

COMMUNICATION C4

ITEM NO. 2

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

January 18, 2022

Teston Sands Subdivision 1600 Teston Road

**Plan of Subdivision Amendment
Zoning By-law Amendment
Public Meeting
January 18, 2022**

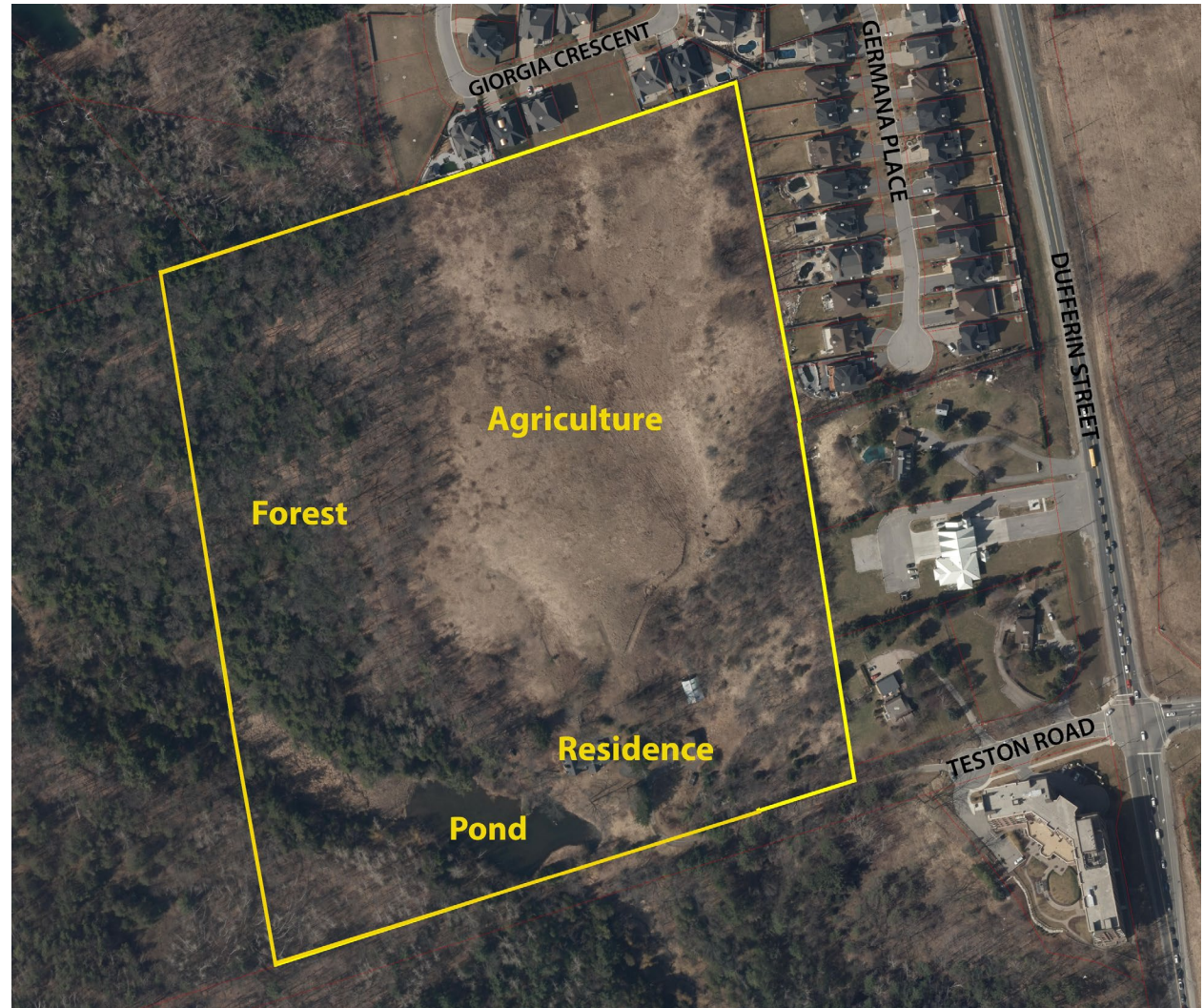
Purpose of the Public Meeting

To review an application to amend the draft approval of a proposed Plan of Subdivision and the implementing Zoning By-law Amendment for lands located at 1600 Teston Road.



