

**12. OFFICIAL PLAN AMENDMENT APPLICATION FILE OP.97.024
1132884 ONTARIO LTD.
PRELIMINARY REPORT**

P.2001.51

Recommendation

The Commissioner of Planning recommends:

“THAT the Public Hearing for File OP.97.024 (1132884 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 14, 1997, the Owner submitted an application to amend the Official Plan to re-designate the subject lands from “Rural Use Area” to “Estate Residential” to facilitate a rural residential draft plan of subdivision consisting of 29 lots.

Background - Analysis and Options

Location

- Northwest of Highway #27 and Kirby Road
- 11720 Highway #27
- Lots 31 and 32, Concession 9, City of Vaughan

Land Use Status

- Designation - “Rural Use Area” and “Valley and Stream Corridor” by OPA No. 600
- Zoned - A Agricultural Zone by By-law 1-88

Site Description

- a 35.6 ha with 411.5 m of frontage on Highway #27
- gently undulating lands which drain to the southeast and southwest
- a farm complex is situated in the north-central portion, and a two-storey brick dwelling
- there are wetland areas in the northeast and southeast portions of the site and a wooded area along the eastern boundary.
- the surrounding land uses are:
 - North - agricultural (A Agricultural Zone)
 - South - agricultural (A Agricultural Zone)
 - West - agricultural (A Agricultural Zone)
 - East - Highway #27; agricultural (A Agricultural Zone)

Neighbourhood Circulation

On May 25, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and to the Kleinburg and Area Rate Payers 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.

Preliminary Review

Following a preliminary review of the proposed amendment to the Official Plan, Staff have identified the following matters to be reviewed in greater detail:

- the proposal appears to be contrary to the objectives of OPA #600 and the York Regional Official Plan to protect the viability of existing agricultural operations; the need for a Regional Official Plan Amendment will need to be confirmed by the Region
- OPA #600 and the Regional Official Plan state that areas within one concession block of the urban area of the municipality are not suitable for estate residential development; the subject lands are within one block of the Kleinburg Planning Area;
- the applicant is required to address the Environmental Policies and justify the suitability of the proposed development, in accordance with OPA #600, including:
 - the need for the proposed use and the amount of land needed;
 - location of the proposed use;
 - impact on agricultural land and farming activities; and,
 - demonstrate that the proposed development can be serviced by individual water and sewage services.
- reports to address the above-mentioned policies have been submitted and will be reviewed as part of the technical analysis
- the application will be considered in terms of the Estate Residential policies of OPA #600, which set out criteria for the suitability of land for this type of development, given its natural characteristics, including features/topography, the surrounding land use, etc., and
- the conceptual draft plan appears to be contrary to Official Plan policies for estate subdivision design; the lots are undersized with respect to minimum lot size of 0.6 hectares and minimum average lot size of 0.8 hectares.

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, the applicant will be required to address the environmental policies and the need for estate residential lots, given the inventory currently available. This type of development, in close proximity to the Kleinburg urban boundary, and on agricultural lands, is contrary to the principles of both the Vaughan and Region of York Official Plans.

Attachments

1. Location Map
2. Subject Lands
3. Proposed Draft Plan of Subdivision

Report prepared by:

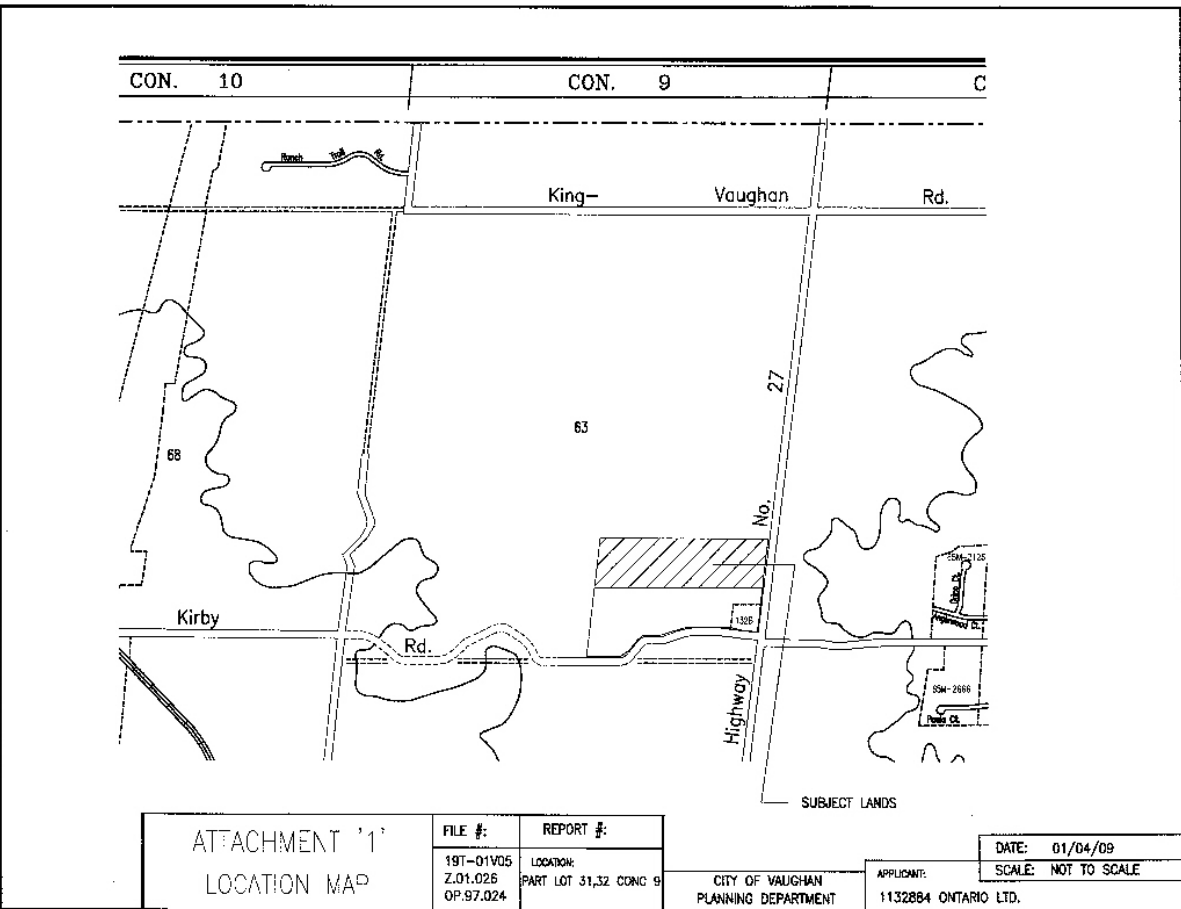
Anna Sicilia, Planner, ext. 8063
Art Tikiryan, Senior Planner, ext. 8212
Bianca M.V. Bielski, Manager, Development Planning, ext.8485

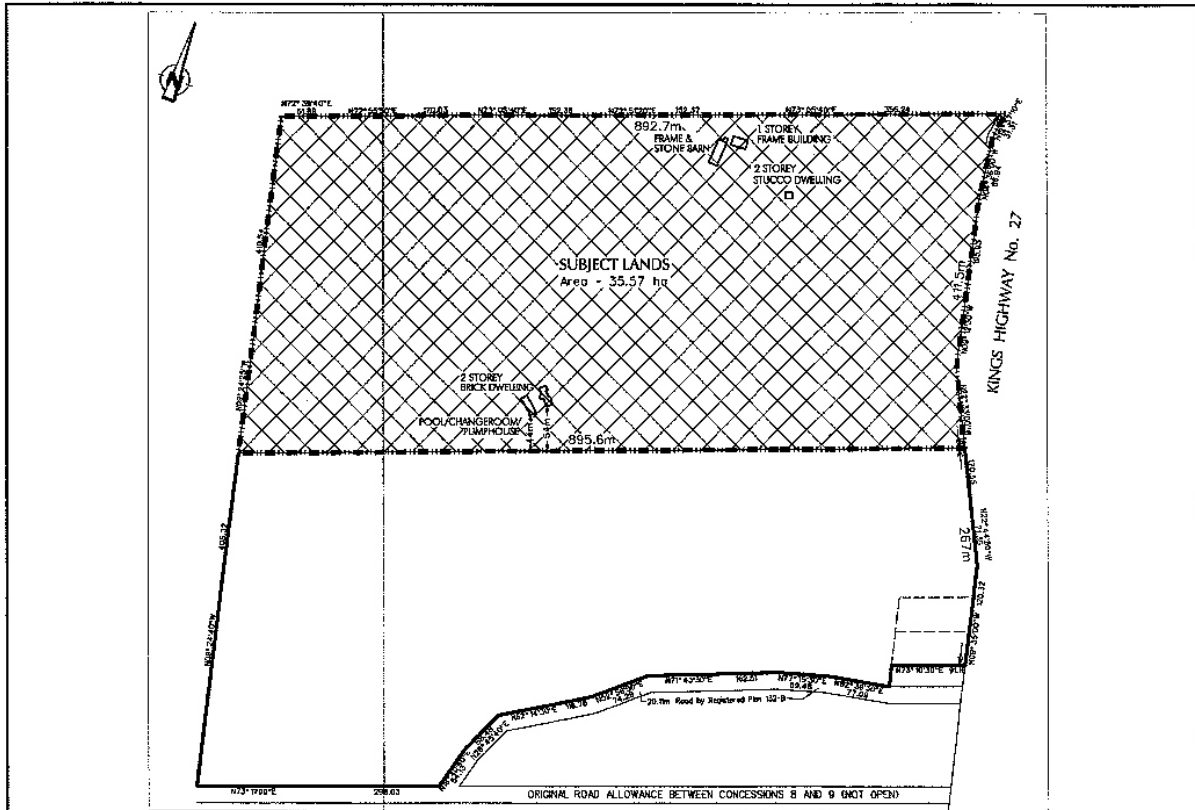
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM





