

COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 17, 2002

**3. OFFICIAL PLAN AMENDMENT FILE OP.02.016
ZONING BY-LAW AMENDMENT FILE Z.02.061
GEORGE KNIGHT
PRELIMINARY REPORT**

P.2002.60

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File OP.02.016 and Z.02.058 (George Knight) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 1, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit the severance of the subject property into 2 lots and 1 parcel, in the following manner:

	<u>Area</u>	<u>Frontage</u>
Lot 1:	1.78 ha	222 m
Lot 2:	2.06 ha	92 m
Parcel 3:	3.24 ha	0 m

The Owner intends to add the proposed parcel to the agricultural lands to the west to create a new lot with an area of 9.38 ha and frontage of 191 m.

Background - Analysis and Options

The Owner has submitted a severance application (File B50/02) and 2 minor variance applications (Files A280/02 and A281/02) to facilitate the severance of the subject lands into 2 non-farm residential lots. These applications are currently being held, pending the subject Official Plan Amendment and Zoning By-law Amendment applications.

The subject lands are located at the southwest corner of Kirby Road and Huntington Road, being Parts 4 and 5 on Plan 65R-16285 (6901 Kirby Road), in Lot 30, Concession 10, City of Vaughan. The 7.08 ha property, with approximately 409m frontage on Kirby Road, is developed with a detached dwelling and metal building. The easterly portion of the lot is within the valley corridor. The westerly portion is part of a hydro corridor. The surrounding land uses are:

- North - Kirby Road, vacant (A Agricultural Zone)
- South - farm, farm dwelling and accessory structures (A Agricultural Zone)
- East - Huntington Road, valley land (A Agricultural Zone)
- West - farm, waste transfer station (A Agricultural Zone)

The subject lands are designated "Agriculture Area" and "Valley and Stream Corridor" by OPA #600. The lands are zoned A Agricultural Zone by By-law 1-88.

On August 23, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to 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 a comprehensive report to Committee of the Whole.

Preliminary Review

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

- C the severance policies of Official Plan Amendment #600 do not support the severance of non-farm residential lots in the "Agriculture Area"; the appropriateness of the proposed severances in context of these policies will be reviewed;
- C the Official Plan requires submission of a justification analysis to support the proposed severances; and
- C the Toronto and Region Conservation Authority has requested a site visit to establish the top-of-bank on Lot 2 and determine the availability of tableland for a building envelope and private services.

Conclusion

The above-noted 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of permitting non-farm residential lots in the "Agriculture Area" will be reviewed. Also, the environmental sensitivity of the proposed easterly lot, which is primarily in the valleyland, will be reviewed for its suitability as a building lot.

Attachments

1. Location Map
2. Concept Plan

Report prepared by:

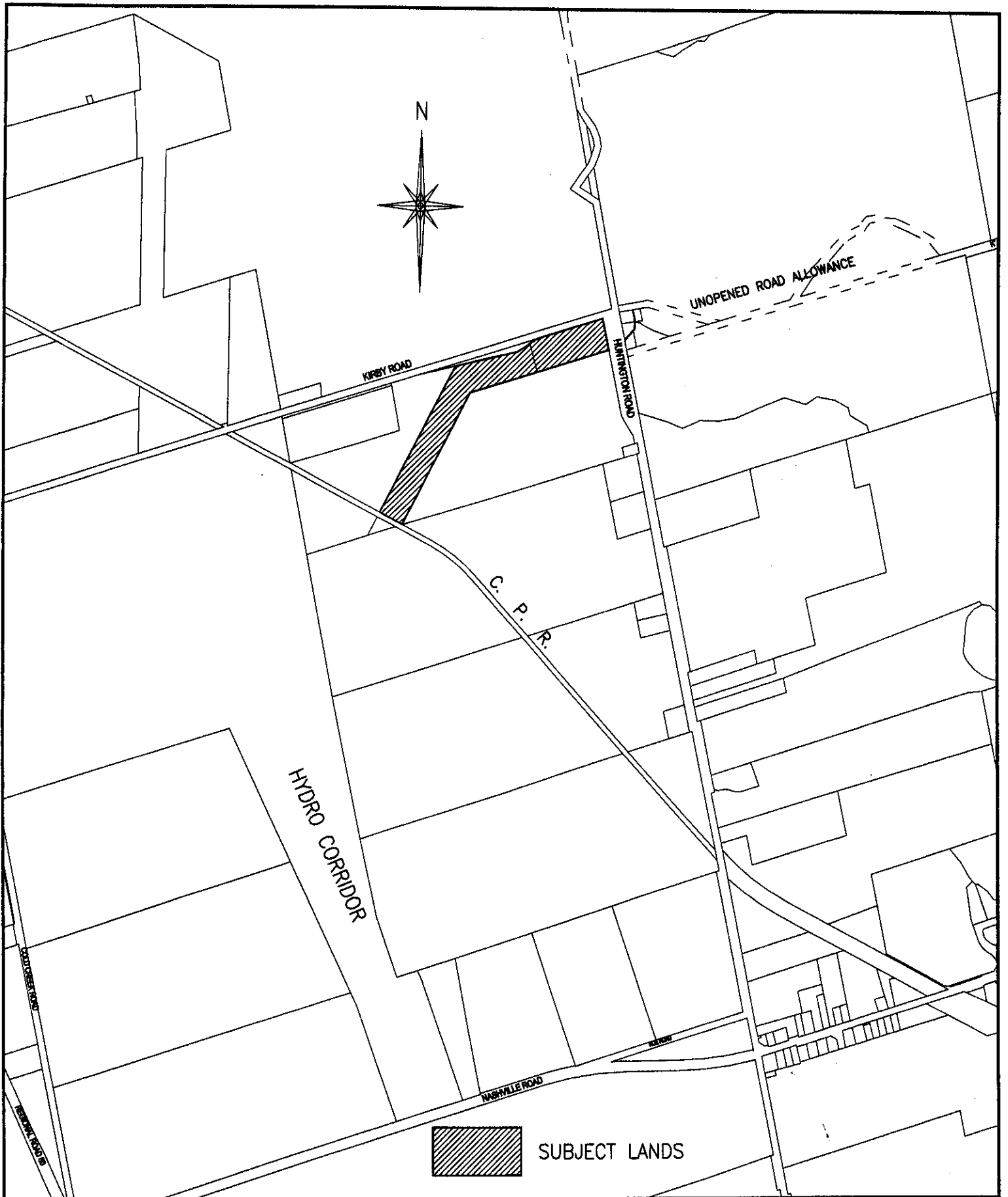
Todd Coles, Planner, ext. 8634
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