Property Description

- Legally described as Part 26, Concession 3.
- Located northwest of the Dufferin Street and Teston Road intersection.
- Subject lands have an area of 13.69 ha (33.83 acres).
- Approx. 62 m frontage on Teston Road.
- Subject lands were used for agricultural purposes and contain a residence and several accessory buildings.
- Western portion of the lands are forested and include a pond.

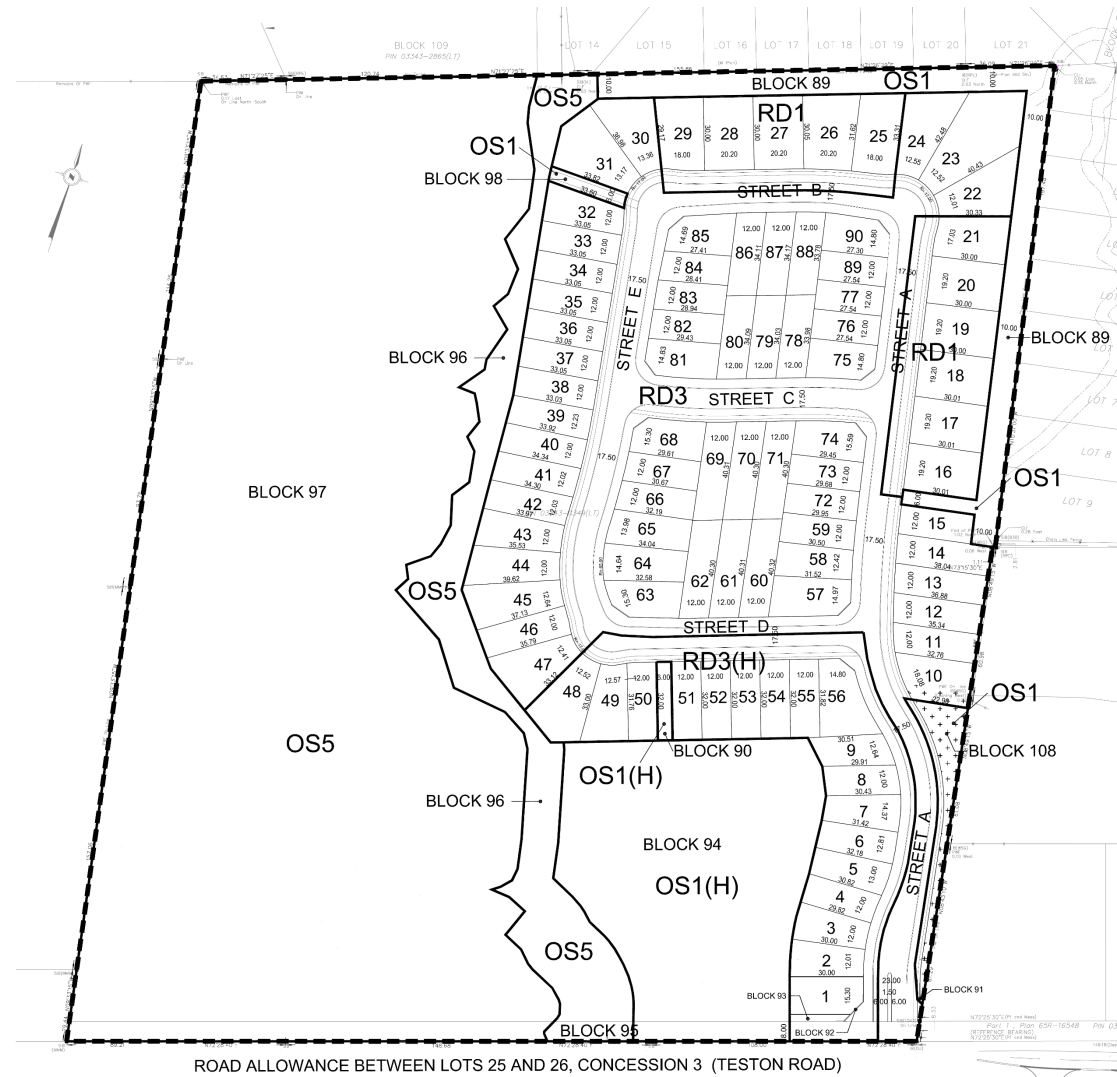


Surrounding Land Use

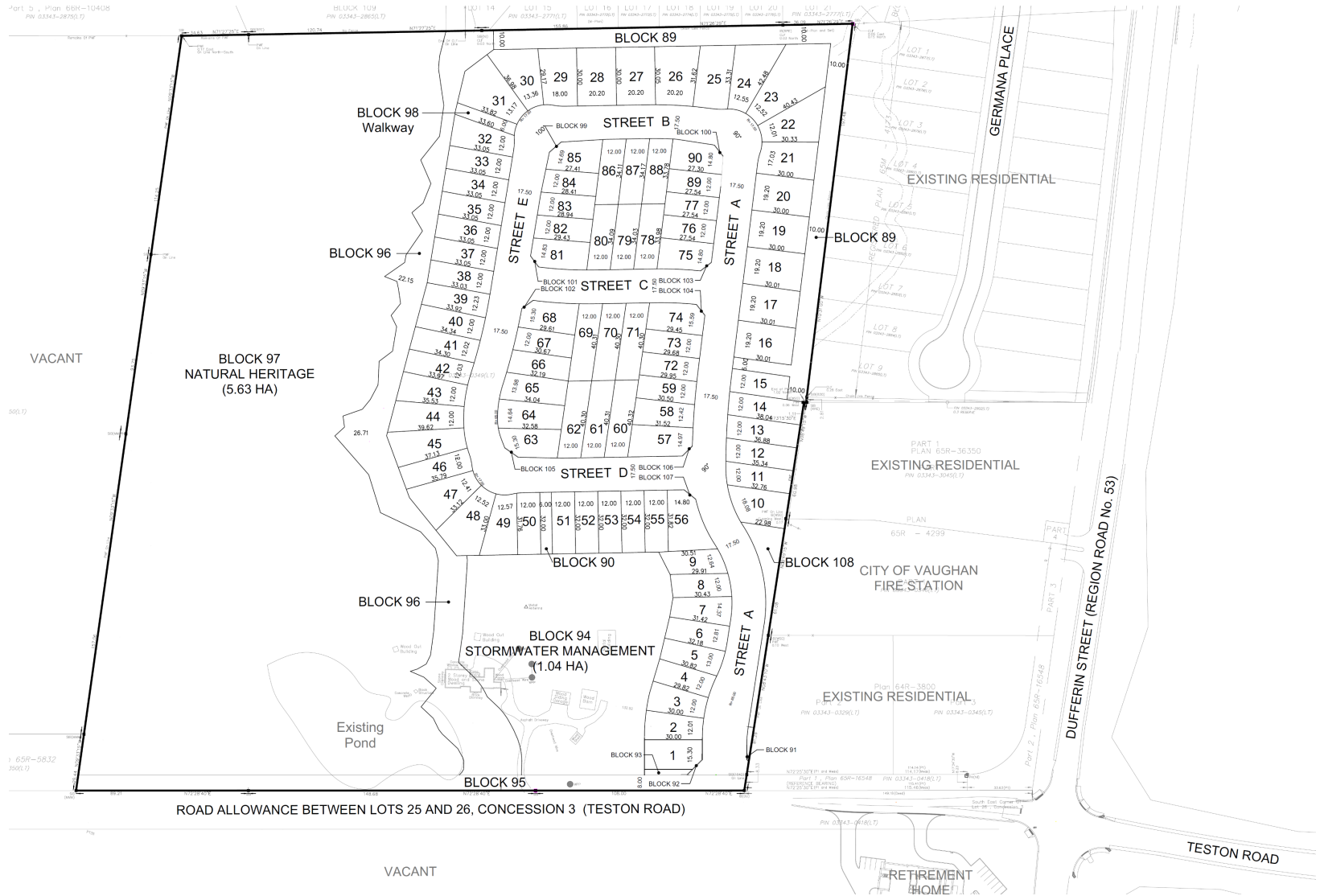


Background

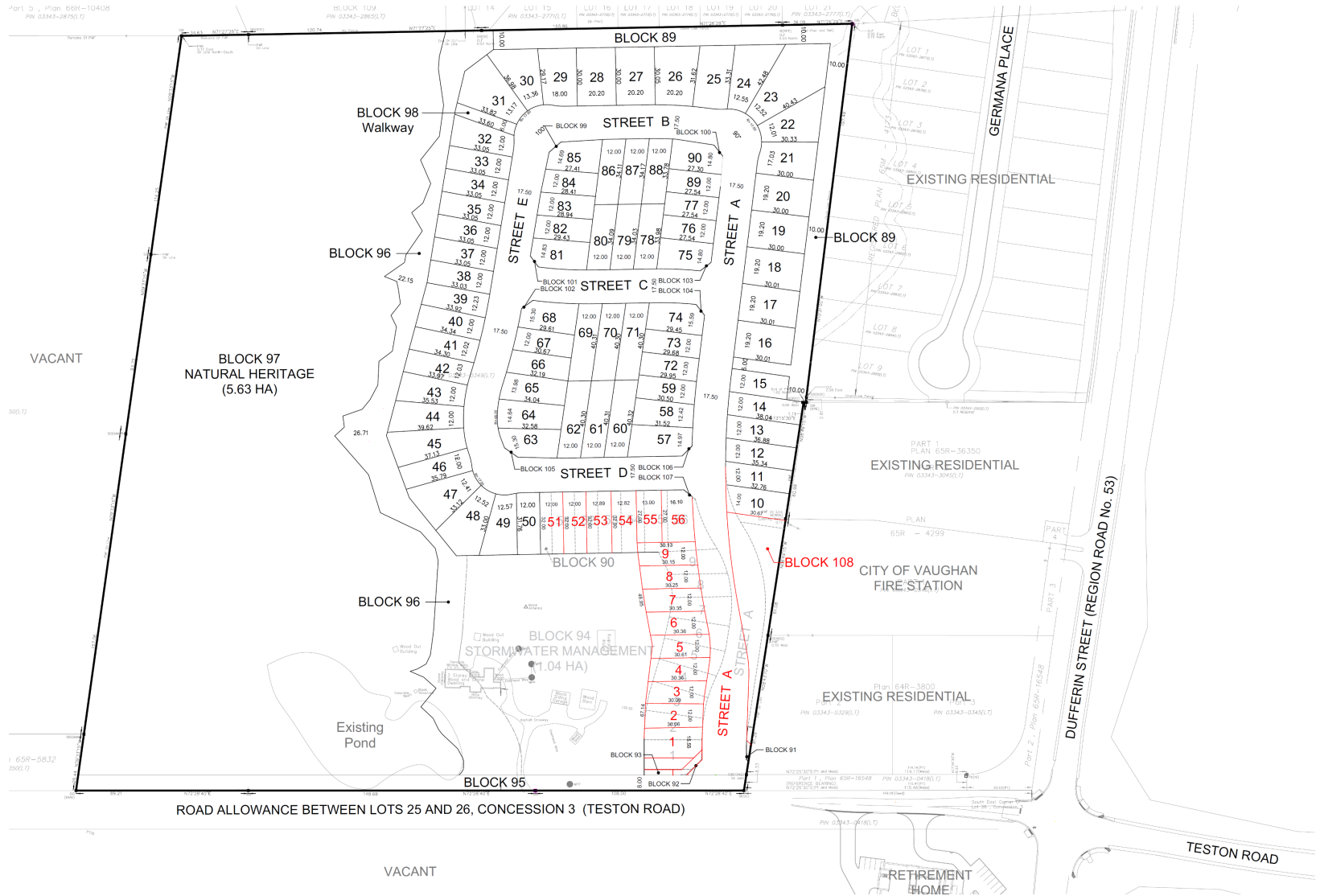
- Applications for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision were submitted in 2017.
- Following a LPAT hearing in January 2020, OPA #28, By-law 081-2020 were approved.
- Draft approval was granted to a residential plan of subdivision comprised of 90 single detached residential lots, public roads, open space blocks, and environmental protection blocks.
- Changes to the stormwater management scheme require adjustments to the alignment of Street A and the lots and blocks in the southern portion of the subdivision.
- These changes to the plan require amendments to the draft plan of subdivision approval and the zoning by-law.
- The proposed changes do not require an amendment to the Official Plan.



