

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

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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.

CITY OF VAUGHAN

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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.

CITY OF VAUGHAN

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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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

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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:

Judy Jeffers, Planner, ext. 8645

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.)

Britto, John

COMMUNICATION

CW (PH) - Nov. 26/13

ITEM - 7

From: Jeffers, Judy
Sent: Wednesday, November 20, 2013 1:58 PM
To: Britto, John
Subject: Feb. 26, 2013 Public Hearing - File Z.13.021 (Philip DiFonzo - 15 Ranch Trail Rd., Kleinburg)

The below is respecting the Feb. 26, 2013 Public Hearing - File Z.13.021 (Philip DiFonzo - 15 Ranch Trail Rd., Kleinburg).

Thanks,

JUDY JEFFERS, MCIP RPP
PLANNER, DEVELOPMENT PLANNING DEPARTMENT
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

From: Teresa O [<mailto:cosmocare54@hotmail.com>]
Sent: Wednesday, November 20, 2013 1:47 PM
To: Jeffers, Judy
Cc: sciberras@mshplan.ca
Subject: Severance application 15 Ranch Trail Rd., Kleinburg

Good afternoon Ms. Jeffers,

My husband and I have been residents of Ranch Trail Road for the past 25 years. It has come to our attention that an application has been put forth for a severance to 15 Ranch Trail Rd.

Please accept this email as our FULL SUPPORT of the proposed severance.

Sincerely,

Teresa and Cosimo Oppedisano
167 Ranch Trail Road
Kleinburg, ON
L0J 1C0
(416-417-1414)

REVISED

Britto, John

From: Jeffers, Judy
Sent: Friday, November 22, 2013 4:33 PM
To: Britto, John
Subject: Nov 26 2013 Public Hearing - FW: Letter of support

C 6
COMMUNICATION
CW (PH) - Nov 26/13
ITEM - 6 7

Hi John,

The below correspondence is for the following File on the November 26, 2013 Public Hearing Agenda:

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 26, 2013

6. **ZONING BY-LAW AMENDMENT FILE Z.13.030** P.2013.49
 1321362 ONTARIO INC., 11336 HIGHWAY 27 G. P. INC., KLEINVIT
 ESTATES INC., AND 11220 HIGHWAY 27 HOLDINGS INC.
 WARD 1 - VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD

Thanks,

JUDY JEFFERS, MCIP RPP
PLANNER, DEVELOPMENT PLANNING DEPARTMENT
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

From: Dino Beltrame [<mailto:dbeltrame@safelinkgroup.ca>]
Sent: Friday, November 22, 2013 3:59 PM
To: Jeffers, Judy
Cc: Phil DiFonzo
Subject: Letter of support

Dear Judy,

We have been residents of 200 Ranch Trail Rd, for almost 20 yrs.

We are very happy to support Phil and Sheila's intention to subdivide their property and have no objections for an additional lot.

Regards

Dino and Luisa Beltrame

Britto, John

From: Jeffers, Judy
Sent: Tuesday, November 26, 2013 12:15 PM
To: Britto, John
Subject: FW: Zoning By-Law Amendment File No. Z.13.021

C <u>12</u>
COMMUNICATION
CW (PH) - <u>Nov. 26/13</u>
ITEM - <u>7</u>

Please see the below for the Nov. 26, 2013 Public Hearing.

JUDY JEFFERS, MCIP RPP
PLANNER, DEVELOPMENT PLANNING DEPARTMENT City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

-----Original Message-----

From: Paul Gaskin [<mailto:paul@tripar.ca>]
Sent: Monday, November 25, 2013 1:41 PM
To: Judy.Jeffers@vaughan.ca; PDiFonzo@provincialbeverages.com
Cc: Robert; Angela Sciberrsa
Subject: Zoning By-Law Amendment File No. Z.13.021

Mrs. Judy Jeffers
Planner
City of Vaughan

On behalf of Mrs. Toni Colagiacomo of 80 Ranch Trail Rd., Mr. Lino Colagiacomo of 12320 Huntington Rd., and myself, Robert Colagiacomo of 60 Ranch Trail Rd., we would like to offer our support of the application submitted by Philip Difonzo.

