

**COMMITTEE OF THE WHOLE    MARCH 24, 2003**

**ZONING BYLAW AMENDMENT FILE Z.02.086  
LANTERNA GROUP LIMITED  
REPORT #P.2003.7**

**Recommendation**

The Commissioner of Planning recommends:

That Zoning By-law Amendment File Z.02.086 (Lanterna Group Limited) BE APPROVED.

**Purpose**

On December 18, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to RV4(WS) Residential Urban Village Zone Four. This amendment will allow the lands to be combined with blocks to the east to complete four residential lots fronting onto Tern Drive.

**Background - Analysis and Options**

The site is located southeast of Weston Road, and Major Mackenzie Drive, in Part of Lot 19, Concession 5, City of Vaughan. The surrounding land uses are:

- North - vacant, future residential (RV4(WS) - Residential Urban Village Zone Four)
- South - residential (RV4(WS) - Residential Urban Village Zone Four)
- East - residential (RV4(WS) - Residential Urban Village Zone Four)
- West - Weston Road; residential (RV4(WS) - Residential Urban Village Zone Four)

On January 13, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Vellore Woods Ratepayers Association and the Weston Downs Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing of February 3, 2003 and forward a comprehensive report to a future Committee meeting, was ratified by Council on February 10, 2003.

**Official Plan**

The subject lands are designated "Low Density Residential" by OPA #600, which permits detached residential units. The proposed residential lots conform to the Official Plan.

**Zoning**

The lands are zoned A Agricultural by By-law 1-88. The proposed rezoning to (RV4(WS) - Residential Urban Village Zone Four) would permit the lands to be combined with the lands to the east to create four detached residential lots fronting on Tern Drive. The proposed lotting is in keeping with the remaining lots along Tern Drive, which are also zoned RV4(WS) Zone. The minimum RV4(WS) Zone standards for lot frontage and depth are 10.7m and 23.5m respectively. The new lots will each have 11m lot frontage and 26m depths.

**Lot Creation**

The applicant intends to sever 4 parcels from the rear of the larger property fronting on Weston Road by way of severance applications to the Committee of Adjustment. The 4 parcels will be combined with the existing blocks in the subdivision plan to the east to create 4 full lots.

The blocks which these parcels are being added to are part of a larger plan of subdivision to the east (19T-97V28) and already zoned RV4 (WS) - Residential Urban Village Zone Four.

#### Servicing/Utilities

The applicant will be required to satisfy all requirements of the Engineering Department. The Engineering Department has advised that servicing capacity for the lots to be created was allocated at the time of draft approval of Plan of Subdivision 19T-97V28.

#### Conclusion

Staff have reviewed the application and are of the opinion that the proposed zoning is in accordance with the Official Plan and consistent with the zoning currently in place on the surrounding residential lands. Accordingly, Staff can support the rezoning of these lands to RV4 (WS) Residential Urban Village Zone Four. Should the Committee concur, the recommendation in 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

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# Attachment **1**

FILE No.:  
Z.02.086  
Not to Scale  
January 10, 2003



Community Planning Department

## Location Map

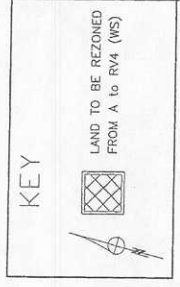
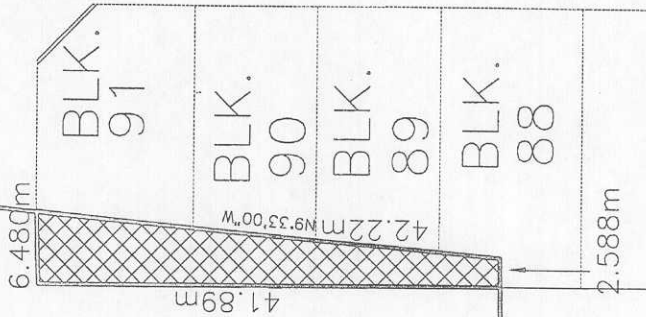
Part of Lot 19,  
Concession 5  
APPLICANT:  
LATARNA GROUP LIMITED

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HAWSTONE ROAD

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# Site Plan

Part of Lot 19,  
Concession 5

APPLICANT:  
LATERNA GROUP LIMITED



Community Planning Department

# Attachment 2

FILE No.:  
Z.02.086

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January 10, 2003