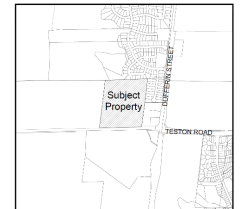
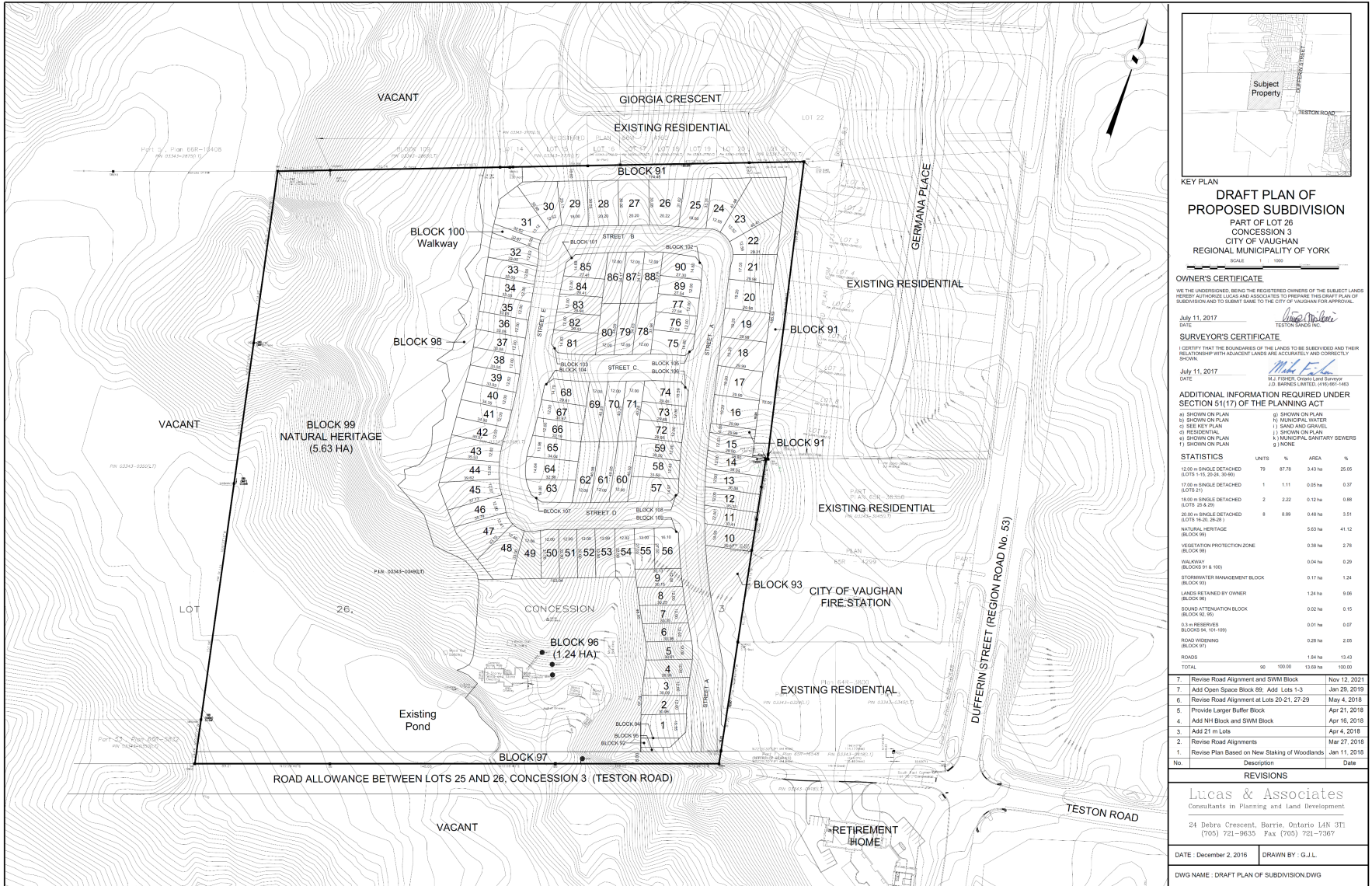
Current Draft Approved Plan of Subdivision



