

**2.      ZONING BY-LAW AMENDMENT FILE Z.08.027  
ANNA DIBIASE**

**P.2008.33**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.027 (Anna DiBiase) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted an application to amend Zoning By-law 1-88, specifically the A Agricultural Zone, subject to Exception 9(639), to facilitate a future severance of the subject lands (Attachment #1) into two lots, each to contain one of the existing dwelling units, as shown on Attachment #2, and to provide the following zoning exceptions:

Proposed Lot - Part 1:    permit a minimum lot area of 3.24 ha, whereas 5 ha is required;  
                                 permit a minimum lot frontage of 107.76 m, whereas 138 m is required;  
                                 permit a minimum westerly interior side yard of 5.16 m, whereas 9 m is required;

Proposed Lot - Part 2:    permit a minimum lot area of 1.93 ha, whereas 5 ha is required;  
                                 permit minimum lot frontage of 30.78 m, whereas 138 m is required;  
                                 permit a minimum westerly interior side yard of 7.97 m, whereas 9m is required.

**Background - Analysis and Options**

The subject lands are located on the south side of Teston Road, west of Weston Road, municipally known as 4001 Teston Road, in the City of Vaughan.

The subject lands are designated "Urban Area" and "Valley Lands" by OPA #600 and are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(639), which permits single detached dwellings, in accordance with the minimum lot area and frontage requirements identified earlier. This exception also permits a second dwelling on the subject lands, as shown on Attachment #2. The surrounding land uses are shown on Attachment #1.

**Preliminary Review**

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the Provincial Policy Statement, Places to Grow, and the City's Official Plan policies respecting land severances;
- ii) staking the limits of the valley on the subject lands is a requirement of the Toronto and Region Conservation Authority (TRCA); TRCA comments will be addressed in the technical report to the Committee of the Whole;
- iii) the proposed severance will be reviewed in accordance with the ongoing Block 40/47 process underway on the adjacent lands;
- iv) the appropriateness of the proposed lot sizes and configurations will be reviewed in the context of the minimum by-law requirements and compatibility with the adjacent lands.

#### **Relationship to Vaughan Vision 2020**

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

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council 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 proposal will be reviewed in light of the applicable Official Plan policies, Zoning By-law standards, compatibility with the surrounding and future land uses, and the appropriateness of the proposed zoning exceptions to facilitate the proposed lot severance.

#### **Attachments**

1. Location Map
2. Proposed Severance Plan

#### **Report prepared by:**

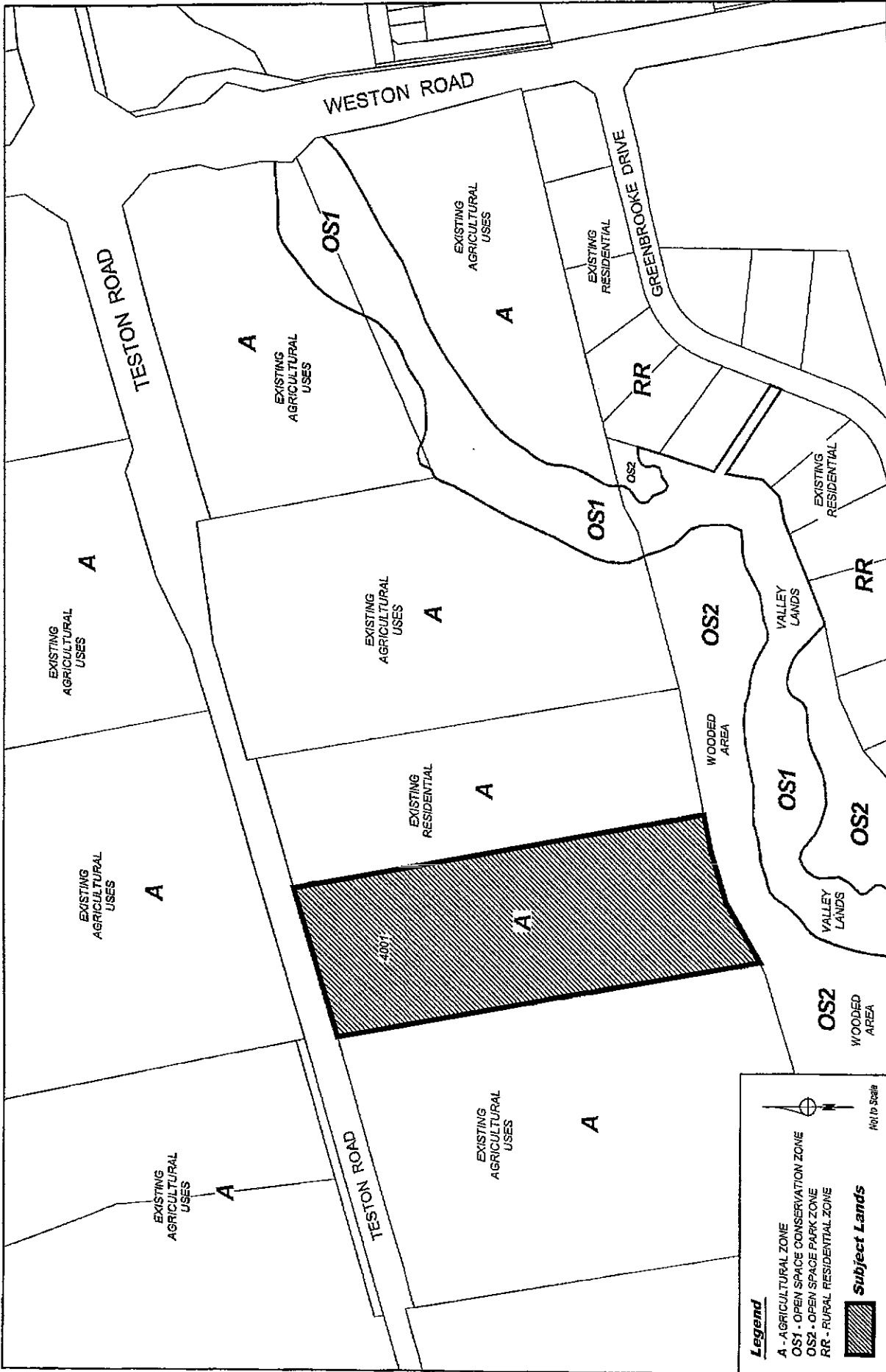
Carmela Marrelli, Planner, ext. 8791  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Senior Manager of Development Planning

