

**16. ZONING BY-LAW AMENDMENT FILE Z.00.095
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V20
BLOCK 18 TREES INC.
PRELIMINARY REPORT**

P.2004.16

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.095 and 19T-00V20 (Block 18 Trees Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 17, 2000, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit the 8.005 ha subject lands to be divided into two blocks, to be used for stormwater management purposes and a woodlot. On November 27, 2003 the application was amended by including a second parcel of land to the applications, forming extensions to the stormwater management and woodlot blocks.

Background - Analysis and Options

The site is located adjacent to the CN Rail Line, between Rutherford Road and Major Mackenzie Drive, being Part of Lot 17, Concession 3, City of Vaughan.

The subject lands are designated "Tableland Woodlots" and "Low Density Residential" by OPA No. 600, and OPA No. 604 (ORMCP) further designates the lands as "Settlement Area". The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. A portion of the lands is designated "Settlement Area" in the Oak Ridges Moraine Conservation Plan. The original applications respecting the southerly portion of the site were commenced prior to November 17, 2001 and are not subject to the Oak Ridges Moraine Conservation Plan. The northerly part of the site in the amended applications filed after November 17, 2001 and a portion of the lands are subject to the Oak Ridges Moraine Conservation Plan. The surrounding land uses are:

- North - vacant (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- South - vacant (A Agricultural Zone)
- West - CN Rail Line, residential (M3 Transportation Industrial Zone and R3 Residential Zone)
- East - vacant (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and to the Maple Village and Gates of Maple Ratepayer Associations. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands will be zoned OS1 Open Space Conservation Zone;
- conformity of the plan with the final Oak Ridges Moraine Conformity Plan will be assessed;
- the Engineering Department shall approve the final design and configuration of the stormwater management block; and,
- prior to draft plan approval, the outstanding block plan related issues must be addressed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, conformity with the Official Plan and consistency with the approved Block 18 Plan will be reviewed. The technical report may proceed to Committee upon completion of the outstanding Block Plan requirements and receipt of servicing capacity from the Region.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

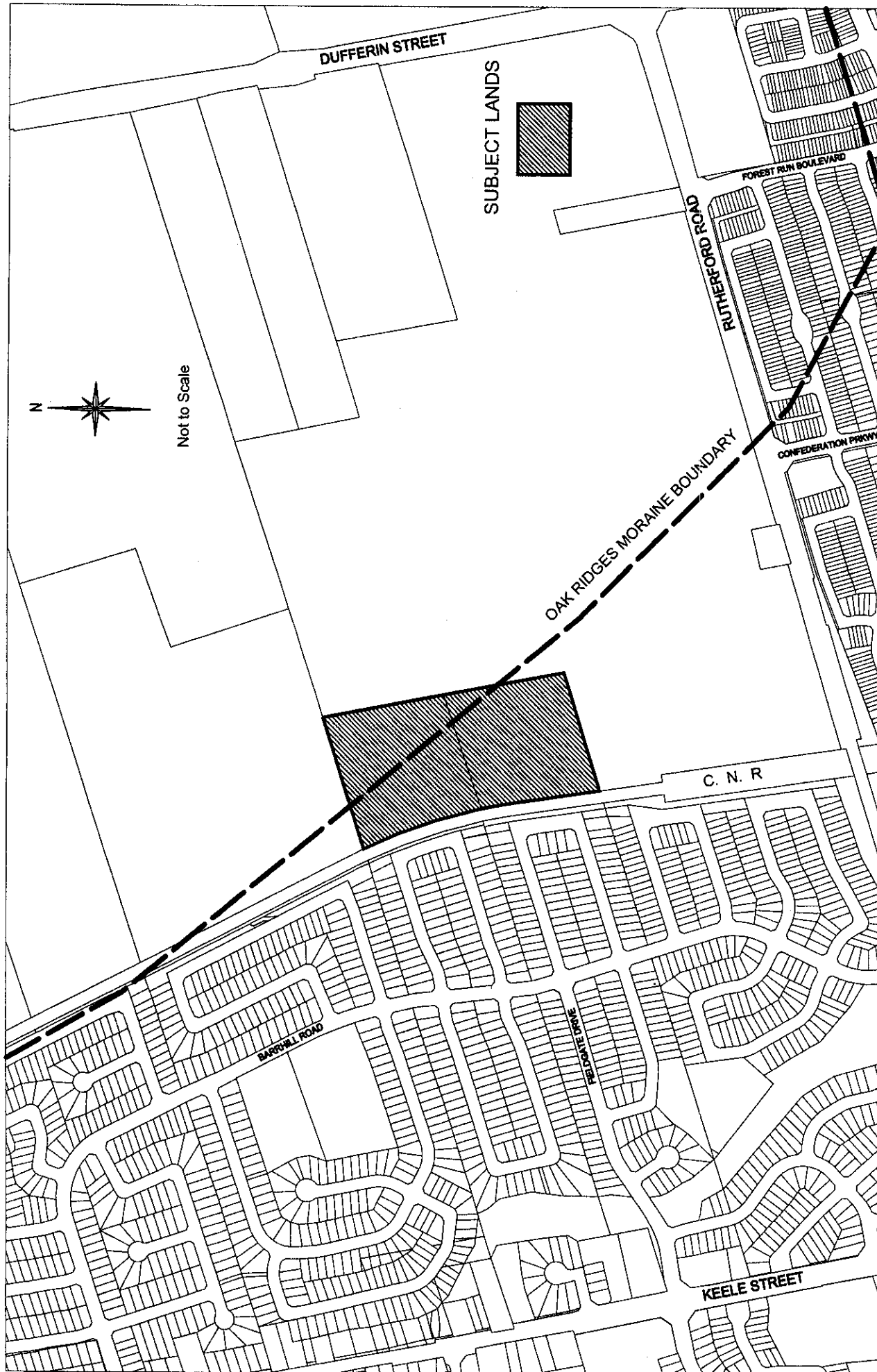
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part Lot 17,
Concession 3