Proposed Changes to Plan of Subdivision



Proposed Plan of Subdivision



DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 26
CONCESSION 3
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE: 1:500

OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE LOCALS AND ASSOCIATES TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF VAUGHAN FOR APPROVAL.
DATE: July 11, 2017
SIGNED: *Angela Pollock*
TESTON SANDS INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AND THEIR RELATIONSHIP WITH ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: July 11, 2017
SIGNED: *Mark Fisher*
M.F. FISHER, CIVIL & LAND SURVEYOR
22 BARNES LANE, UNIT 101-102

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON PLAN
- b) SHOWN ON PLAN
- c) SEE SEE PLAN
- d) RESIDENTIAL
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) RESIDENTIAL WATER
- i) SAND AND GRAVEL
- j) SHOWN ON PLAN
- k) MUNICIPAL SANITARY SEWERS
- l) NONE

STATISTICS

UNITS	%	AREA	%	
12.00 m SINGLE DETACHED (LOTS 1-15, 20-24, 30-36)	79	87.78	3.43	26.05
17.00 m SINGLE DETACHED (LOTS 37)	1	1.11	0.05	0.37
18.00 m SINGLE DETACHED (LOTS 25 & 29)	2	2.22	0.12	0.89
20.00 m SINGLE DETACHED (LOTS 16-19, 20-23)	8	8.89	0.48	3.51
NATURAL HERITAGE (BLOCK 99)		5.63		41.12
VEGETATION PROTECTION ZONE (BLOCK 98)		0.38		2.78
WALKWAY (BLOCKS 98 & 100)		0.04		0.29
STORMWATER MANAGEMENT BLOCK (BLOCK 91)		0.17		1.24
LANDS RETAINED BY OWNER (BLOCK 96)		1.24		9.06
SOILS ATTENUATION BLOCK (BLOCK 92, 95)		0.02		0.15
0.3 m RESERVES (BLOCKS 94, 95, 99)		0.01		0.07
ROAD WIDENING (BLOCK 91)		0.28		2.05
ROADS		1.64		12.43
TOTAL	90	100.00	13.69	100.00

