

**1. ZONING BY-LAW AMENDMENT FILE Z.06.014
 MARIA SCARPONE
 PRELIMINARY REPORT**

P.2006.26

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.014 (Maria Scarpone) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically the RR Rural Residential Zone, subject to Exception 9(237) to By-law 1-88, to facilitate a future severance of the subject lands as shown on Attachment #2 and to provide the following zoning exceptions:

Retained Lot: permit a minimum lot area of 9886m², whereas 18,114m² is currently required; and,
 permit a minimum lot frontage of 61.68m, whereas 106.68 is currently required;

Severed Lot: permit a minimum lot area of 8228m², whereas 18,114m² is currently required;
 permit minimum lot frontage of 45.0m, whereas 106.68m is currently required.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located north of King-Vaughan Road and west of 10th Line, being Lot 9 on Plan M-0089 (207 Ranch Trail Road), in Part of Lot 1, Concession 10, City of Vaughan. The subject lands are designated "Estate Residential" by OPA #600 and "Natural Heritage System within the Protected Countryside" by the Greenbelt Plan. The lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(237), which permits single detached dwelling units. The subject lands have an area of 1.80 ha and are developed with an existing single detached dwelling unit, a well, septic field, and a man-made pond. The surrounding land uses are:

- North - ranch Trail Road; residential (RR Rural Residential Zone)
- South - valley lands (OS1 Open Space Conservation Zone)
- West - residential (RR Rural Residential Zone)
- East - residential (RR Rural Residential Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. To date, no written comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the future Committee of the Whole.

Preliminary Review

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

- i) the application will be reviewed in the context of the City's Official Plan and The Provincial Greenbelt Plan policies respecting land severances;
- ii) the appropriate documents must be submitted in support of the application to demonstrate conformity of the proposal with the Greenbelt Plan;
- iii) the appropriateness of the proposed lot sizes will be reviewed in the context of the minimum by-law requirements, compatibility with the adjacent lands, and future building form; and,
- iv) the appropriate engineering and servicing report, including an impact assessment in accordance with the Ministry of the Environment's requirements, must be submitted to demonstrate that the proposed lot can be serviced by private septic system and private well water supply without adversely impacting the quality or quantity of the ground and surface water supply in the community.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable City Official Plan and Provincial Greenbelt Plan policies, and compatibility with surrounding lots, with particular consideration given to the appropriateness of the proposed zoning exceptions to facilitate a future lot severance.

Attachments

1. Location/Zoning Map
2. Severance Proposal

Report prepared by:

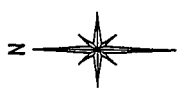
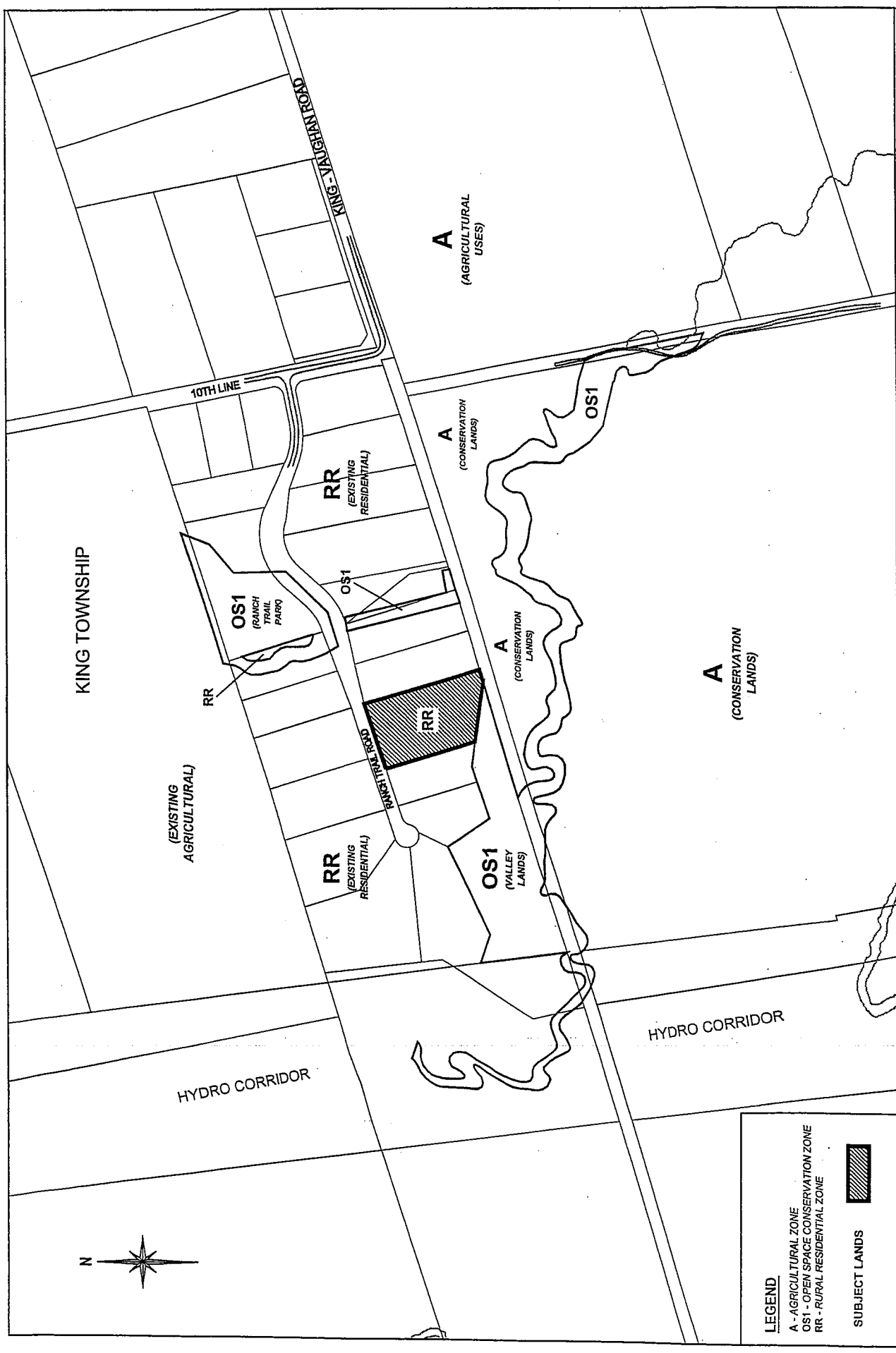
Judy Jeffers, Planner, ext. 8645
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE

SUBJECT LANDS

Attachment 1

FILE No.: Z.06.014
 Not to Scale
 March 3, 2006

City of Vaughan
 Development Planning Department

Location / Zoning Map

Part of Lot 1,
 Concession 10
 APPLICANT:
 MARIA SCARPONE
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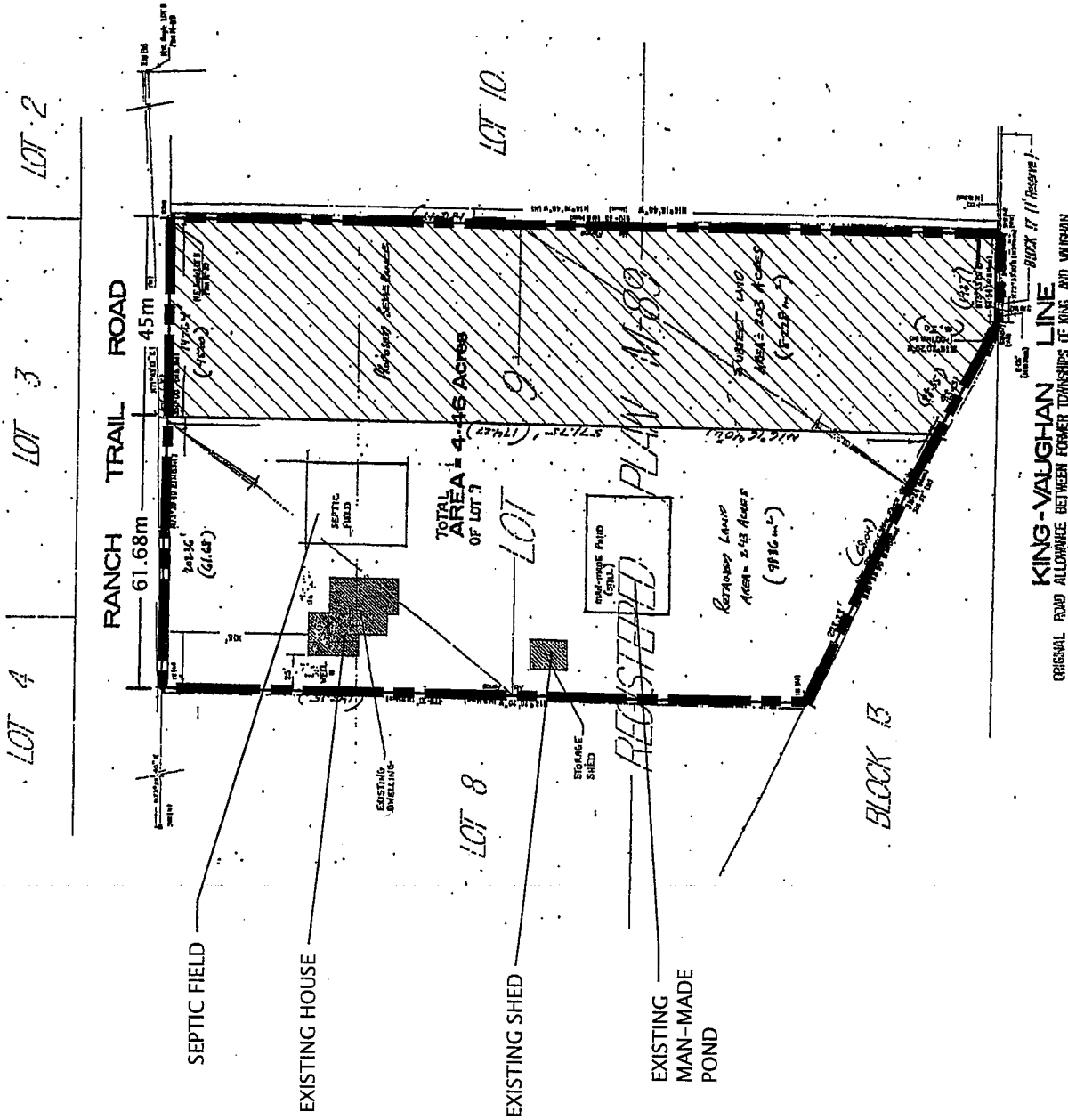
PROPOSED RETAINED
LAND 0.98 ha.



PROPOSED SEVERANCE
LAND 0.82 ha.



SUBJECT LANDS
TOTAL AREA 1.80 ha.



Severance Proposal

Part of Lot 1,
Concession 10

APPLICANT:
MARIA SCARPONE

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Development Planning Department

Attachment 2

FILE No.:
Z.06.014

Not to Scale

April 5, 2006