

**5.     DRAFT PLAN OF SUBDIVISION FILE 19T-03V07  
VITO AND MARIANNE PACIFICO  
PRELIMINARY REPORT**

**P.2003.60**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-03V07 (Vito and Marianne Pacifico) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 4, 2003, the Owner submitted application for a Draft Plan of Subdivision to permit a residential subdivision consisting of four rural residential lots, ranging in size from 0.44ha to 0.69ha, fronting on a cul-de-sac road.

**Background - Analysis and Options**

The site is located northeast of Kirby Road and Kipling Avenue, in Lot 31, Concession 7, City of Vaughan.

The site is designated "Estate Residential" by OPA #193, as amended by OPA#600, and zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(640). The surrounding land uses are:

- North - agricultural (Agricultural Zone)
- South - residential and open space (RR Rural Residential Zone and OS1 Open Space Zone)
- East - open space (OS1 Open Space Zone)
- West - Kipling Avenue; agricultural (A Agricultural Zone)

On August 8, 2003, 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. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- previous applications to amend the Official Plan (OP.28.82) and Zoning By-law (Z.91.84) were approved and implemented, redesignating the subject lands and lands to the south for rural residential use;
- the related Plan of Subdivision (19T-82059) had been draft approved, but was not finalized and then lapsed. Subsequently, the entire property was severed into four parcels, this one being the most northerly;

- the “Estate Residential” designation permits a maximum density of two persons per acre and the minimum lot size of an individual private lot shall be 2322.5m<sup>2</sup>; the lot areas for the proposed subdivision range from 4400m<sup>2</sup> to 6900m<sup>2</sup>, conforming to the Official Plan;
- where lands are to be deeded to the City, an Environmental Site Assessment Phase 1 would be required;
- the ability for each lot to have on-site sewage systems and an allowance of an equal area for a reserve bed and private wells must be demonstrated; and
- consideration will be given to the appropriateness, compatibility, physical form and scale of the development within the vacant lands and possible future development of this area.

### **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, Staff will review the appropriateness and compatibility of the residential lots in context of the surrounding land uses.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

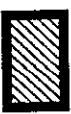
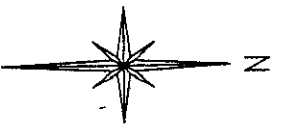
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



SUBJECT LANDS

# Location Map

Part Lot 31,  
Concession 7

APPLICANT:  
VITO & MARIANNE PACIFICO

MAP/PT/1 ATTACHMENTS/19/VN-03/07



Community Planning Department

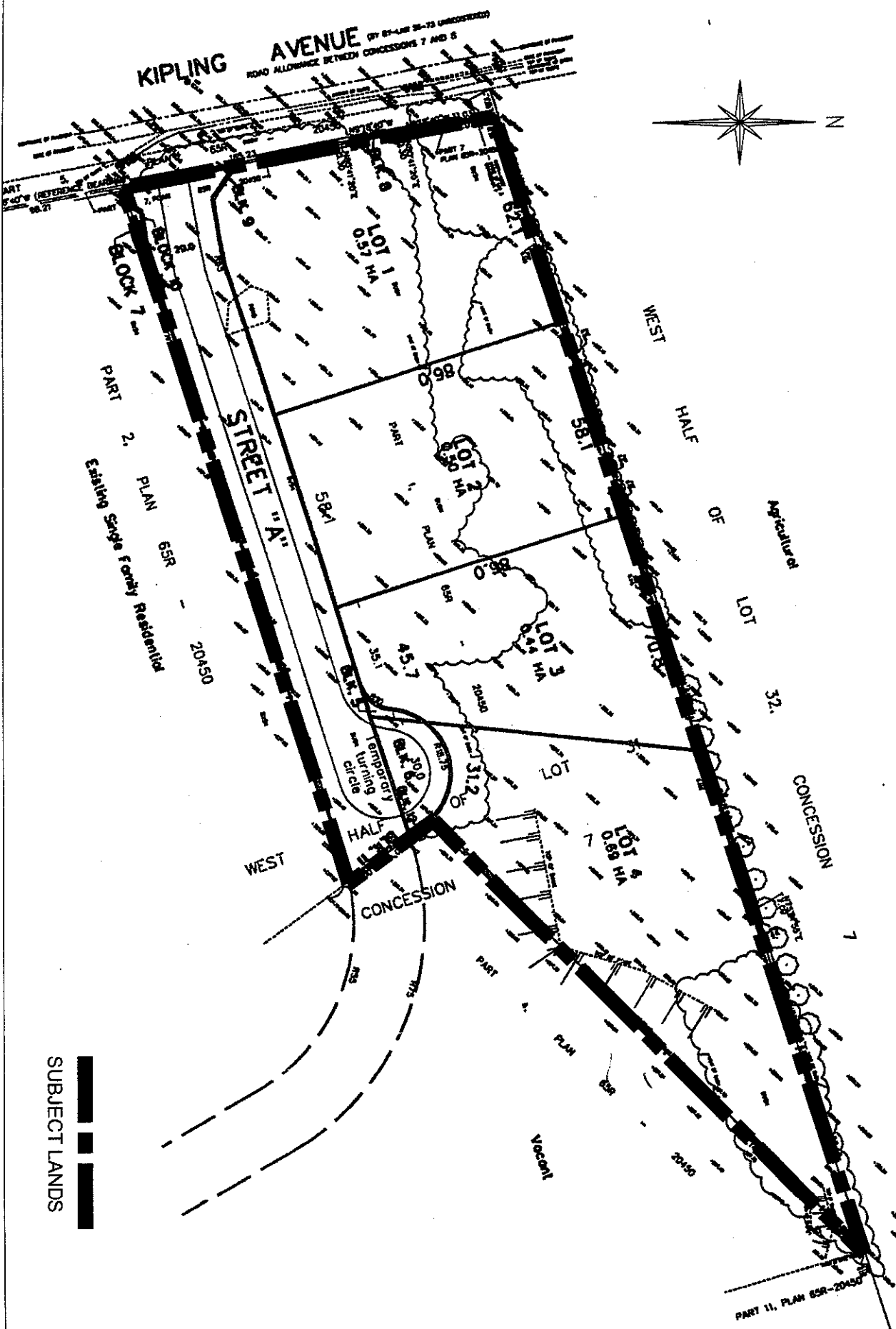
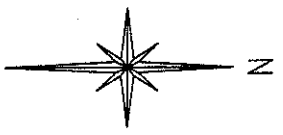
# Attachment

FILE No.:  
19T-03V07

July 3, 2003

Not to Scale





**SUBJECT LANDS**

# Site Plan

Part Lot 31,  
Concession 7

APPLICANT:  
VITO & MARIANNE PACIFICO

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Community Planning Department

# Attachment

FILE No.:

191-03V07

July 3, 2003

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