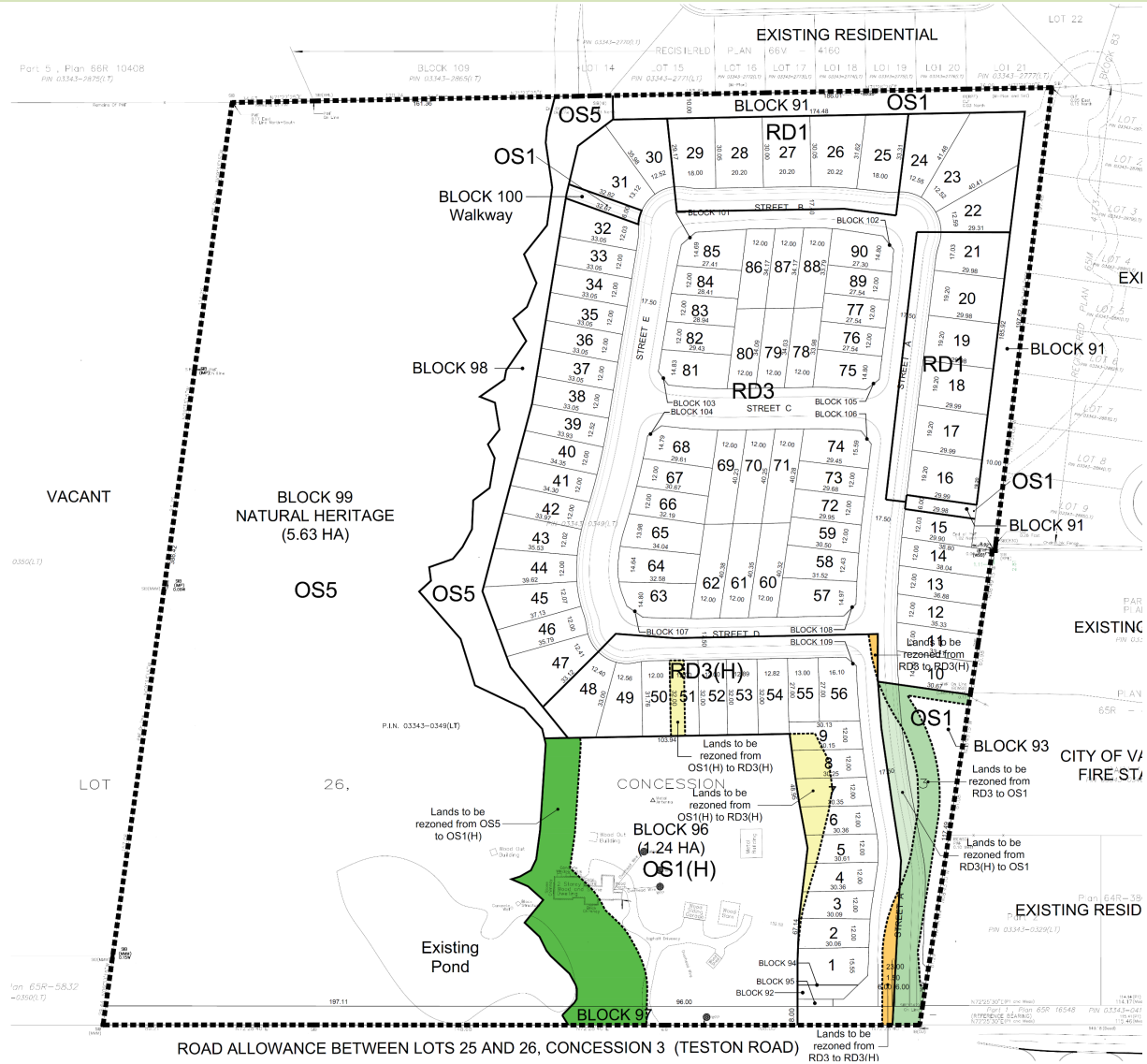
No.	Description	Date
7.	Revise Road Alignment and SWM Block	Nov 12, 2021
7.	Add Open Space Block 89, Add Lots 1-3	Jan 29, 2019
6.	Revise Road Alignment at Lots 20-21, 27-29	May 4, 2018
5.	Provide Larger Buffer Block	Apr 21, 2018
4.	Add NW Block and SWM Block	Apr 16, 2018
3.	Add 21 m Lots	Apr 4, 2018
2.	Revise Road Alignments	Mar 27, 2018
1.	Revise Plan Based on New Staking of Woodlands	Jan 11, 2018

REVISIONS

Lucas & Associates
Consultants in Planning and Land Development
24 Debra Crescent, Barrie, Ontario L4N 3T1
(705) 721-9635 Fax (705) 721-7367

DATE: December 2, 2016 DRAWN BY: G.J.L.
DWG NAME: DRAFT PLAN OF SUBDIVISION.DWG

Proposed Zoning By-law Amendment



Existing Zoning By-law Exceptions

The following exceptions were approved with the passing of By-law 081-2020:

- The minimum exterior side yard is 2.4 m.
- The minimum interior side yard on a lot abutting a non-residential use is 1.2m.

Additional Proposed Zoning By-law Exceptions

The following additional exceptions are proposed in the zoning by-law amendment:

- The minimum rear yard be 6.0 m.
- The minimum building height be 13.0 m.
- The minimum width of the driveway at the curb be 9.0 m for lots with triple garages.
- The minimum rear yard for an accessory building or structure shall be 0.6 m.
- A porch shall mean a structure abutting the main wall of a building that is covered by a roof, balcony or enclosed space or room and is open to the air on at least one side, with or without a foundation.