

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

ZONING BY-LAW AMENDMENT FILE Z.13.021
PHILIP DIFONZO
WARD 1 – VICINITY OF HUNTINGTON ROAD AND KING-VAUGHAN ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;
- 2) That the deputation by Ms. Angela Sciberras, Macaulay Shiomi Howson Ltd., Timothy Street, Newmarket, on behalf of the applicant, be received; and
- 3) That the following communications be received:
 - C3. Teresa and Cosimo Oppedisano, dated November 20, 2013;
 - C6. Dino and Luisa Beltrame, dated November 22, 2013;
 - C12. Robert, Lino and Toni Colagiaco, dated November 26, 2013; and
 - C16. Tony and Joanne Gileppo, dated November 26, 2013.

1. THAT the Public Hearing report for File Z.13.021 (Philip DiFonzo) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- Date the Notice of a Public Hearing was circulated: November 1, 2013
- Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association
- Comments Received as of November 12, 2013: None

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	By-law Standard	Zoning By-law 1-88, RR Rural Residential Zone, subject to site-specific Exception 9(237) Requirements	Proposed Exceptions to the RR Rural Residential Zone, Exception 9(237)
a.	Minimum Lot Frontage	Existing Lot - 81 m (Ranch Trail Road)	Retained Lot – 81 m (Deem Ranch Trail Road to be the front lot line for the purposes of establishing lot frontage) Proposed Lot - 74.27 m (Huntington Road)
b.	Minimum Lot Area	Existing Lot - 12,000 m ²	Retained Lot – 6,000 m ² Proposed Lot – 6,000 m ²
c.	Maximum Number of Dwelling Units on a Lot	The subject lands are identified as Lot 12 A on Schedule “E-240” to Exception 9(237), which permits only 1 dwelling on this lot.	Permit 2 detached dwellings on Lot 12 A as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Southwest corner of Huntington Road and Ranch Trail Road, municipally known as 15 Ranch Trail Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation a) In-effect Official Plan	<ul style="list-style-type: none"> “Estate Residential” within the Rural Use General Area by in-effect OPA #600, which requires a minimum lot size for estate residential plans of subdivision of 6,000 m², with the average lot size to be not less than 8,000 m², which is serviced by private services for water supply and sewage. The Owner intends to create two lots, as shown on Attachment #3, each with a proposed lot area of 6,000 m² in conformity with the Official Plan. If the application is approved, the average lot area within Registered Plan M-89 would be 11,000 m² (1.1 ha), which would be in keeping with the Official Plan policy to maintain an average lot size requirement of a minimum of 8,000 m² within the Plan of Subdivision. The application conforms to the in-effect Official Plan.

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b) VOP 2010	<ul style="list-style-type: none"> ▪ “Rural” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. VOP 2010 permits detached dwelling units, and there is no density provision. VOP 2010 establishes consent (severance) policies for the “Rural” area, and includes, but is not limited to the following, for non-farm residences unrelated to a farm operation: <ul style="list-style-type: none"> i) the consent shall be subject to an amendment to the zoning by-law; ii) the City shall be satisfied that the approval of the severances shall not establish an undesirable precedent for additional severances in the immediate area and the adequacy of the surrounding road network will not be incrementally compromised; and, iii) lots to be created shall be limited to a size commensurate with their intended uses, including private services for water supply and sewage, and appropriate in the context of the area in which they are located. <p>The proposal conforms to the Consent (Severance) policies in VOP 2010 for proposed consents within the “Rural” area.</p>
Greenbelt Plan	<ul style="list-style-type: none"> ▪ The subject lands are located within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan. ▪ The Owner has submitted a Greenbelt Conformity Report, which must be reviewed to the satisfaction of the City of Vaughan, in consultation with the Toronto and Region Conservation Authority (TRCA). The application will be reviewed with respect to conformity with the Greenbelt Plan and the applicable policies respecting the Rural Area, Natural Heritage System, and Lot Creation policies of the Greenbelt Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, subject to Exception 9(237) (Attachment #4), which permits only the lots as identified in Schedule E-240 (the subdivision) of Exception 9(237) for detached dwelling units. ▪ The proposed zoning exceptions, as identified in the “Purpose” section of this report, do not comply with Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable Provincial Greenbelt policies and City Official Plan policies respecting the proposed severance.
b.	Appropriateness of Proposal and Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed lot sizes for the retained and severed lots will be reviewed in the context of the surrounding lot sizes and configuration, lotting pattern, and compatibility with the surrounding land use context. The appropriate development standards required to facilitate development on the severed lot will also be reviewed, as well as, any necessary exceptions to address the retained lot.
c.	Servicing	<ul style="list-style-type: none">▪ The Servicing Report submitted in support of the application must be reviewed to ensure that the proposed lot can be serviced by a 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. The Owner will be required to satisfy all requirements of the Vaughan Building Standards and Development/Transportation Engineering Departments with respect to the provision of private services.
d.	Access	<ul style="list-style-type: none">▪ Access to the severed lot will be from Huntington Road, which must be reviewed and approved by the City.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Schedule "E-240" to By-law 1-88, Exception 9(237)

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)