

## **COMMITTEE OF THE WHOLE JUNE 16, 2003**

### **OFFICIAL PLAN AMENDMENT FILE OP.03.005 ZONING BY-LAW AMENDMENT FILE Z.02.082 TINA & PAOLA ROMANO REPORT #P.2003.15**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.005 (Tina & Paola Romano) BE APPROVED to amend the "Estate Residential" Policies of OPA #600 to reduce the minimum lot size from 6,000m<sup>2</sup> to 4674m<sup>2</sup>.
2. THAT Zoning By-law Amendment Application Z.02.082 (Tina & Paola Romano) BE APPROVED, subject to the following:
  - i) That prior to enactment of the by-law:
    - a) final verification is required that the two lots are of sufficient size, dimensions and capability to support a private well and sewage disposal system;
    - b) that the open space limits be defined to the satisfaction of the Planning Department and the Toronto and Region Conservation Authority.
  - ii) That the implementing by-law:
    - a) amend the existing site-specific schedule to provide for two lots;
    - b) rezone the south end of the subject lands to OS1 Open Space Conservation Zones; and
    - c) provide a minimum 10m building and structure setback from the OS1 Zone.

#### **Purpose**

On December 16, 2002, the Owner submitted application to amend the Zoning By-law and on January 22, 2003, the Owner submitted application to amend the Official to re-designate and rezone the subject lands. The applications would facilitate the severance of the subject lands into two residential lots, having areas of 4674m<sup>2</sup> and 6000m<sup>2</sup>, each with 50m frontage.

#### **Background - Analysis and Options**

The 1.06 ha site is located north of Major Mackenzie Drive, east of Pine Valley Drive, being Lot 5 on Plan M-1540 (116 Millwood Parkway), within Lot 21, Concession 6, City of Vaughan.

The site is designated "Estate Residential" by OPA #600 and zoned RR Rural Residential Zone by By-law 1-88m, subject to Exception 9(62). The surrounding land uses are:

- North – vacant land (Agricultural Zone)
- South – residential (RR Residential Zone)
- East – residential (RR Residential Zone)
- West – residential (RR Residential Zone)

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers Association. The recommendation of the Committee of the Whole at the Public Hearing on February 17, 2003, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on February 24, 2003.

#### Official Plan

The lands are designated "Estate Residential" by OPA #600. The proposed severance application would result in lot areas of 6,000m<sup>2</sup> and 4,674m<sup>2</sup>. The policies of OPA #600 state that the minimum lot size for estate residential shall be a minimum of 6,000m<sup>2</sup>, with the average lot size to be no less than 8,000m<sup>2</sup>. An Official Plan amendment is required to enable the proposed lot area of 4,674m<sup>2</sup>.

The Consent Policies of OPA #600 state that, applications for severance for the creation of non-farm residential lots shall be considered, having regard to the following:

- Lots in the form of infilling for non-farm residential use will be considered within areas designated as Hamlet or Estate Residential.

#### Zoning

The subject lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(62). The exception permits only a detached dwelling use on each of "Lots 1 to 10, inclusive" as shown on Schedule E-64.

The application proposes an additional dwelling on Lot 5, which would not comply with the site-specific exception. Therefore, an amendment to the zoning by-law is required.

#### Open Space

The Toronto and Region Conservation Authority have reviewed the application and determined that the rear (southern portion) of the property is low and provides an overland flow route. The TRCA recommends that the land be rezoned to OS1 Open Space Conservation Zone with a 10m setback to all buildings and structures. Also, an easement and/or restrictive covenant in favour of the TRCA is required to be placed on the Open Space (OS1) zoned lands. Attachment #3 (Proposed Site Plan) shows the approximate location of the open space zone and the required 10m setback to all buildings and structures.

#### Land Use/Compatibility

The application proposes to rezone the subject lands to facilitate the severance to a 1.06 ha parcel into two lots having areas of 6,000m<sup>2</sup> and 4,674m<sup>2</sup>, each with frontages of 50m. Lots in the area range in size from 4,032m<sup>2</sup> to 17,037.87m<sup>2</sup>, and in frontage from 45 m to 91 m. This lot fronts on the east/west portion of Millwood Parkway, and the proposed lots would be similar to the lots along the north and south sides of Millwood Parkway. The lot also faces lands designated for urban development in Block 40, and is expected to be opposite smaller serviced lots in the future.

In respect of this application setting precedent any similar applications submitted to the Planning Department for severance would have to be examined on an individual basis. Factors considered would include the size and frontage of the original lot, the location within the subdivision and the relationship to the future urban area, and the potential for supporting private service systems or for future municipal servicing.

