

October 26, 2020

COMMUNICATION – C19

ITEM 1

Committee of the Whole (Public Meeting)

October 29, 2020

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
clerks@vaughan.ca

RE: 12355 Mill Road, City of Vaughan Comprehensive Zoning By-law Review / Written Submission

I am the land use planning consultant retained by Marianne and Vito Pacifico, the owners of the lands legally described as Part Lot 1, Concession 7, City of Vaughan, in the Regional Municipality of York, and known municipally as 12355 Mill Road (the “Subject Lands”). 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, **Map 280** and **Section 14 (Exceptions)**, we conclude that the Subject Lands should be zoned Agricultural with a site-specific exemption.

The Subject Lands are located on the east side of Mill Road, north of King Vaughan Road, and south of King Road. The Lands have an irregular shape and are approximately five acres (2.67 ha) in size. The Lands have a frontage of 455 feet (138.7 meters) along Mill Road, and a depth of approximately 457 feet (139.3 meters). The lands are developed with a large residential dwelling and several storage buildings. The lands are residential in nature and have not been used for any rural or agricultural purpose for a very long time.

From our preliminary research it seems that the proposed zoning is not based on any scientific evidence or studies. We submit that the proposed zoning should be considered as a site-specific exemption allowing for residential development.

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If you have any questions regarding the above, please contact me.

Regards,
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