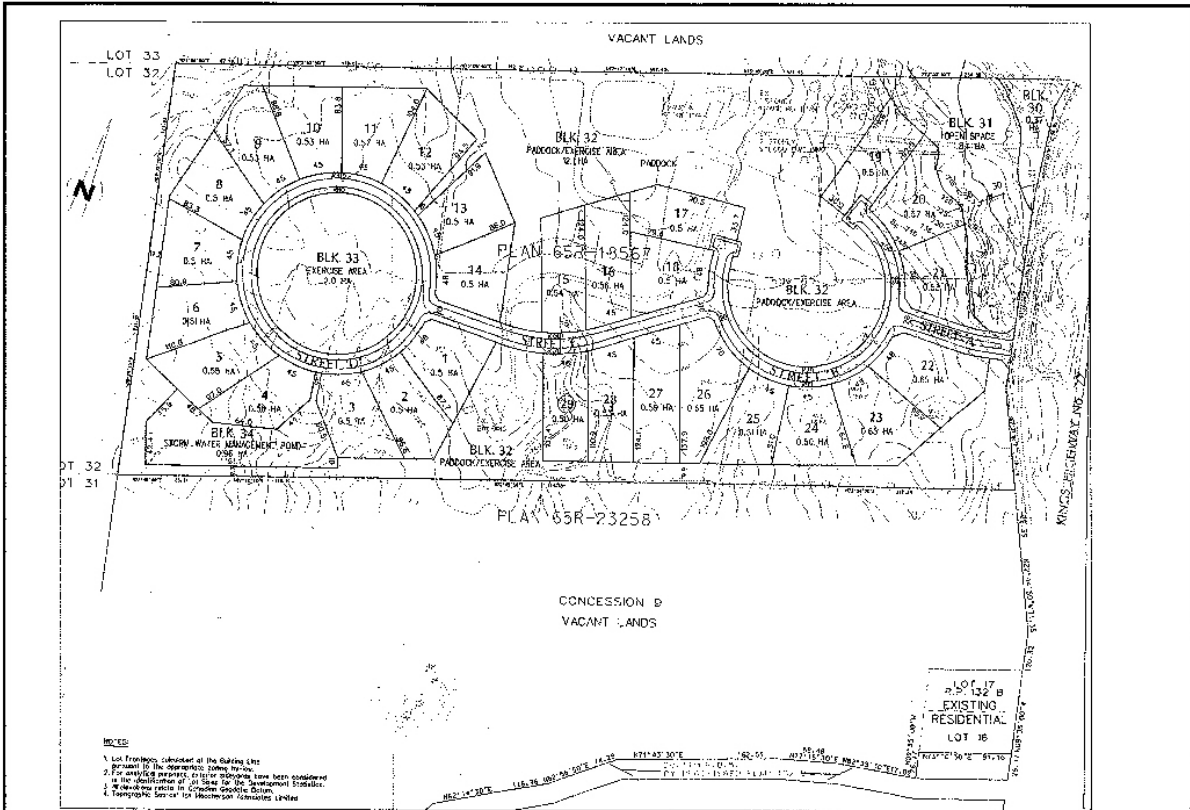
ATTACHMENT '2'
SUBJECT LANDS

FILE #:	REPORT #:
19T-01V05 Z.01.026 OP.97.024	LOCATION: PART LOT 31.32 CONC 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
1132884 ONTARIO LTD.

DATE:	01/04/09
SCALE:	NOT TO SCALE



ATTACHMENT '3' DRAFT PLAN OF SUBDIVISION	FILE #: 19T-01V05 Z.01.026 OP.97.024	REPORT #: LOCATION PART LOT 31,32 CONC D	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: 1132884 ONTARIO LTD.	DATE: 01/04/09 SCALE: NOT TO SCALE
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