

**3. ZONING BY-LAW AMENDMENT FILE Z.03.027
ROBERT COLAGIACOMO
PRELIMINARY REPORT**

P.2003.34

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Z.03.027 (Robert Colagiacomo) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to facilitate the severance of the property into 5 estate residential lots. The proposed lots range in size from 8097m² to 9601m², with frontages ranging from 64m to 100m.

Background - Analysis and Options

The 4.23 ha lands are located on the northwest corner of Huntington Road and Ranch Trail Road, north of King-Vaughan Road, being Lot 1 on Plan M-89 (12300 Huntington Road) in Part of Lot 1 (former Township of King), Concession 10, City of Vaughan. There is an existing single-detached dwelling on the property. The surrounding land uses are:

- North - farmland (Township of King)
- South - Ranch Trail Road, estate residential (RR Rural Residential Zone)
- East - Huntington Road, vacant land (A Agricultural Zone)
- West - valley land, estate residential (OS1 Open Space Conservation Zone, RR Rural Residential Zone)

The lands are designated "Estate Residential" by OPA #600, and zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(237).

On April 11, 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 proposal will be reviewed in context of both the "Rural Estate" and "Consent" policies of OPA 600;
- conformity with the Official Plan policies will be reviewed; the policies include:
 - that all lots have frontage on an internal subdivision road.
 - a minimum lot size of 6000m², with an average of 8000m² for the subdivision.
- compatibility with subdivision lots to be reviewed in terms of size, shape and frontage; and

- the site-specific zoning exception identifies the subject lands as being within the “zone of odour attenuation as prescribed by the Ministry of Agriculture and Food”; confirmation from the Ministry that this odour attenuation area is no longer required.

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 compatibility of the proposed lots with the surrounding area will be reviewed.

Attachments

1. Location Map
2. Site Plan

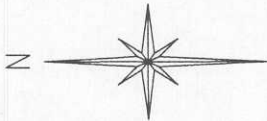
Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



SUBJECT LANDS

HUNTINGTON ROAD

RANCH TRAIL ROAD

KING - VAUGHAN ROAD

Not to Scale

Location Map

Location: Part Lot 1 (Former Township of King),
Concession 10

APPLICANT:
ROBERT COLAGIACOMO



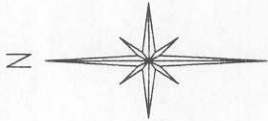
Community Planning Department

Attachment

1

FILE No.:
Z.03.027

April 3, 2003



HUNTINGTON ROAD

BLOCK 16
STREET MOENING PLAN M-89
(BY REG'D PL.
PIN 03551-0024 (L1)

PART 1

PLAN 65R-3414

Not to Scale

PART 3
A=8097.00 Sq.m

1
M-89

PART 2
A=8680 Sq.m

PART 1
A=8178.40 Sq.m

PART 4
A=8010.30 Sq.m

LOT
PLAN

-035500

REGISTERED

PART 5
A=5284.00 Sq.m

BLOCK 15
PIN 03550-0021 (L1)

RANCH TRAIL ROAD

SUBJECT LANDS

Attachment

2

FILE No.:
Z.03.027

April 3, 2003

City of
Vaughan

Community Planning Department

Site Plan

Location: Part Lot 1 (Former Township of King),
Concession 10

APPLICANT:
ROBERT COLAGIACOMO

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