

COMMITTEE OF THE WHOLE MARCH 3, 2003

**ZONING BY-LAW AMENDMENT FILE Z.03.004
PINE VALLEY TRAINING CENTRE CORPORATION
REPORT P.2003.13**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.004 (Pine Valley Training Centre Corporation) BE APPROVED, subject to the following:
 - i) that the implementing by-law:
 - a) rezone the subject lands to RR Rural Residential Zone; and,
 - b) zone any watercourse lands identified by the Toronto and Region Conservation Authority, to OS1 Open Space Conservation Zone.

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)

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 were received. The recommendation of the Committee of the Whole at the Public Hearing on February 17, 2003, was to receive the public hearing and forward a comprehensive report to a future Committee meeting.

Official Plan

The lands are designated "Rural Use Area" and "Valley and Stream Corridor" by OPA 600. The consent policies of the Official Plan permit consents for minor boundary adjustments. As the proposed zoning amendment is to allow the addition of a small portion of land to an existing residential lot, the severance is considered a minor boundary adjustment. The proposed zoning amendment is in conformity with the Official Plan.

Zoning

The existing lands are zoned A Agricultural Zone by By-law 1-88. The residential lot that the parcel of land is to be added is zoned RR Rural Residential Zone. The parcel of land to be added to the residential lot should be rezoned from A Agricultural Zone to RR Rural Residential Zone to avoid a mixed-zone lot.

Compatibility

The resulting residential lot will have a total area of 2.4 ha. The lot size and shape is compatible with the surrounding rural residential lots in the area.

Environmental

A portion of the property has been identified as a watercourse. A site visit must be conducted by the Toronto and Region Conservation Authority to determine the boundaries of the watercourse. This watercourse portion of the property will be rezoned OS1 Open Space Conservation Zone.

Conclusion

The proposed zoning by-law amendment is in conformity with the Official Plan as it is a minor boundary adjustment and does not result in the creation of a new residential lot. Planning staff considers the proposal to be suitable for the development of the land, and in keeping with the surrounding development. Should Committee concur, the recommendation of this report can be adopted.

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

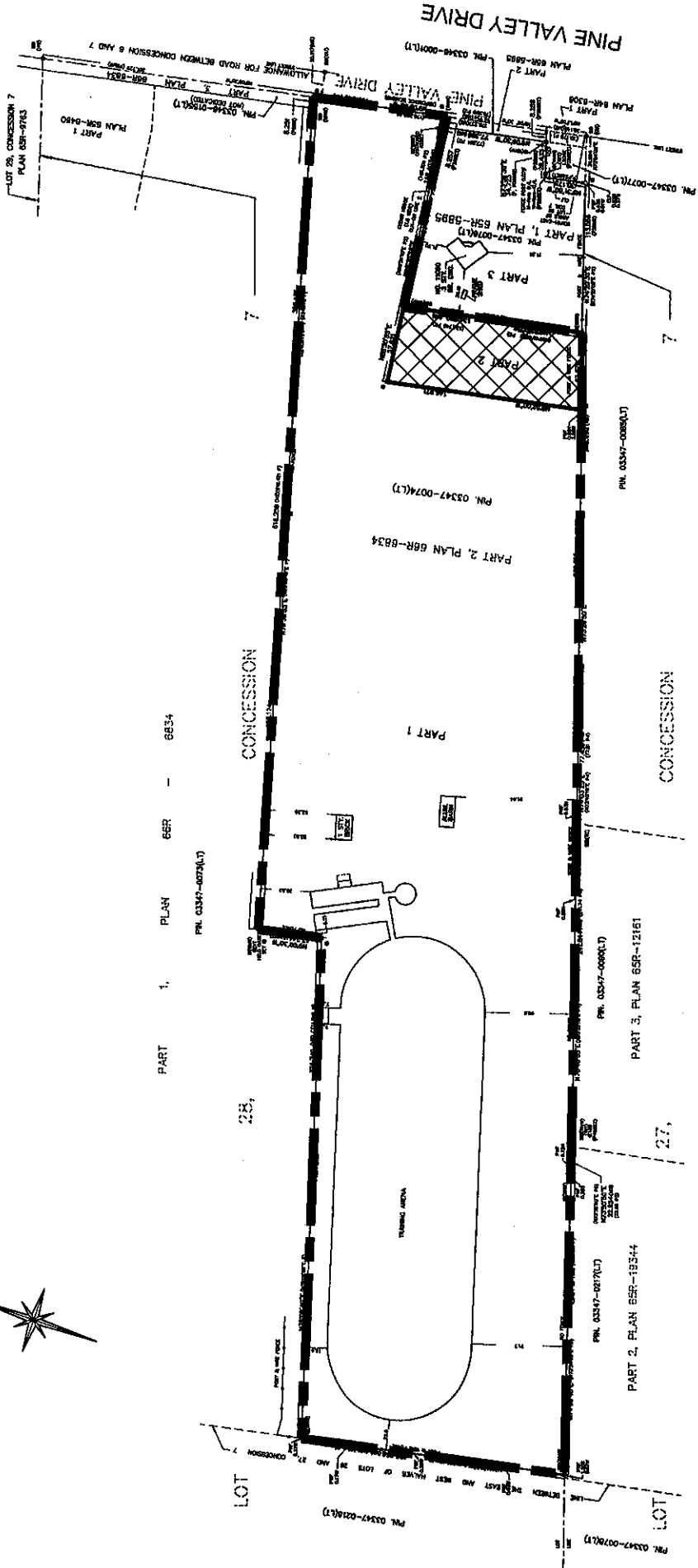


Community Planning Department

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



Community Planning Department

Attachment

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FILE No.:
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