

**3. ZONING BY-LAW AMENDMENT FILE Z.02.002
RONALD AND DAN SANT
PRELIMINARY REPORT**

P.2002.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.002 (Ronald and Dan Sant) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 14, 2002, the Owner submitted an application to amend the Zoning By-law to permit a second dwelling on a lot in the A Agricultural Zone. The By-law requires a minimum lot area of 35 ha to permit a second dwelling, whereas the subject lot is 22.07 ha.

Background - Analysis and Options

The subject lands are located on the east side Cold Creek Road, north of Kirby Road, being Part 2 on Plan 8343 (11811 Cold Creek Road), in Lot 32, Concession 10, City of Vaughan. The 22.07 ha site has approximately 49 m of frontage on Cold Creek Road, and is currently developed with a detached residential dwelling, farm fields and ponds. The lands are designated "Rural Use Area" and "Valley and Stream Corridor" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - commercial greenhouses (A Agricultural Zone)
- South - railway line, farm land (A Agricultural Zone)
- East - valleyland (A Agricultural Zone)
- West - Cold Creek Road; farm land (A Agricultural Zone)

On March 28, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Kleinburg and Area 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.

Preliminary Review

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

- Official Plan Amendment #600 permits secondary dwellings subject to certain criteria; the application is considered to conform to the Official Plan;
- the zoning by-law permits an additional dwelling on a lot in the A Agricultural Zone, provided the lot has a minimum area of 35 ha; an exception to this requirement is needed as the subject lot is 22.07 ha;
- appropriateness of permitting a secondary dwelling on a 22.07 ha lot will be reviewed in terms of the overall use of the property, access arrangements, and the potential for creating expectations for future severance of the property;
- the Phase I Environmental Site Assessment submitted by the applicant must be peer reviewed prior to a Committee of the Whole meeting; and

- creating a precedent for similar applications for a second unit on other properties in the area will be considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the 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. In particular, the appropriateness of permitting a secondary dwelling will be reviewed, as well as the precedence for similar applications in the area, and the potential for future severance of the subject property. The Phase I Environmental Site Assessment for the property must be peer reviewed to provide input into the technical report.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