We have reviewed the application and proposed severance and hold that the conditions proposed in it are acceptable, and that the application will have no negative impact on the surrounding neighbourhood.

I would like to offer our support and encouragement for the efforts of the Local Municipalities, and as such we hold no qualms regarding the intensification within existing rural communities such as ours.

I trust you will find this email satisfactory, in our support of Mr. Difonzo's application for severance.

Sincerely

Robert Colagiacomo
TRIPAR
5875 Highway # 7, Unit # 3
Vaughan, Ont.
L4L 1T9

Ph: 905-265-9550
Fax: 905-265-7591
Cell: 416-984-6464

Britto, John

From: Jeffers, Judy
Sent: Tuesday, November 26, 2013 2:52 PM
To: Britto, John
Subject: File Z.13.021 (Philip DiFonzo) - Nov. 26, 2013 Public Hearing

C <u>16</u>
COMMUNICATION
CW (PH) - <u>Nov. 26/13</u>
ITEM - <u>7</u>

John,

The below is respecting File Z.13.021 (Philip DiFonzo) for the Nov. 26, 2013 Public Hearing.

Thanks,

JUDY JEFFERS, MCIP RPP
PLANNER, DEVELOPMENT PLANNING DEPARTMENT City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

-----Original Message-----

From: tony.estee@gmail.com [<mailto:tony.estee@gmail.com>]
Sent: Tuesday, November 26, 2013 1:18 PM
To: Jeffers, Judy
Cc: Phil DiFonzo
Subject: Ranch Trail. Severance

Hi Judy,

We live at 150 Ranch Trail Rd and have lived here for 15 yrs. We would like to inform you of my support for Phil + Sheila DiFonzo's application for severance. We have no objection and support the plan for an additional lot.

Sincerely

Tony + Joanne Gileppo
Sent from my BlackBerry device on the Rogers Wireless Network

7. ZONING BY-LAW AMENDMENT FILE Z.13.021**P.2013.50****PHILIP DIFONZO****WARD 1 – VICINITY OF HUNTINGTON ROAD AND KING-VAUGHAN ROAD****Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

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

Purpose

The Owner has submitted Zoning By-law Amendment File Z.13.021 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the RR Rural Residential Zone, subject to site-specific Exception 9(237), to facilitate the severance of the existing lot currently developed with one existing detached dwelling unit (15 Ranch Trail Road) in the manner shown on Attachment #3:

	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

	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)
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 b) VOP 2010	<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. "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,

	<p>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> <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.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
		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.

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:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

