

**4. ZONING BY-LAW AMENDMENT FILE Z.03.072
1260335 ONTARIO LTD.
PRELIMINARY REPORT**

P.2004.55

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.072 (1260335 Ontario Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 3, 2003, the Owner submitted an application to amend the Zoning By-law to facilitate the severance of one lot into two new residential lots, each having an area of 0.6 ha, and one retained block of 7.12 ha. The two severed lots would be rezoned to RR Rural Residential Zone, and the retained lot would remain zoned A Agricultural Zone.

Background - Analysis and Options

The site is located on the southwest corner of Weston Road and Greenbrooke Drive, being Block 21 on Plan 65M-2192 (10510 Weston Road), in Lot 24, Concession 6, City of Vaughan

The site is designated "Estate Residential" by OPA 600 and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(310). The surrounding land uses are:

- North - residential (RR Residential Zone)
- South - vacant land (A Agricultural Zone)
- East - Weston Road; vacant land (A Agricultural Zone)
- West - residential (RR Residential Zone)

On February 27, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands constitute a remnant block within a previously approved estate residential plan of subdivision; the "Estate Residential" design criteria requires that the minimum lot size for estate residential plans of subdivision shall be a minimum of 6,000m², with an average of at least 8,000m²; the proposed 6,000m² lots would complete the Greenbrooke Avenue frontage; the lots will be reviewed in context of the subdivision plan to ensure conformity with the density provisions;
- conformity of the proposed severance with the consent policies of OPA 600 will be reviewed;

- consideration will be given to the appropriateness of the additional lots in context with the potential use of the retained block and the proposed Block Plan for urban residential use to the south; and,
- consideration will be given to the proposed lot size and area required for the septic system.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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, Staff will review the appropriateness and compatibility of rezoning the subject lands to permit two additional lots in context of the abutting estate residential subdivision, and the retained block and proposed Block 40 Plan to the south.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
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/CM



Attachment **1**
 FILE No.: Z.03.072
 Not to Scale
 February 26, 2004



Community Planning Department

Location Map

Part Lot 24,
 Concession 6
 APPLICANT:
 1260335 ONTARIO LTD.

MAP 1 ATTACHMENTS Z.03.072

