

October 26, 2020

City of Vaughan  
Office of the City Clerk  
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**COMMUNICATION – C17  
ITEM 1  
Committee of the Whole (Public Meeting)  
October 29, 2020**

**RE: 4900 King Vaughan Road, Comprehensive Zoning By-law Review / Written Submission**

I am the land use planning consultant retained by Ian Fraser, regarding the lands legally described as Part of Lot 1, Concession 7, in the City of Vaughan (the “Subject Lands”) in the Regional Municipality of York, and known municipally as 4900 King Vaughan Road. I am submitting these Written Comments with respect to the City-Wide Comprehensive Zoning By-Law Review.

A Statutory Open House took place on October 14, 2020, and the Committee of the Whole (Public Hearing) is scheduled for October 28, 2020.

So far, we have reviewed some of the materials available on-line and dated September 2020. As a result of this brief review of the materials, specifically, **Maps 278 and 280** and **Section 14 (Exceptions)**, we conclude that the Subject Lands should be zoned Agricultural with a site-specific exemption. As per information provided by Mr. Fraser it seems that there are some active old applications/approvals which would grant more rights to the lands than the Agricultural Zone does (for example the creation of a new lot with a dwelling on it). The information received from Mr. Fraser seems relevant, but has not yet been fully verified, because of time constraints and COVID constraints. We will continue the relevant research and will inform you about the results. In the meantime, we submit that you should further review the site-specific circumstances and possible exemptions.

**Property description:**

The Subject Lands front the north side of King Vaughan Road, west of Mill Road. The Lands have a frontage of 330 feet along King Vaughan Road and a depth of 1331 feet, and have an area of approximately 10 acres. The lands are developed with a large single detached dwelling.

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**The lands are currently zoned “Agricultural”. In Draft 3 of the Proposed Zoning By-law (September 2020), the property is zoned Agricultural Area (A) Zone on Map 280.**

Based on our preliminary research the proposed zoning should be Agricultural with a site-specific exemption recognizing a potential for additional lot creation based on open applications predating the Greenbelt Plan (to be verified). We submit that the proposed zoning should be considered as a site-specific exemption.

Regards,  
Draga Barbir, B.Sc. B.Arch. MCIP RPP