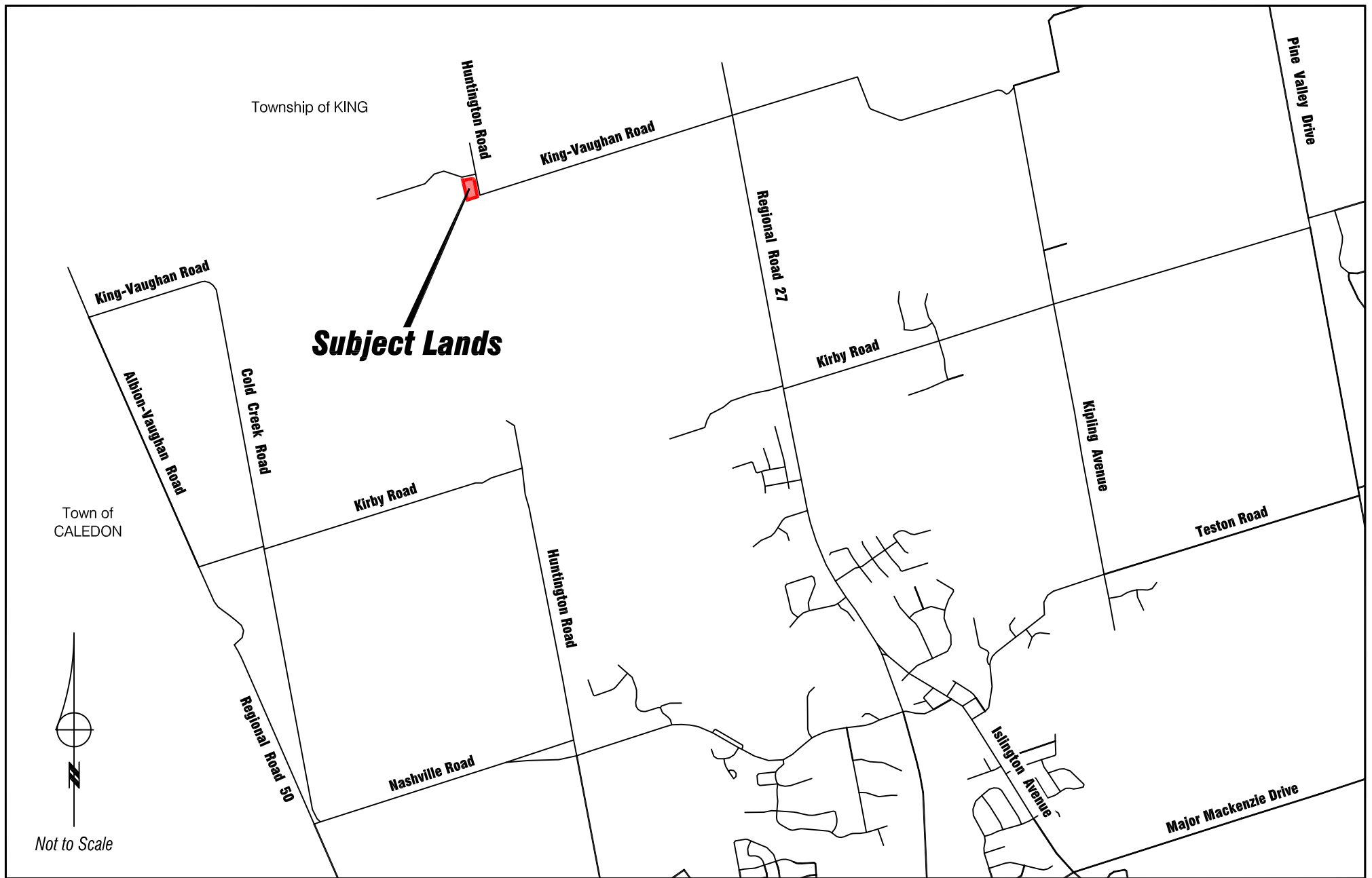
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Phillip DiFonzo