APPLICANT:
BLOCK 18 TREES INC.

City of
Vaughan

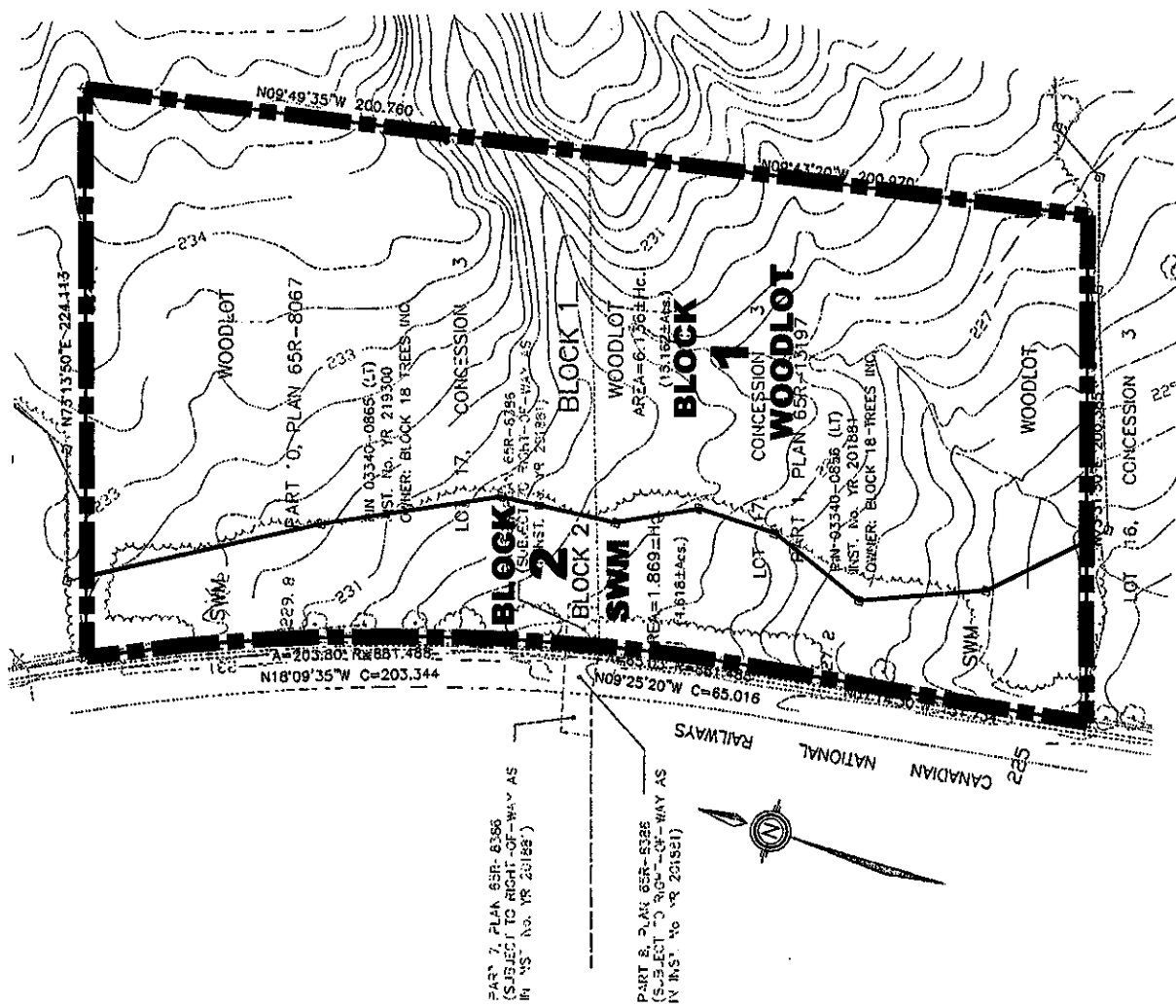
Community Planning Department

Attachment

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FILE No.:
19T - 00V20 &
Z:00.095

December 1, 2003



SUBJECT LANDS



Not to Scale

Draft Plan of Subdivision

Part Lot 17,
Concession 3
APPLICANT:
BLOCK 18 TREES INC.



Community Planning Department

Attachment

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FILE No.:
19T-00V20 &
Z.00.095
December 1, 2003