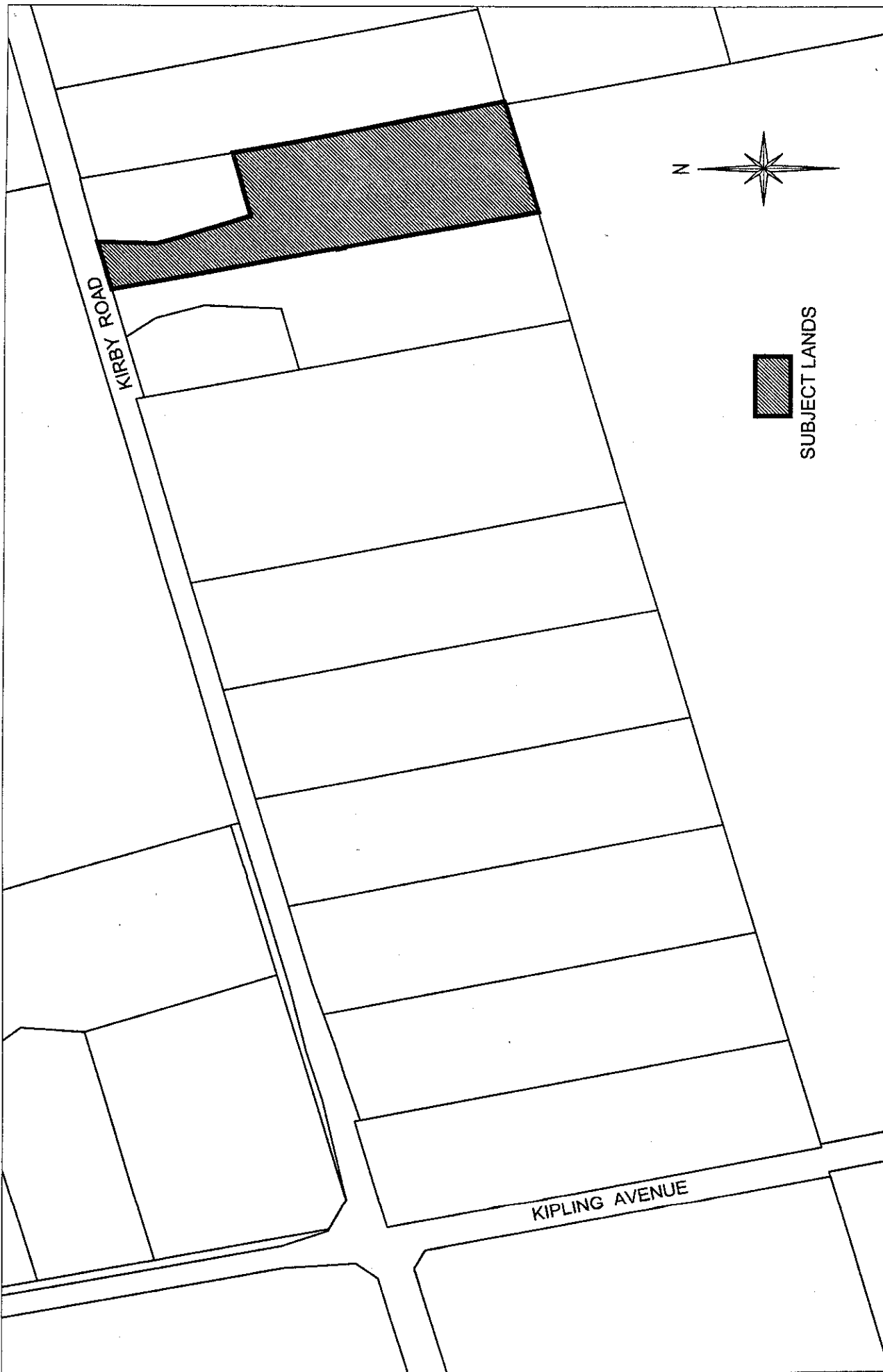
Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part Lot 30,
Concession 7