N:\DFT\1 ATTACHMENTS\Z\z.13.021.dwg

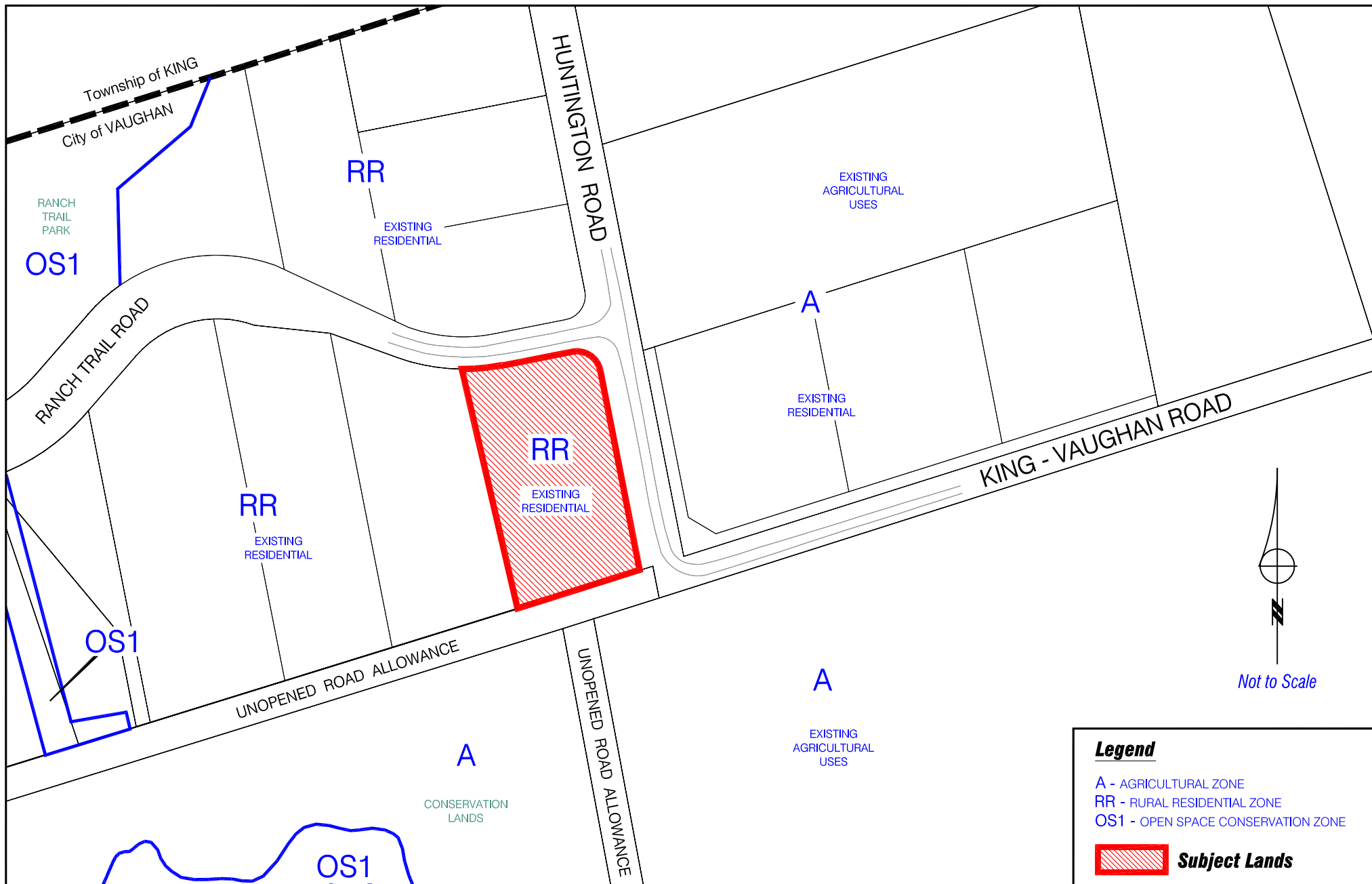


Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

1



Location Map

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Philip DiFonzo

