

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 17, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

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**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
CITY OF VAUGHAN
WARD 1 - VICINITY OF KING-VAUGHAN ROAD AND HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Schedule E-240 to correctly show the parcel fabric and the odour attenuation line on the subject lands.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

Administrative corrections to Zoning By-law 1-88 do not require a public notice.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, to show the subject lands shown on Attachments #1 and #2, with the correct parcel fabric (Lots 8A and 8B, Plan M-89) and odour attenuation line thereby correcting the intent of former site-specific Zoning By-laws 524-88, 525-88, and 393-2003.

Location

The subject lands shown on Attachments #1 and #2 are located north of King-Vaughan Road, on the west side of Huntington Road and 10th Concession Line, being Part of Lot 1, Concession 10, City of Vaughan.

Background

Draft Plan of Subdivision File 19T-77103, registered as Plan M-89 on August 12, 1980, created 12 residential lots with frontage on Ranch Trail Road. The implementing site-specific Zoning By-law 142-79, enacted by Vaughan Council on June 18, 1979, zoned the subject lands RR Rural Residential Zone and included an odour attenuation line in accordance with the Ministry of Agriculture and Food's policy respecting separation distances from sensitive land uses (farms). Site-specific Zoning By-law is incorporated into Zoning By-law 1-88 as site-specific Exception 9(237) and Schedule E-240.

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In 1988, site-specific Zoning By-laws 524-88 and 525-88 were enacted to facilitate a lot severance for Lot 8, Plan M-89, as shown on Attachment #3. The site-specific by-laws amended Schedule E-240 to identify the severance of the Lot, being Lots 8A and 8B. In 1990, site-specific Zoning By-law 340-90 further amended Schedule E-240 to identify another lot severance (Lot 10 and Block 14), in registered Plan M-89. When site-specific Zoning By-law 340-90 was enacted, Schedule E-240 inadvertently omitted the previously created Lots (Lots 8A and 8B) established by site-specific Zoning By-laws 524-88 and 525-88.

In 2003, site-specific Zoning By-law 393-2003 amended Exception 9(237) and Schedule E-240 to facilitate future lot severances of Lot 1, Plan M-89, and amended the odour attenuation line, which brought the majority of Lot 1 out of the influence area. In 2007, site-specific Zoning By-law 138-2007 further amended Schedule E-240 to show a future lot severance for Lot 9, Plan M-89, and inadvertently deleted the easterly portion of the odour attenuation line. The deletion of the easterly portion of the odour attenuation line brought Lot 1 back into the area of influence and has resulted in restricting any future development on the subject lands.

The purpose of this Administrative Correction to Zoning By-law 1-88 is to correct the above noted errors by amending the current Schedule E-240, shown on Attachment #4, to re-establish Lots 8A and 8B, and the easterly portion of the odour attenuation line, as shown on Attachment #3, which were inadvertently omitted through subsequent amendments to the original Schedule E-240.

Presently 231 and 247 Ranch Trail Road (Lot 8, Plan M-89), 80 and 100 Ranch Trail Road, and 12300 and 12320 10th Concession Line (Part of Lot 1, Plan M-89) are all developed with single detached dwellings. 12340 10th Concession Line (Part of Lot 1, Plan M-89) is presently vacant.

A zoning by-law to implement the administrative correction will be prepared for enactment at the Council Meeting on February 21, 2017.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable city.

Regional Implications

There are no Regional implications associated with the Administrative Correction.

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88 is necessary to correct the inadvertent errors respecting the zoning of the subject lands, as identified in this report. An Administrative Correction By-law will be forwarded to the Council Meeting of February 21, 2017 for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Correction to Odor Attenuation Line and Property Fabric on Lands Subject to the Administrative Correction
4. Current Schedule "E-240" to By-law 1-88 Exception 9(237)

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Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)