/LG



# Location Map

Part of Lot 25,  
Concession 6

APPLICANT:  
ANNA DIBIASE

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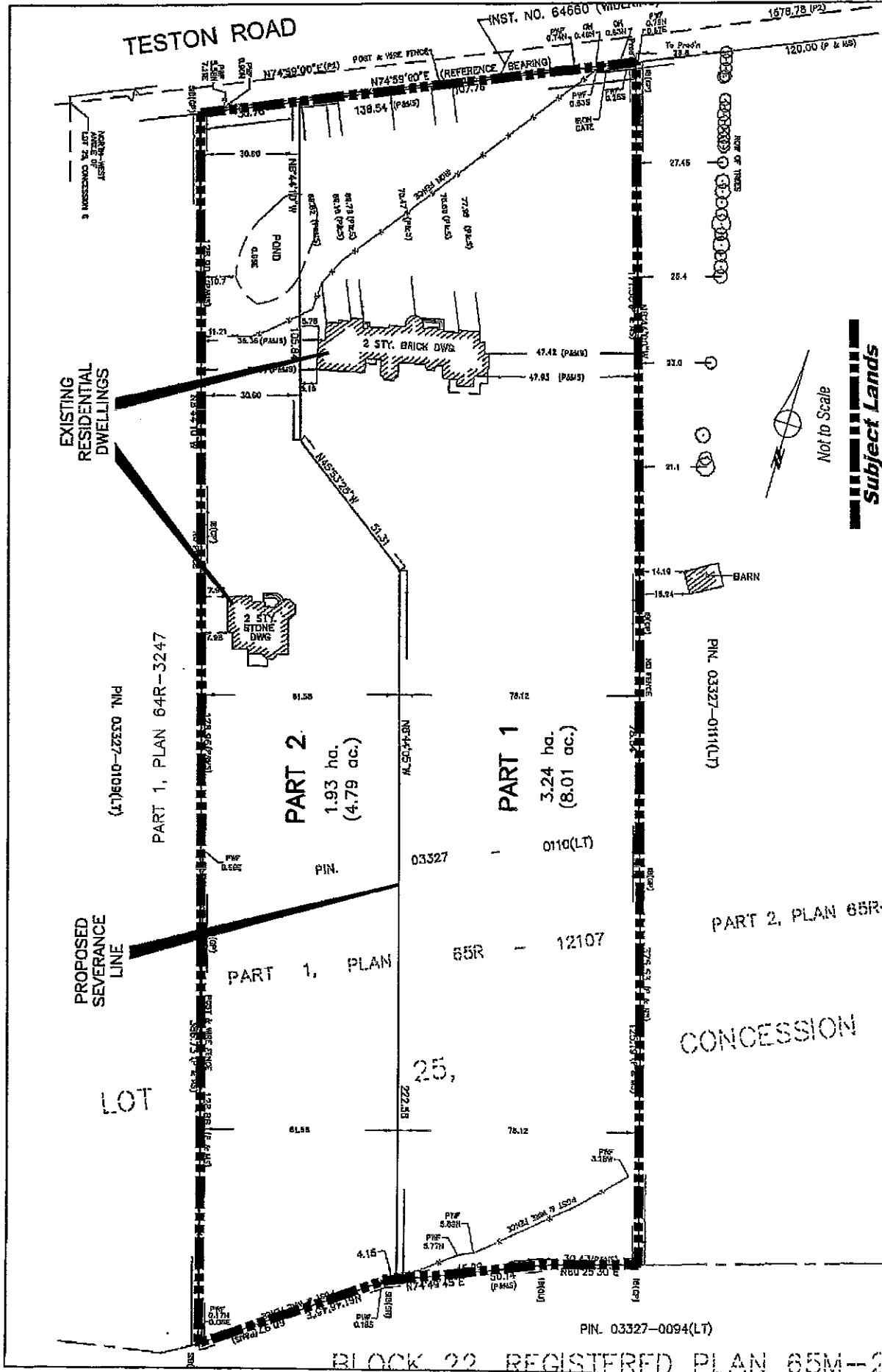
*The City Above Toronto*

Development Planning Department

# Attachment 1

FILE No.: Z.08.027

June 10, 2008



# Attachment 2

FILE No.: Z.08.027

June 10, 2008



The City Above Toronto

Development Planning Department

## Proposed Severance Plan

Part of Lot 25,  
Concession 6

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MAP/PTV ATTACHMENTS/PAZ-03327-009