

**COMMITTEE OF THE WHOLE - APRIL 10, 2001**

**OFFICIAL PLAN AMENDMENT  
ZONING BY-LAW AMENDMENT  
REPORT #P.2001.9  
PAUL PEROVICH JR.  
FILES: OP.00.023 AND Z.00.108**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Official Plan Amendment Application OP.00.023 (Paul Perovich Jr.) BE APPROVED.

THAT Zoning By-law Amendment Application Z.00.108 (Paul Perovich Jr.) BE APPROVED, subject to the implementing by-law including the following provisions:

- i) a building envelope for each lot, having a maximum lot coverage of 15%; and
- ii) minimum areas for the 2 lots of 2,200 sq.m and 1,790 sq.m.

Background

Location

- West side of Pine Valley Drive, north of Langstaff Road
- 8570 Pine Valley Drive
- Part of Lot 11, Concession 7, City of Vaughan

Proposal

On December 5, 2000, the Owner submitted applications to amend the Official Plan and Zoning By-law to facilitate the severance of an existing lot into 2 residential lots, as follows:

	<u>Lot Frontage</u>	<u>Lot Area</u>
Severed Lot	45 m	2,216 sq.m
Retained Lot	45 m	1,793 sq.m

Land Use Status

- Designation - "Low Density Residential" by OPA #240 (Woodbridge Community Plan)
- Zoning -RR Rural Residential Zone by By-law 1-88, subject to Exception Paragraph 9(404)

Site Description

- a 4,009 sq.m vacant site with 90 m frontage on Pine Valley Drive
- the surrounding land uses are:
  - North - detached residential (RR Rural Residential Zone)
  - South - detached residential (RR Rural Residential Zone)
  - East - Pine Valley Drive; National Golf Course (OS2 Open Space Park Zone)
  - West - valley land (OS1 Open Space Conservation Zone)

## Public Hearing

On January 12, 2001, a notice of public hearing was circulated to all property owners within 120 metres of the subject lands. One comment was received from an adjacent landowner stating that approval of these applications will set a precedent for further severances in the area.

The recommendation of the Committee of the Whole at the Public Hearing on February 5, 2001, to receive the public hearing and to forward a comprehensive report to a future Committee meeting, was ratified by Council on February 12, 2001.

## Official Plan

### a) York Region Official Plan

The subject lands are within the "Urban Area" of the York Region Official Plan which is intended to accommodate growth. The Region has indicated that the proposed official plan amendment is of local significance and is exempted from approval by the Regional Planning Committee and Council. Regional Staff have no objections to the proposal.

### b) OPA #240 (Woodbridge Community Plan)

The "Low Density Residential" designation permits the proposed detached dwellings.

### c) OPA #167

Together with the lands to the south, the property was the subject of site specific OPA #167 which was approved by the Ministry of Municipal Affairs and Housing (MMHA) on February 2, 1984, and subsequently incorporated into OPA #240. The purpose of the amendment was to permit 10 residential lots on the basis of municipal water supply and private septic systems. The restriction on the number of lots was to ensure the lots were large enough to support a septic system. This is no longer a concern as sanitary service is now available to the subject lands.

An amendment to the Official Plan is therefore required to delete this provision from OPA #240.

### d) OPA #94

OPA #94 provides general severance policies for the City and provides 5 criteria to evaluate a proposed severance, including adjacent uses, access, services, conservation and financial implications. The policies further states that regard must be given to the compatibility of the proposed lot with respect to size, shape and use with the current and future uses in the adjacent areas.

The average lot frontage on Intersite Place to the south is 25 metres and average area is 2,405 sq.m, with the smallest lot being 2,078 sq.m. The proposed lots have much larger frontages at 45 m. The area of the proposed severed lot is larger than 3 of the 7 lots on Intersite Place, however, the retained lot is smaller. The lots on Intersite Place needed to be larger to accommodate the septic systems. The proposed lots do not require a septic system as full municipal services are now available

## Zoning

The lands are zoned RR Rural Residential by By-law 1-88, subject to Exception Paragraph 9(404), which created a building envelope, therefore an amendment is required. The amending by-law would need to identify 2 building envelopes, likely with the same setbacks as in Exception Paragraph 9(404) as follows: a minimum 15 m front yard, a minimum 7.5 m rear yard, and a minimum 4.5 m interior sideyard.



Two exceptions to the RR Rural Residential Zone standards would be required. The maximum lot coverage will be 15%, rather than 10%, and the minimum lot areas will be 2,200 sq.m and 1,790 sq.m rather than 4,000 sq.m.

### Services

The application indicates development on the basis of full municipal services. The Engineering Department has advised that there are watermain and sanitary sewers on the east side of Pine Valley Drive available to the subject lands. A collector sanitary sewer may be required to be constructed along the west side of Pine Valley Drive. Servicing allocation will be required at the time of severance.