N:\DFT\1 ATTACHMENTS\Z\z.13.021.dwg

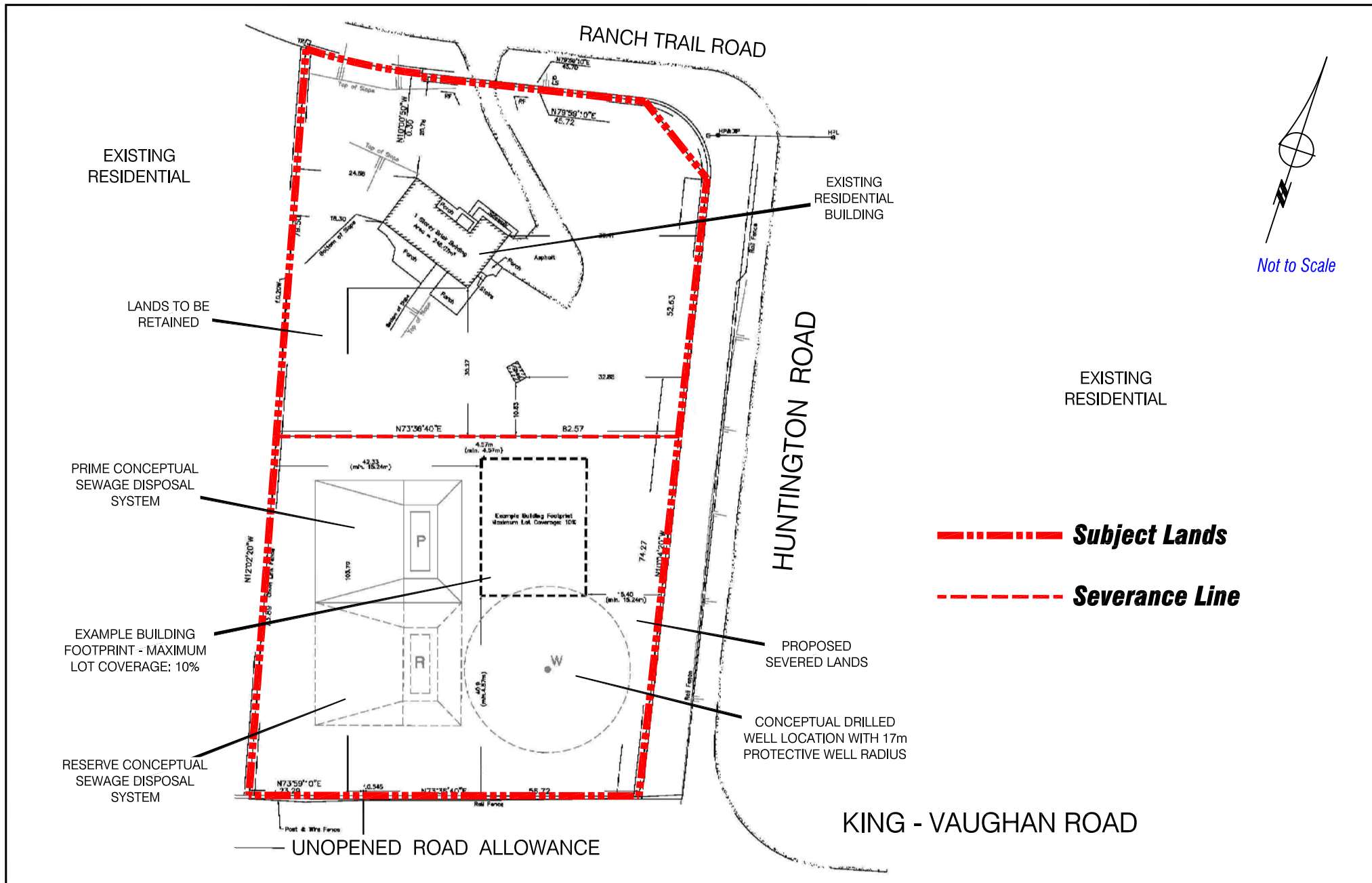


Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

2



Proposed Site Plan

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Philip DiFonzo