APPLICANT:
ANTONELLA SERPE

M:\DPT\1 ATTACHMENTS\Z\Z-03.056

City of Vaughan

Community Planning Department

Attachment

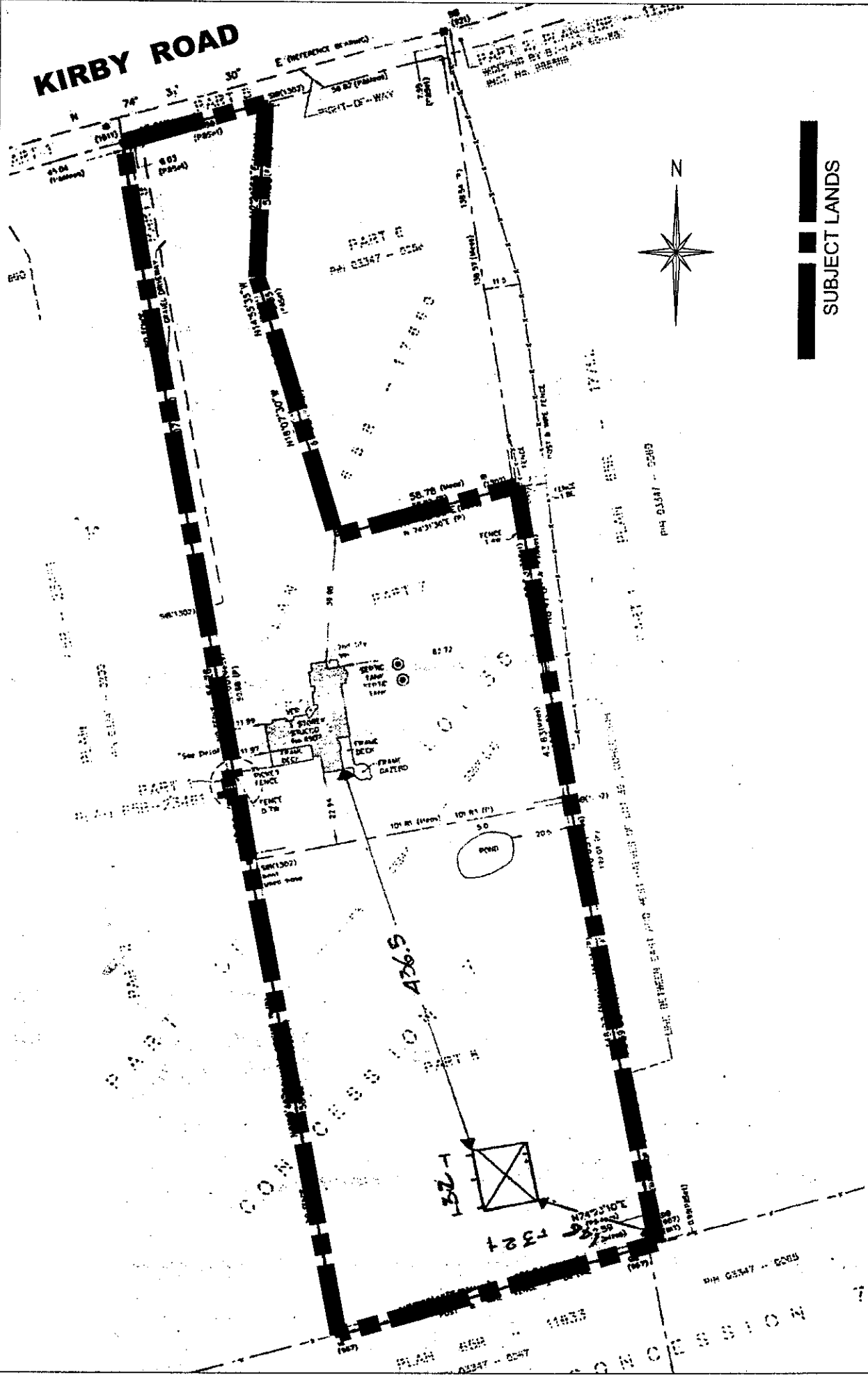
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Z.03.056