It has been verified that the two lots could support their own private well and sewage disposal system. The services would be subject to the approval of the City of Vaughan and all other agencies.

### **Conclusion**

Planning Staff have reviewed the applications in context of the provisions of the Official Plan and Zoning By-law. The proposed official plan amendment and rezoning application would permit an additional lot through severance. Staff is satisfied that the proposal is a compatible and appropriate use for the "Estate Residential" designation. In consideration of the topography and overland flow route, it is recommended that the southerly (rear) portion of the lands be rezoned to OS1 Open Space Conservation Zone, with a 10m setback to all buildings and structures from the limits of the open space zone.

For these reasons, Staff can recommend approval of the Official Plan and Zoning By-law amendment applications, subject to conditions. Should Committee concur, the recommendation of this report can be adopted.

### **Attachments**

1. Location Map
2. Existing Site Plan
3. Proposed Site Plan

### **Report prepared by:**

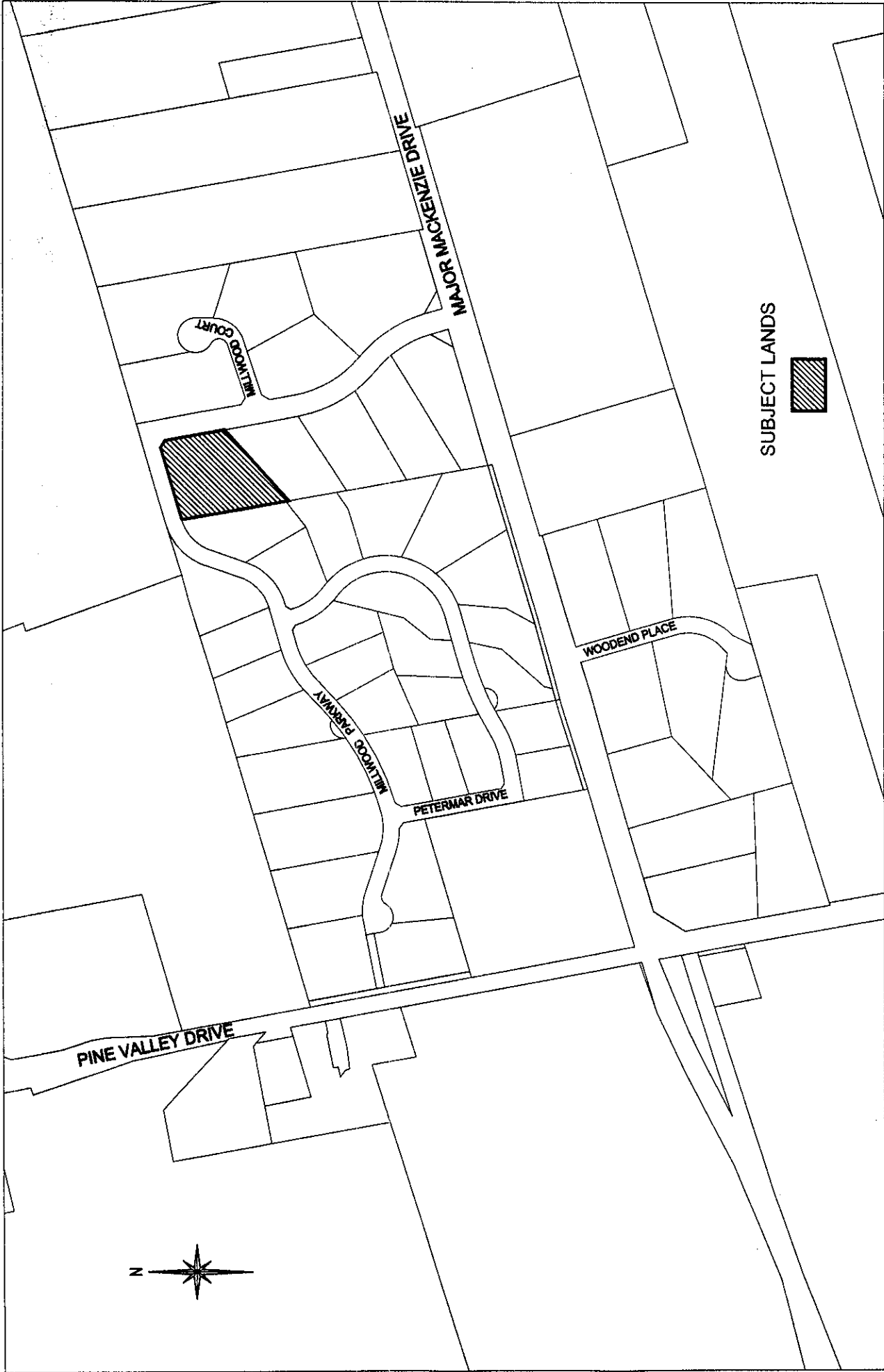
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