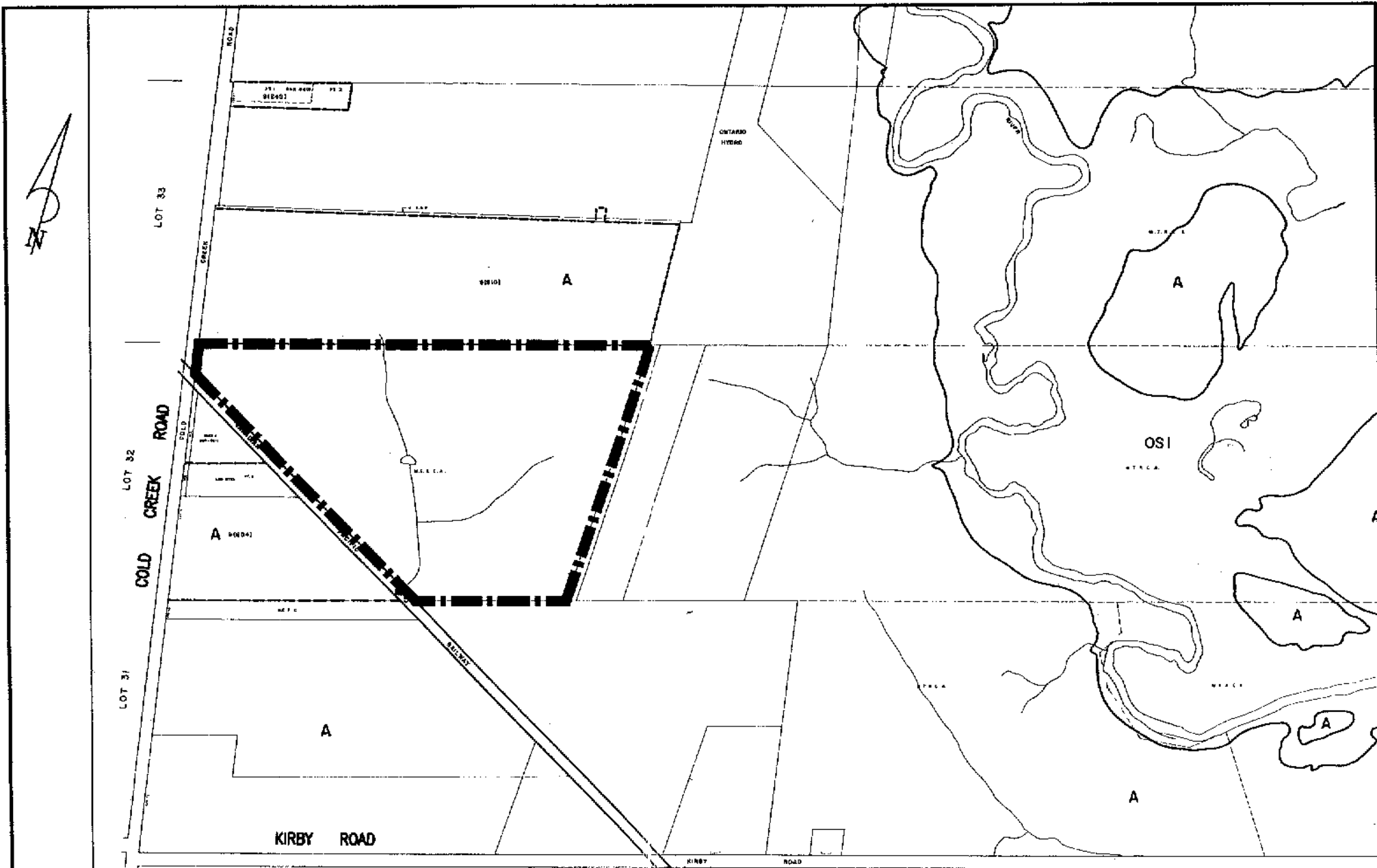
Todd Coles, Planner, ext. 8634
Art Tikiryman, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