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August 20, 2003



KIRBY ROAD



SUBJECT LANDS

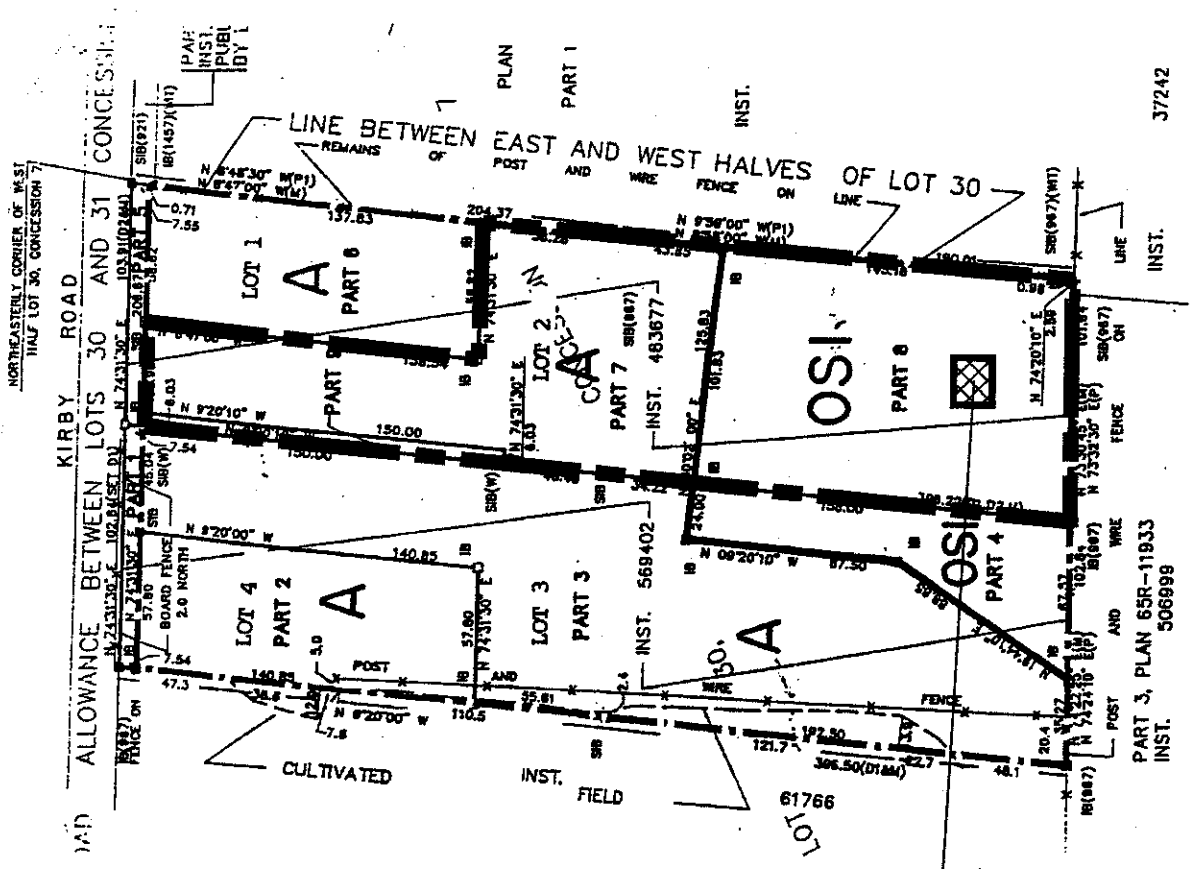
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 August 20, 2003

CITY OF **Vaughan**

Community Planning Department

Site Plan
 Part Lot 30,
 Concession 7

APPLICANT:
ANTONELLA SERPE
MAP/PLN ATTACHMENTS/Z-03.066





 SUBJECT LANDS

Approximate Location of Garage

Zoning Map

Part Lot 30,
Concession 7

APPLICANT:
ANTONELLA SERPE

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Community Planning Department

Attachment

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FILE No.:
Z.03.056

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August 20, 2003