

**3. ZONING BY-LAW AMENDMENT FILE Z.08.043
PETER AND ERICA ADAMO**

P.2008.49

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.043 (Peter and Erica Adamo) 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.

Communications Plan

On October 24, 2008, 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. As of November 6, 2008, no written comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to provide an exception to Section 3.20(a), which permits only one single detached dwelling on any original lot registered within Plan M-5582.

The requirement to amend the Zoning By-law is a condition of an approved severance related to the subject property, which will facilitate the severance of Lot 13 on Plan M-5582 (Attachment #1) into two lots, each to be developed with a single detached dwelling for a total of two dwelling units (Attachment #2).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the property municipally known as 160 Ravendale Court, and adjacent to Stegman's Mill Road and Ravendale Gate, being Lot 13 on Registered Plan M-5582, in Part of Lot 25, Concession 8, City of Vaughan.

The subject lands are designated "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan), and are zoned RR Rural Residential Zone by Zoning By-law 1-88. The proposal conforms to the Official Plan, but requires an amendment to the Zoning By-law. The surrounding land uses are shown on Attachment #1.

On August 28, 2008, the Committee of Adjustment approved a Consent Application (B058/07) to sever the subject lands in the manner shown on Attachment #2, subject to the following condition:

"Relief from Section 3.20a) of By-law 1-88 "use of residential lots" is required, subject to the satisfaction of the Building Standards Department and the Development Planning Department."

Preliminary Review

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

- i) the application will be reviewed in consideration of the policies contained in the City's Official Plan and the requirements of Zoning By-law 1-88;
- ii) the appropriateness and compatibility of the proposed lots will be reviewed in the context of the surrounding existing development; and,
- iii) review will be given to the RR Rural Residential Zone standards required to facilitate the proposal.

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional issues associated with this application.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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, the application will be reviewed in consideration of the City's Official Plan policies, the zoning standards in By-law 1-88, and the appropriateness and compatibility of the proposed development with the surrounding area context.

Attachments

1. Location Map
2. Proposed Severance Plan

Report prepared by:

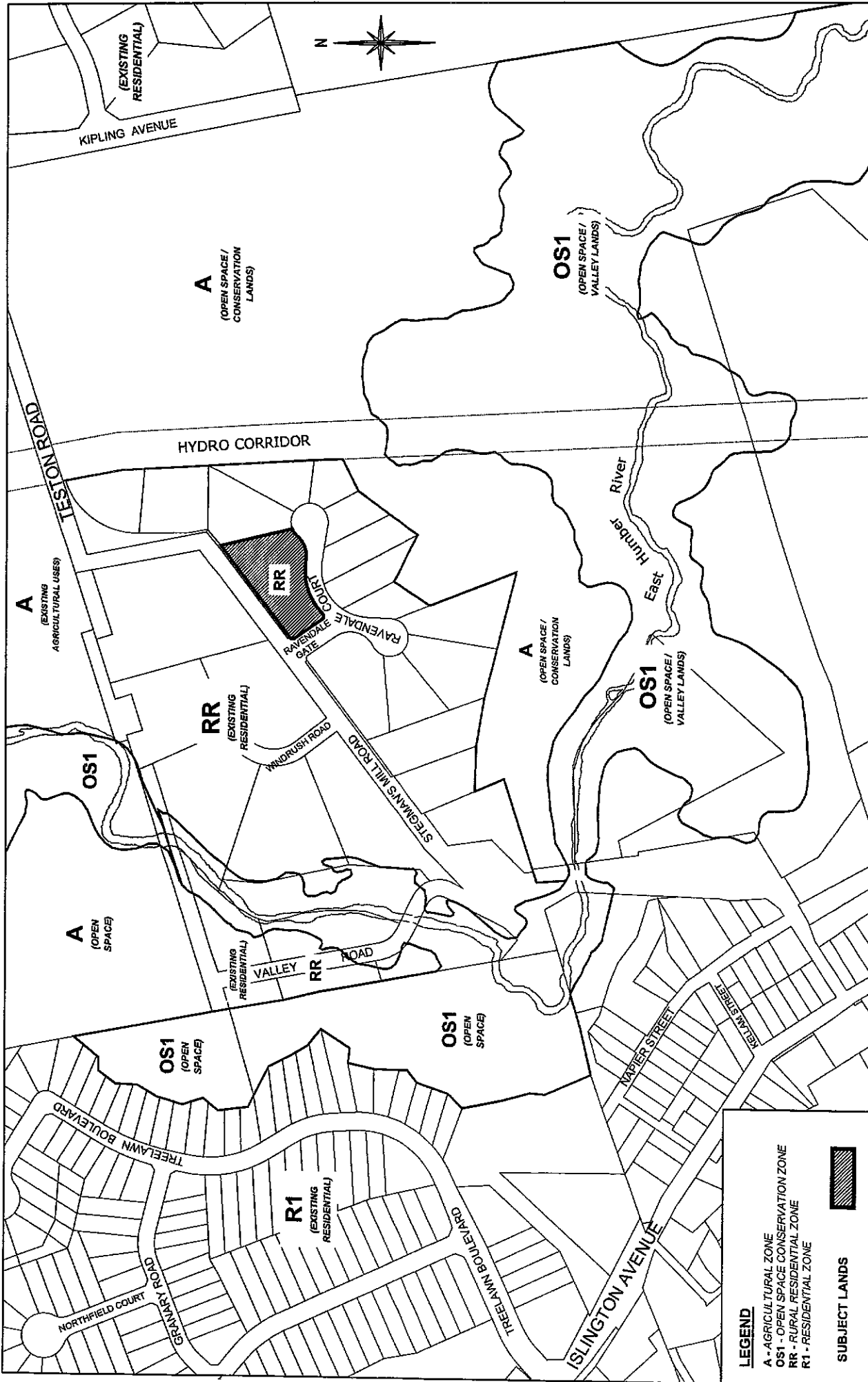
Mary Serino, Planner, ext. 8215
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE
- R1 - RESIDENTIAL ZONE

SUBJECT LANDS



Location Map

Part of Lot 25,
Concession 8
APPLICANT:
PETER & ERICA ADAMO



Development Planning Department

Attachment 1

FILE No.:
Z.08.043
 Not to Scale
 October 28, 2008

N:\DFT\1 ATTACHMENTS\Z-08-043

ZONING BY-LAW AMENDMENT APPLICATION TO FACILITATE
 THE SEVERANCE OF THE SUBJECT LANDS TO PERMIT
 2 DWELLINGS ON THE SUBJECT LANDS
 (ON THE ORIGINAL LOT 13, PLAN M-5582)

STEGMAN'S MILL ROAD

CENTRE LINE OF HIGHWAY

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

Plan-A57
 Area 2.15
 Containing
 1.00 ACRES
 N.T.S. 1/2000

RAVENDALE GATE

LOT 12
 5582

LOT 13

REGISTERED

RAVENDALE COURT

SEVERANCE LINE
 (Approved by Committee
 of Adjustment, File B058/07,
 subject to Zoning Approval)

SUBJECT LANDS
 (Lot 13, Plan M-5582)

**Proposed
 Severance Plan**

APPLICANT:
 PETER & ERICA ADAMO

Part of Lot 25,
 Concession 8

NA\DTA\ATTACHMENTS\Z\Z.08.043

**City of
 Vaughan**

The City Above Toronto

Development Planning Department

**Attachment
 2**

FILE No.:
 Z.08.043

Not to Scale

October 28, 2008

