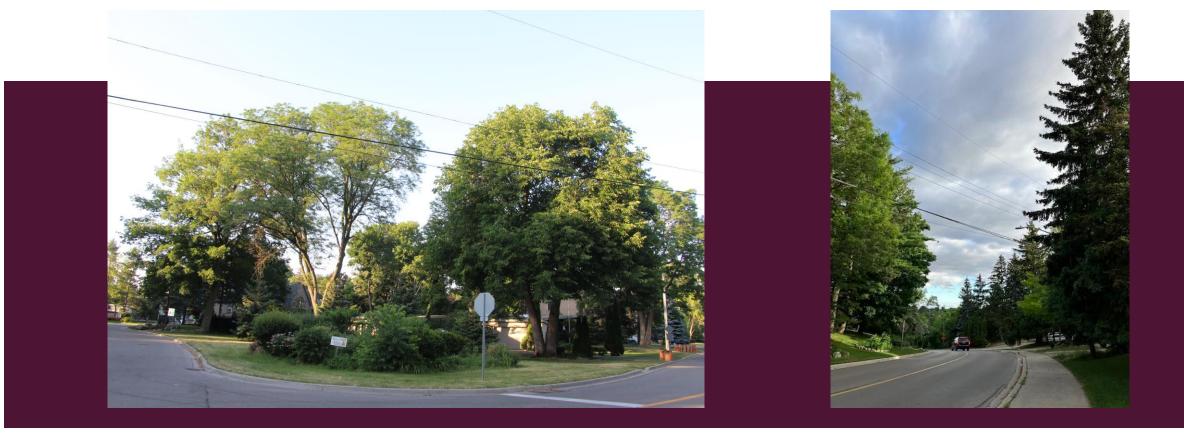


# UNIQUE SENECA HEIGHTS

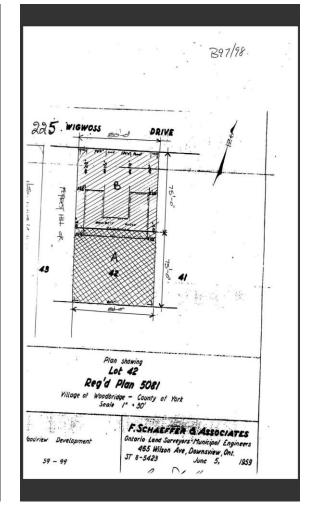
160 MONSHEEN DRIVE, IF APPROVED, WOULD BE THE <u>FIRST SEVERANCE</u> EVER IN THE MATURE, ESTABLISHED COMMUNITY OF SENECA HEIGHTS