### Valley Land

The subject lands are adjacent to a valley corridor of the Humber River, and partially within the Toronto and Region Conservation Authority's (TRCA) fill regulation limit. The TRCA have no objection to the approval of these applications, subject to the Applicant obtaining any necessary fill permits under Ontario Regulation 158.

### Precedent

The issue of precedent has been raised with respect to the proposed application. Staff have reviewed the land use in the surrounding area and have determined that the potential for additional applications is very limited. The lots to the north and south and on Intersite Place are constrained for severance either by their development or their frontage or area.

### Conclusion

The proposed applications have been reviewed in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and Staff have no objections subject to conditions. While the lands were originally designated for lots on the basis of municipal water supply and private septic systems, sanitary sewers are now available. Therefore, it is reasonable to permit the creation of smaller lots on full services, but still in keeping with the character of the area. The proposed lots will have frontages that are larger than the majority of the lots in the subdivision.

Should Committee concur, the Recommendation can be adopted. Staff recommend that Official Plan Amendment File OP.00.023 and Zoning By-law Amendment File Z.00.108 be approved.

### Attachments

1. Location Map
2. Severance Plan

Respectfully submitted,

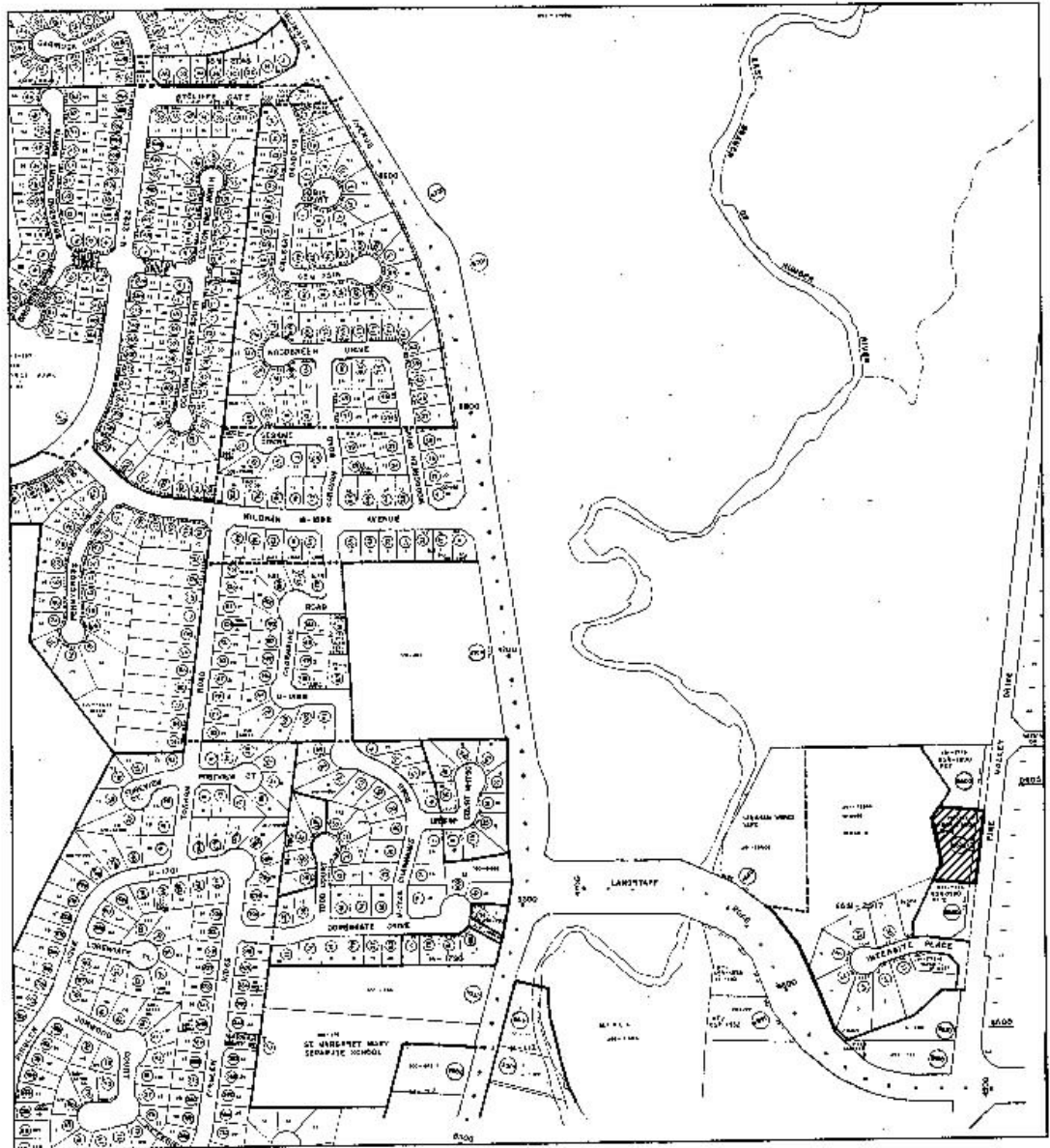
MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

