

**6. ZONING BY-LAW AMENDMENT FILE Z.03.004
PINE VALLEY TRAINING CENTRE CORPORATION
PRELIMINARY REPORT**

P.2003.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.03.004 (Pine Valley Training Centre Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 17, 2003, the Owner submitted an application to amend the Zoning By-law to rezone a 0.8 hectare portion of a larger property from A Agricultural Zone to RR Rural Residential Zone. The rezoned land is proposed to be severed and added to an existing rural residential lot to the east.

Background - Analysis and Options

The lands are located on the west side of Pine Valley Drive, north of Teston Road (11100 Pine Valley Drive), in Lot 28, Concession 7, City of Vaughan. The lands are currently developed with residential dwelling, barns and training arena. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - farmland (A Agricultural Zone)
- East - rural residential, Pine Valley Drive; farmland (RR Rural Residential Zone and A Agricultural Zone)
- West - farmland (A Agricultural Zone)

The lands are designated "Rural Use Area" and "Valley and Stream Corridor" by OPA 600, and zoned A Agricultural Zone by By-law 1-88.

On January 24, 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:

- OPA 600 permits consents in the "Rural Use Area" for minor boundary adjustments that do not create a separate non-farm residential lot;
- the rezoned lands are to be severed from the larger parcel and added to an abutting rural residential lot; and
- the larger residential lot to be created will be reviewed in terms of adjacent uses, lot size and configuration.

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.

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

/CM



SUBJECT LANDS



Location Map

Lot 28,
Concession 7

APPLICANT:
PINE VALLEY TRAINING
CENTRE CORPORATION

City of
Vaughan

Community Planning Department

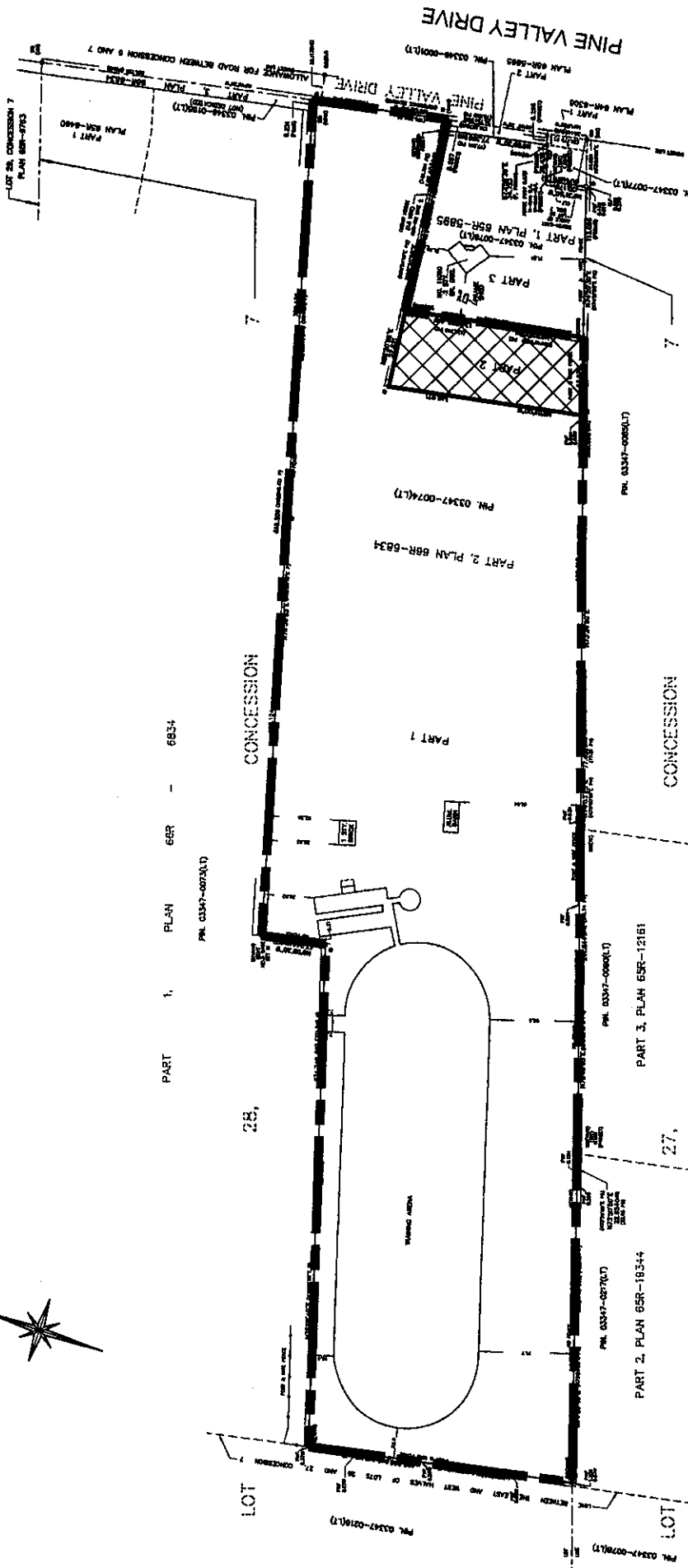
Attachment

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FILE No.:
Z-03.004

Not to Scale

January 21, 2003



LANDS TO BE REZONED
FROM A (AGRICULTURAL ZONE) TO
RR (RURAL RESIDENTIAL ZONE)



SUBJECT LANDS

Site Plan

Lot 28,
Concession 7

APPLICANT:
PINE VALLEY TRAINING
CENTRE CORPORATION

City of Vaughan

Community Planning Department

Attachment 2

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Not to Scale

January 21, 2003