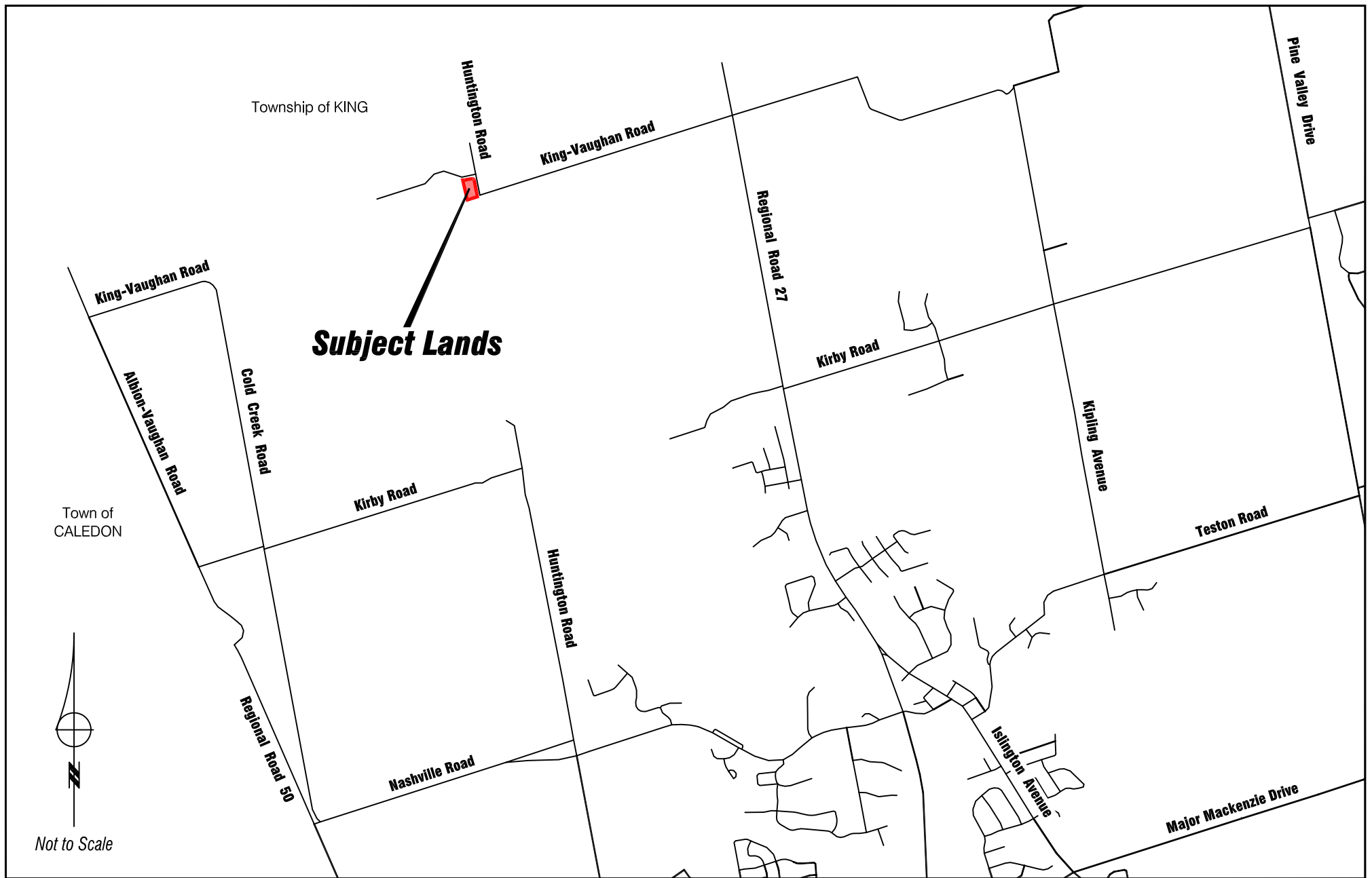


Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

3



Context Location Map

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Phillip DiFonzo

N:\DFT\1 ATTACHMENTS\Z\z.13.021.dwg