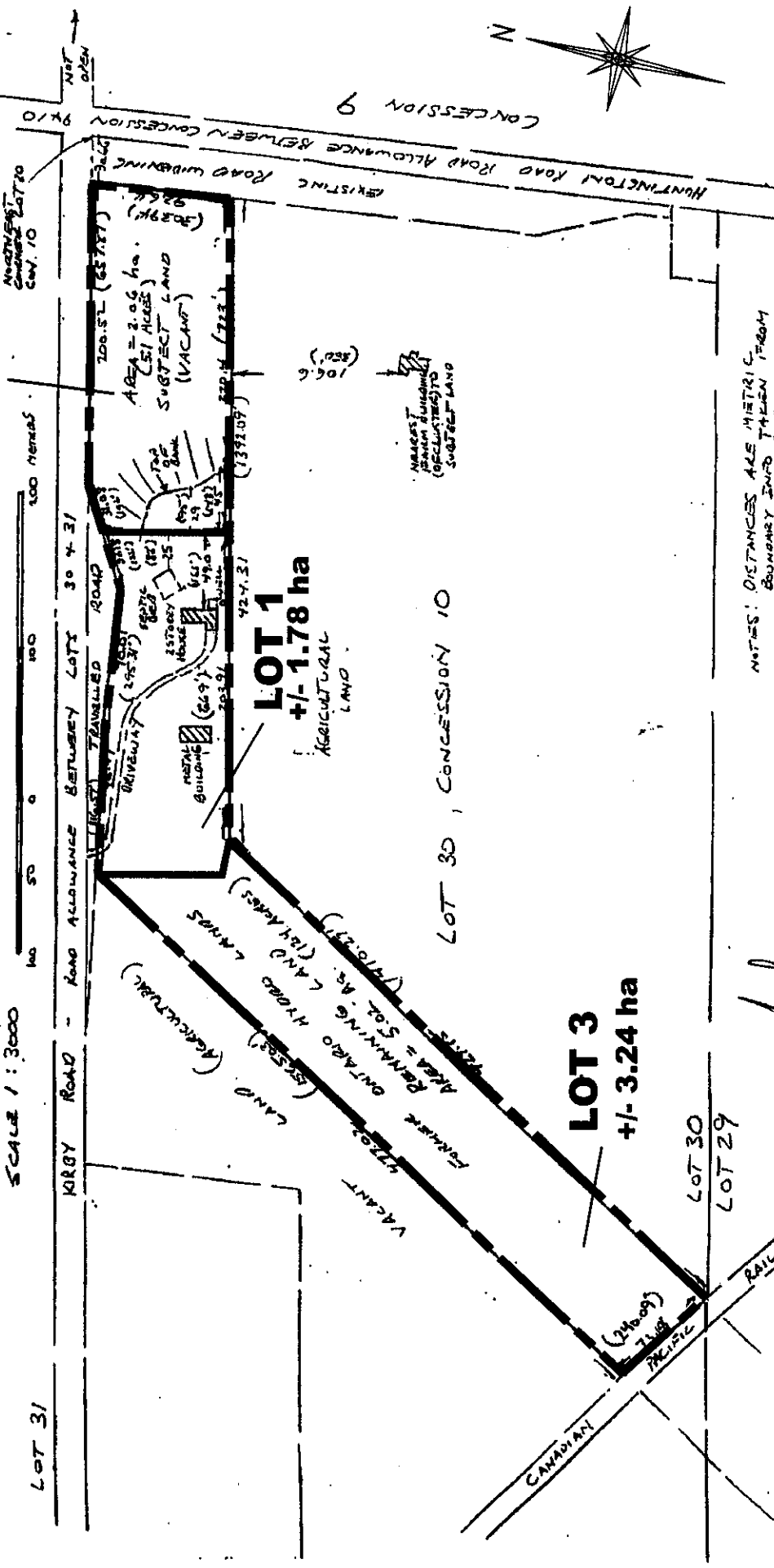


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE: 08/14/2002	
OP.02.016 Z.02.061	LOCATION: LOT 30, CONCESSION 10	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: GEORGE KNIGHT
			SCALE: NOT TO SCALE

LOT 2
+/- 2.06 ha

PART OF LOT 30, CONCESSION 10,
 CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 3000



NOTES: DISTANCES ARE METRIC.
 BOUNDARY SURVY TAKEN FROM
 PLAN 65X-162P1

J. STEEL OLD
 445 STEVENSON AVE
 KLEINBURG, ONT.
 (905) 893-1241

DATE: JULY 5, 2002
 PROJECT 02-1702

--- SUBJECT LANDS

ATTACHMENT '2' CONCEPT PLAN		FILE #:	OP.02.016 Z.02.061	REPORT #:	LOCATION: LOT 30, CONCESSION 10	APPLICANT:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	09/04/2002
						APPLICANT:	GEORGE KNIGHT	SCALE:	NOT TO SCALE