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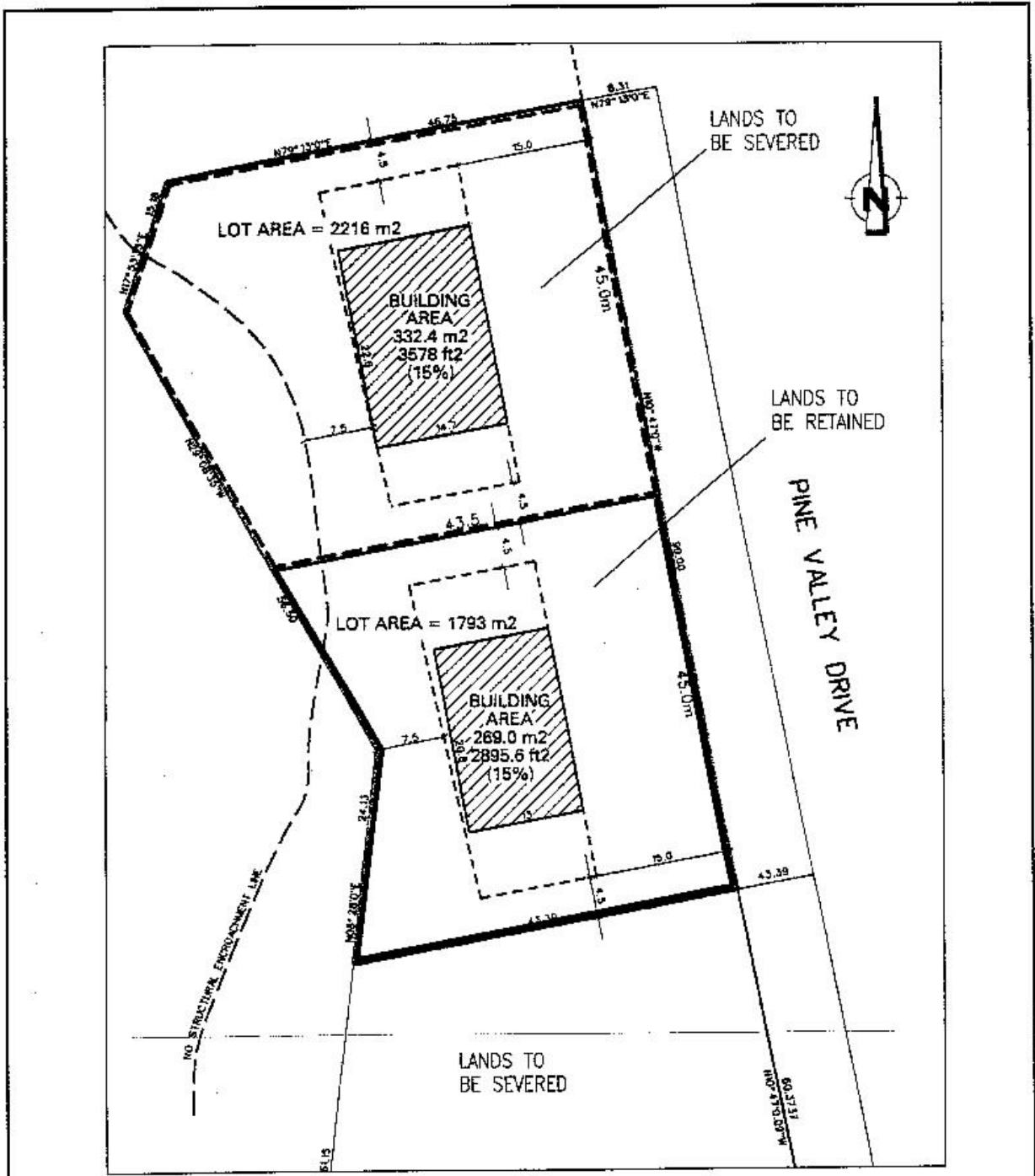
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 SUBJECT LANDS

ATTACHMENT '1'	
LOCATION MAP	
CITY OF VAUGHAN PLANNING DEPARTMENT	
FILE #: OP.00.023 Z.00.108	REPORT #: LOCATION: LOT 11,12 CONC. 7
DATE: 00/12/18	
SCALE: NOT TO SCALE	
APPLICANT: PAUL PEROVICH JR.	





ATTACHMENT "2" SEVERENCE PLAN	FILE #:	REPORT #:	DATE: 01/03/15
	OP.00.023 Z.00.108	LOCATION: PART LOT 11, COND-7	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: PAUL PEROVICH JR.	