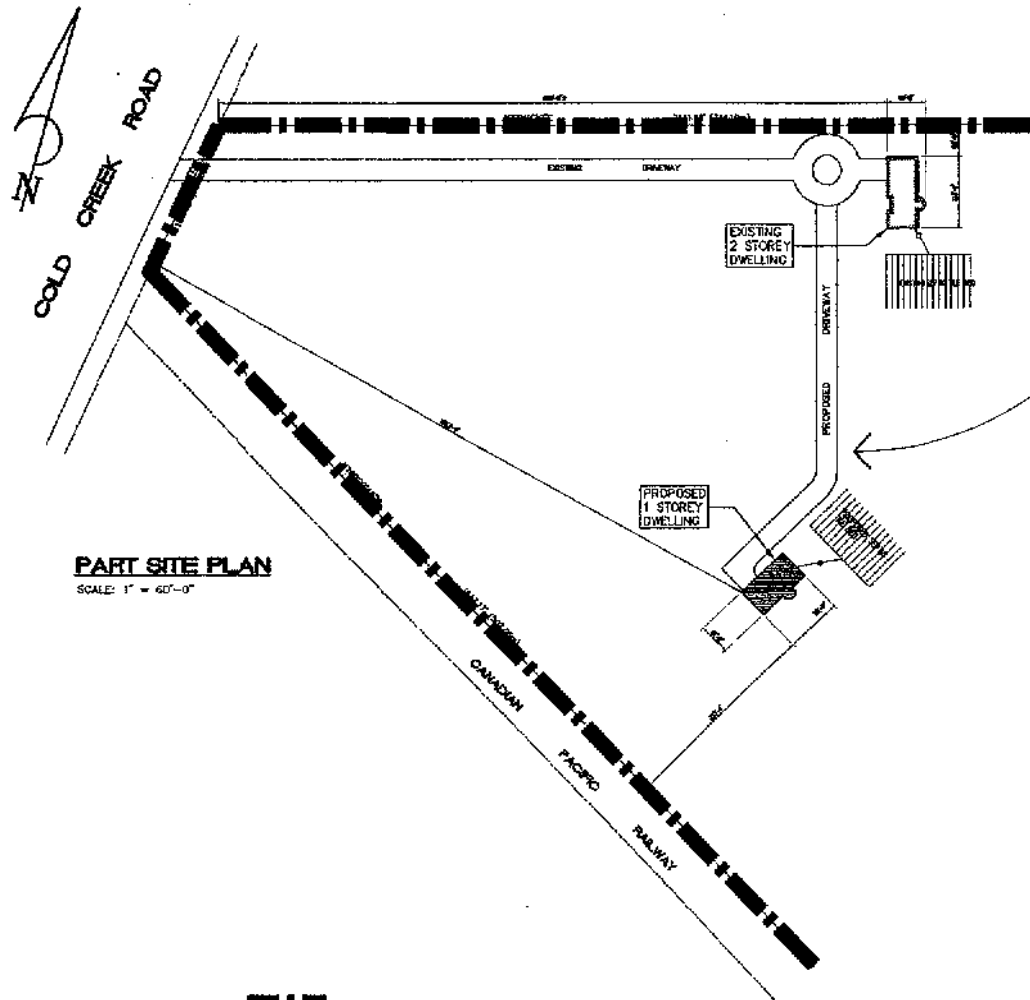


 SUBJECT LANDS

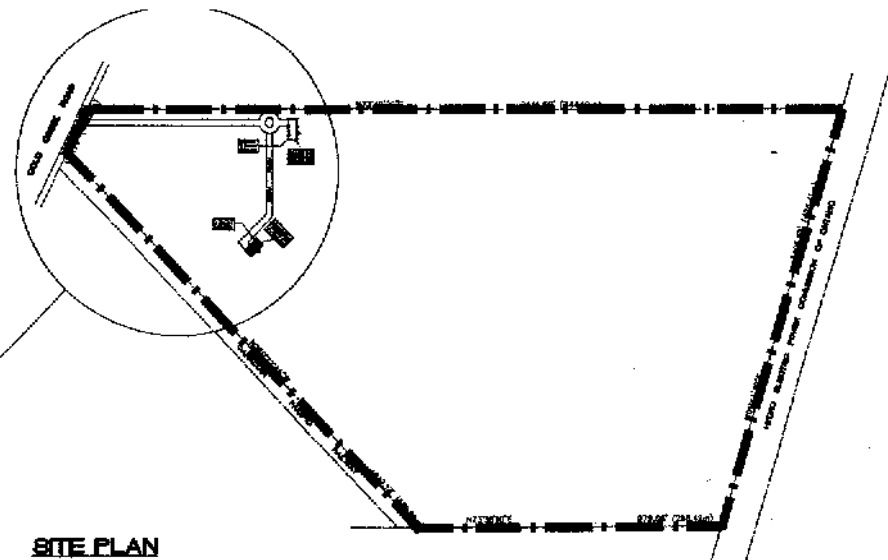
CONCESSION 10

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE:	01/30/2002
Z.02.002	LOCATION: PART OF LOT 32 CONCESSION 10	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		RONALD AND DAN SANT	



PART SITE PLAN
SCALE: 1" = 60'-0"

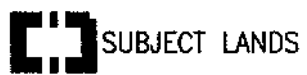


SITE PLAN
SCALE: 1" = 100'-0"

BOUNDARY INFORMATION SHOWN IS BASED ON PLAN OF SURVEY OF LOT 32, CONCESSION X, PART 2

PERTINENT INFORMATION

SITE AREA:	54.54 ACRES (22.07 Ha.)
BUILDING COVERAGE	
EXISTING DWELLING	2140± S.F. (198.81 S.M.)
PROPOSED DWELLING	1800± S.F. (167.22 S.M.)
TOTAL COVERAGE	3940± S.F. (366.03 S.M.) 0.17%



ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	01/30/2002
	Z.02.002	LOCATION: PART OF LOT 32 CONCESSION 10		APPLICANT:	SCALE:
			RONALD AND DAN SANT		