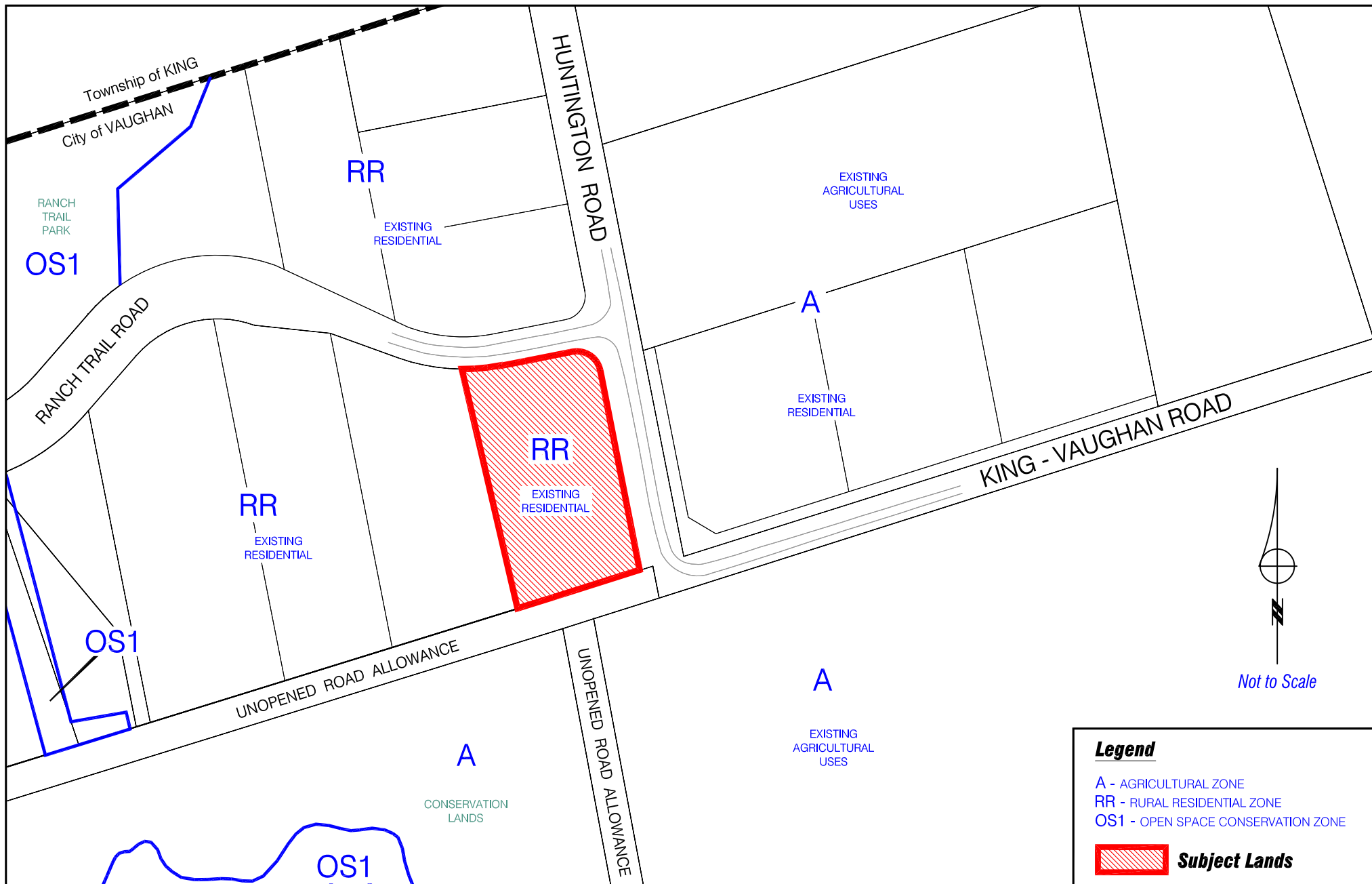


Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

1



Location Map

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Philip DiFonzo

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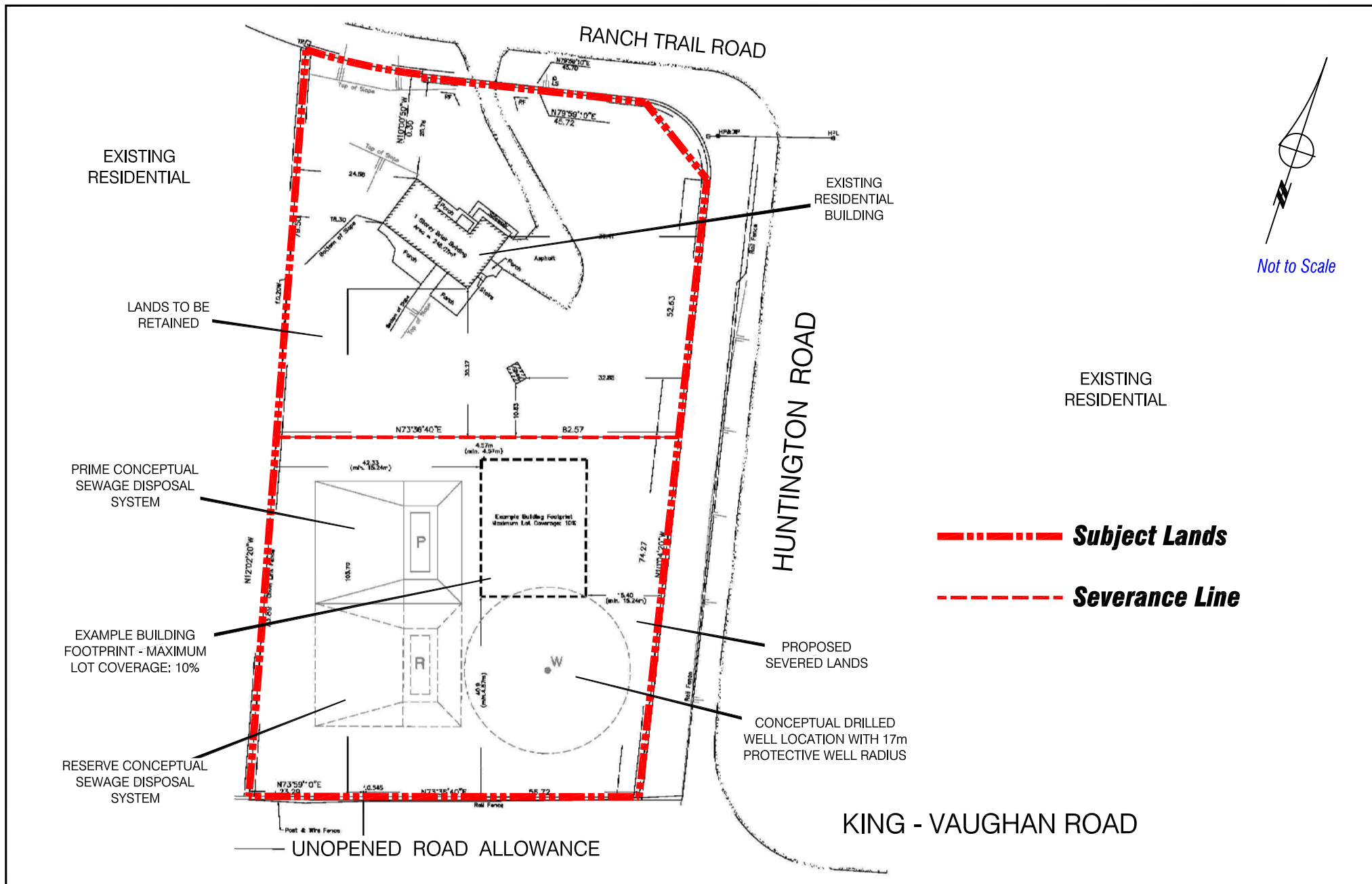


Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

2



Proposed Site Plan

LOCATION:
Part of Lot 1, Concession 10

APPLICANT:
Philip DiFonzo



Attachment

FILE:
Z.13.021

DATE:
October 25, 2013

3