By: Mary Mauti, President of Vaughanwood Ratepayers Association

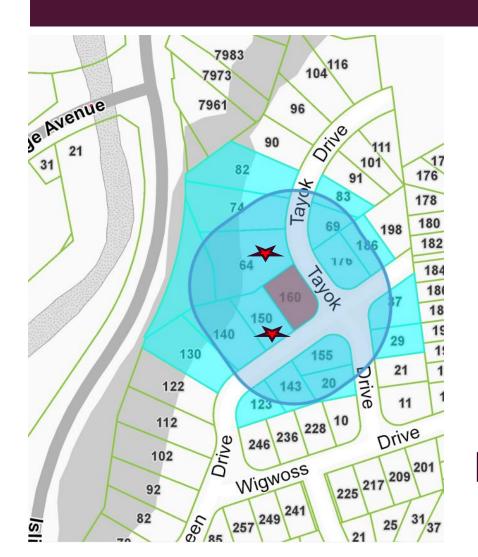
## SEVERANCE APPLICATION DENIED IN 1998

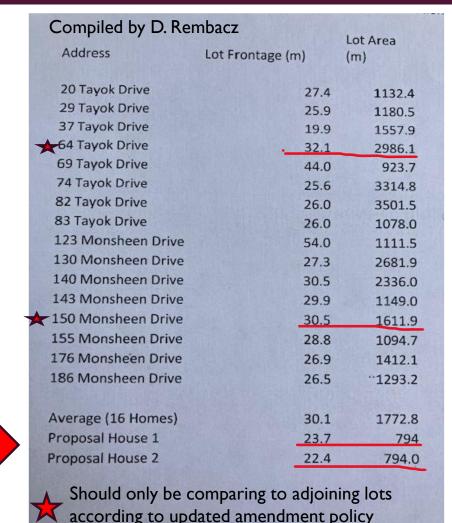
To City Affect Terminal  COMMITTEE OF ADJUSTMENT  PLANNING ACT PROVISIONAL (CONSENTS)  Application No.: 897/87  PLANNING ACT PROVISIONAL (CONSENTS)  Application No.: 897/87  In application has been made by PARAMJIT SINGH BRAR, 225 Wignoss Drive, Woodbridge, Orbard  4L, 2R3.  rroperty:  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 5081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Wignoss Drive.  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Registered Plan 15081, (Part of Lot 6, Concession 7) municipally known as 224  Lot 42, Regi	<b>V</b> aŭghan	2141 Major Mackenzie Drive Vaughan, Onterio
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E ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given ntil all conditions of consent have been fulfilled.	appeal may not be filed by an unincorporated asso e association or group.	ciation or group. However, a notice of appeal may be filed in the name of an individual who is a member of
E ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given ntil all conditions of consent have been fulfilled.	ny notice of appeal shall set out the reasons for the a slied with the Secretary-Treasurer of the Committ	appeal. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall see of Adjustment
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all conditions of consent have been fulfilled.	E ADVISED THAT: A Certificat	e pursuant to Subsection 53 (21) of The Planning Act cannot be given
ate of this notice was sent: OCTOBER 9, 1998	ntil all conditions of consent have	been fulfilled.



In an established, mature, unique area like Seneca Heights, severances are neither minor nor desirable

# LOT COMPARISONS – PROPOSED LOTS FALL SIGNIFICANTLY SHORT ~ SHOULD BE COMPARED ONLY TO ADJOINING LOTS (POLICY 9.1.2.3)





- 64 and 150 are ADJOINING
- Even the smallest lot at 923.7 sq.m. is still larger than proposed lots
- Doesn't x comply with Policy 9.1.2.3 (a and b)
- Nancy Tuckett in revised staff memo stated, herself, it falls short in frontage and lot area

### OCTOBER 28 -- REVISED STAFF MEMO, DIRECTOR NANCY TUCKETT

"Although the proposed severed and retained lands are smaller in lot frontage and lot area than adjacent lots, the proposal is generally consistent with Policy 9.1.2.3. (a,b)" ???

There are 2 adjoining lots and the proposed lots fall significantly short on both frontage and lot size; therefore SEVERANCE should be REFUSED if the city is to comply with its own VOP Policy 9.1.2.3ab

- Used the outdated language for Policy 9.1.2.3
- Policy department has confirmed with a resident that "adjacent" has been updated and amended to **ADJOINING** for Policy 9.1.2.3 b and that they have updated it on the website after David, a resident, pointed out the discrepancy.

#### VAUGHANWOOD RATEPAYERS ASSOCIATION

- This is not good planning in a settled, mature community that dates back to 1954.
- We are asking the committee members to review the facts and refuse the application.
- City staff and Humphries are using outdated language pertaining to Policy 9.1.2.3.
- They should have been using the most current, amended version
   (David will go into this in more detail since he discovered the amendment)
- The residents were the ones who uncovered the inconsistencies with regards to both the archaeological assessment & Policy 9.1.2.3 (amendment) and brought it to the attention of city staff; this is problematic

#### THE FOUR TESTS

#### Although this does not apply, it can still be used to guide

- 1. Does the proposal maintain the general intent and purpose of the Official Plan?
  - the city/Humphries didn't use the amended version of Policy 9.1.2.3b
- 2. Does the proposal maintain the general intent and purpose of the Zoning By-law?
- 3. Is the proposal desirable for the appropriate development or use of the land?
- 4. Is the proposal minor?
- Doesn't comply with Policy 9.1.2.3 a and b (should only be referring to ADJOINING LOTS)
  as per amended VOP
- The extent of the impact of the proposed severance on the unique neighbourhood of Seneca Heights is **NOT minor or desirable** (quoting Chair, minutes Oct. 28)
- The proposed severance is absolutely <u>NOT</u> compatible with the established character of the neighbourhood