# Location Map

Part of Lot 21,  
Concession 6

APPLICANT:  
TINA & PAOLA ROMANO

# City of Vaughan

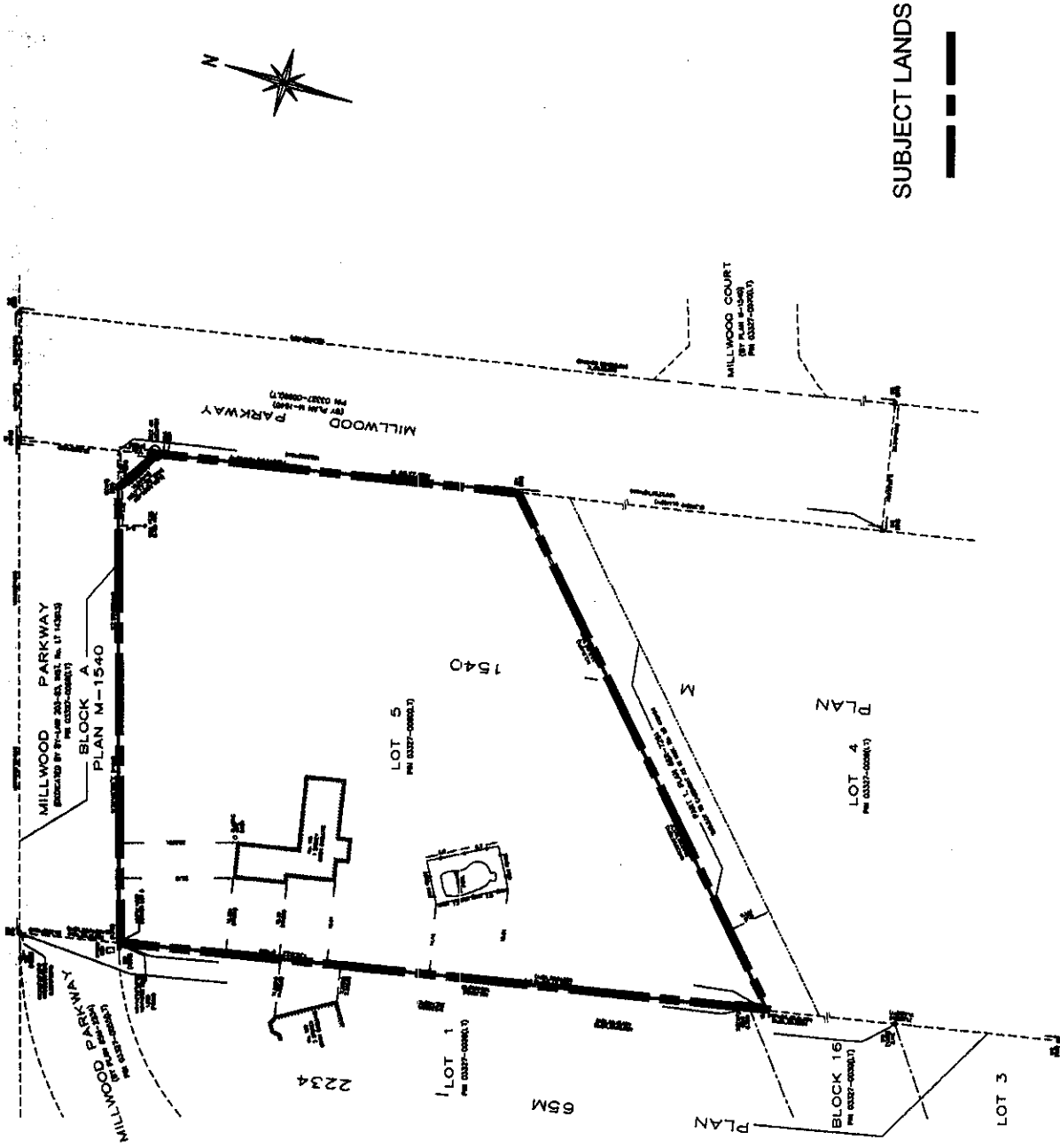
Community Planning Department

# Attachment

# 1

FILE No.:  
Z.02.082

January 3, 2003  
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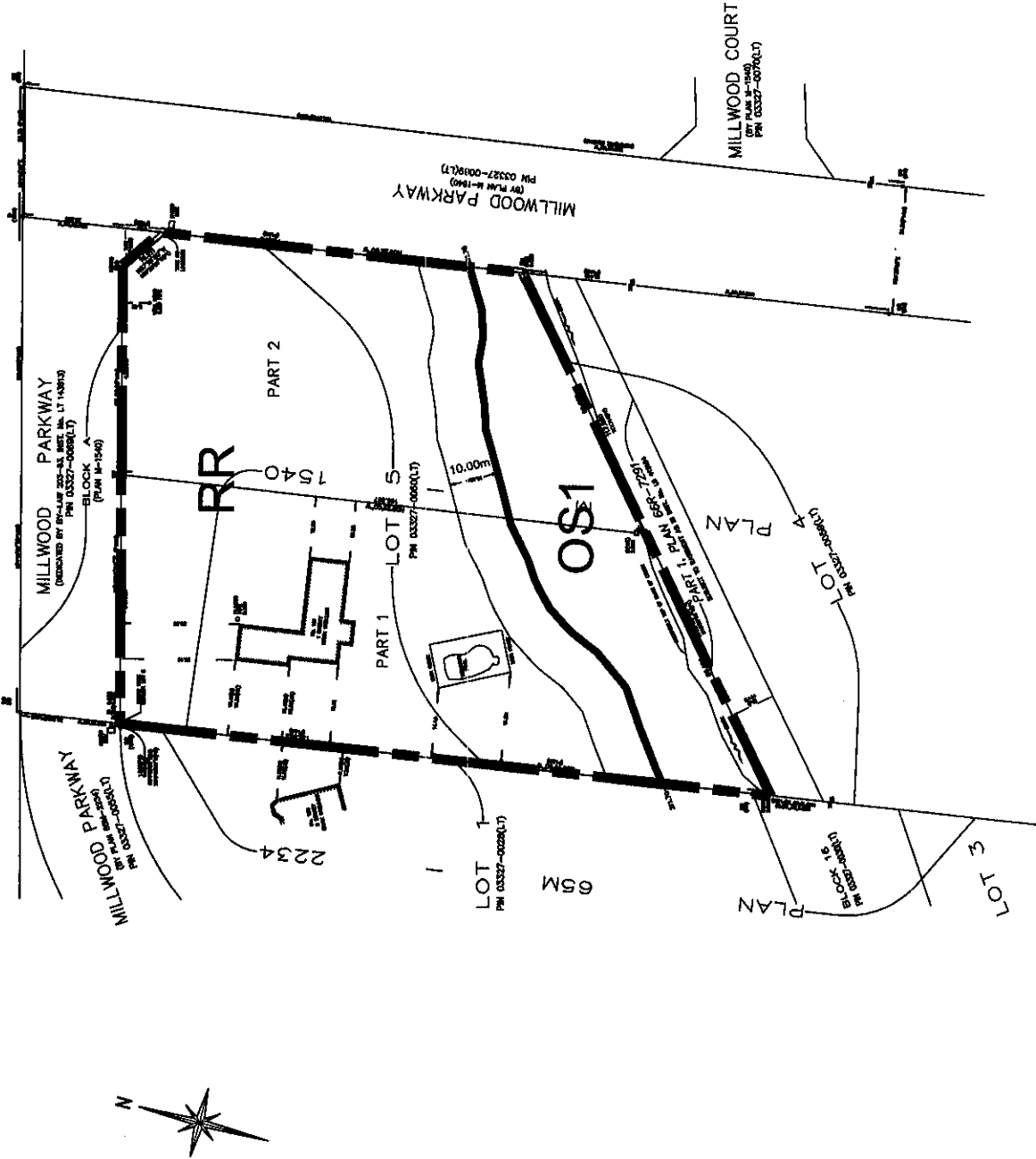


# Attachment 2

FILE No.: Z.02.082  
 January 3, 2003  
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## City of Vaughan Community Planning Department

**Existing Site Plan**  
 Part of Lot 21,  
 Concession 6  
 APPLICANT:  
 TINA & PAOLA ROMANO




  
 SUBJECT LANDS

# Proposed Site Plan

Part of Lot 21,  
 Concession 6  
 APPLICANT:  
 TINA & PAOLO ROMANO



Community Planning Department

**Attachment 3**  
 FILE No.:  
 Z.02.082 &  
 OP.03.005  
 January 3, 2003  
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