

**5.    ZONING BY-LAW AMENDMENT FILE Z.97.075  
DRAFT PLAN OF SUBDIVISION FILE 19T-97V23  
830595 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2004.40**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.97.075 & 19T-97V23 (830595 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 2, 2003 the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of 98 detached residential lots with 12.8m frontages, an elementary school part block, and 12 residential part lots.

**Background - Analysis and Options**

The 8.39 ha parcel is located on the south side of Major Mackenzie Drive, east of Pine Valley Drive within Planning Block 39, in Part of Lot 20, Concession 6, City of Vaughan.

The lands are designated "Low Density Residential" by OPA 600 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Major Mackenzie Drive; residential and farmland (RR Rural Residential and A Agricultural Zones);
- South - vacant (A Agricultural and OS4 Zones);
- East - residential (RV4 and Residential Urban Village Zone Four and OS1 Open Space Conservation Zone);
- West - vacant (A Agricultural Zone).

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Vellore Village Residents Association and the Millwood Woodend Ratepayers' Association. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- the "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block of 16-18 units/ha; review will be given to ensure the draft plan densities conform to the Official Plan;
- the northerly portion of the Block 39 Block Plan approved by Council is subject to resolving outstanding issues, including the location of a school/park/woodlot campus and stormwater management pond;

- the draft plan will be reviewed for consistency with the Block Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision;
- water and sewer servicing capacity for the proposed development is not currently available.

#### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the plan will be reviewed for conformity with the Official Plan and consistency with the approved Block Plan. The outstanding Block Plan issues must be resolved and servicing capacity must be available prior to draft plan approval.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

#### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



SUBJECT LANDS

# Location Map

Part Lot 20,  
Concession 6  
APPLICANT:  
830595 ONTARIO LIMITED  
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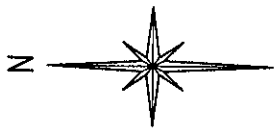
Community Planning Department

# Attachment



FILE No.:  
19T-97V23 &  
Z.97.075

December 4, 2003



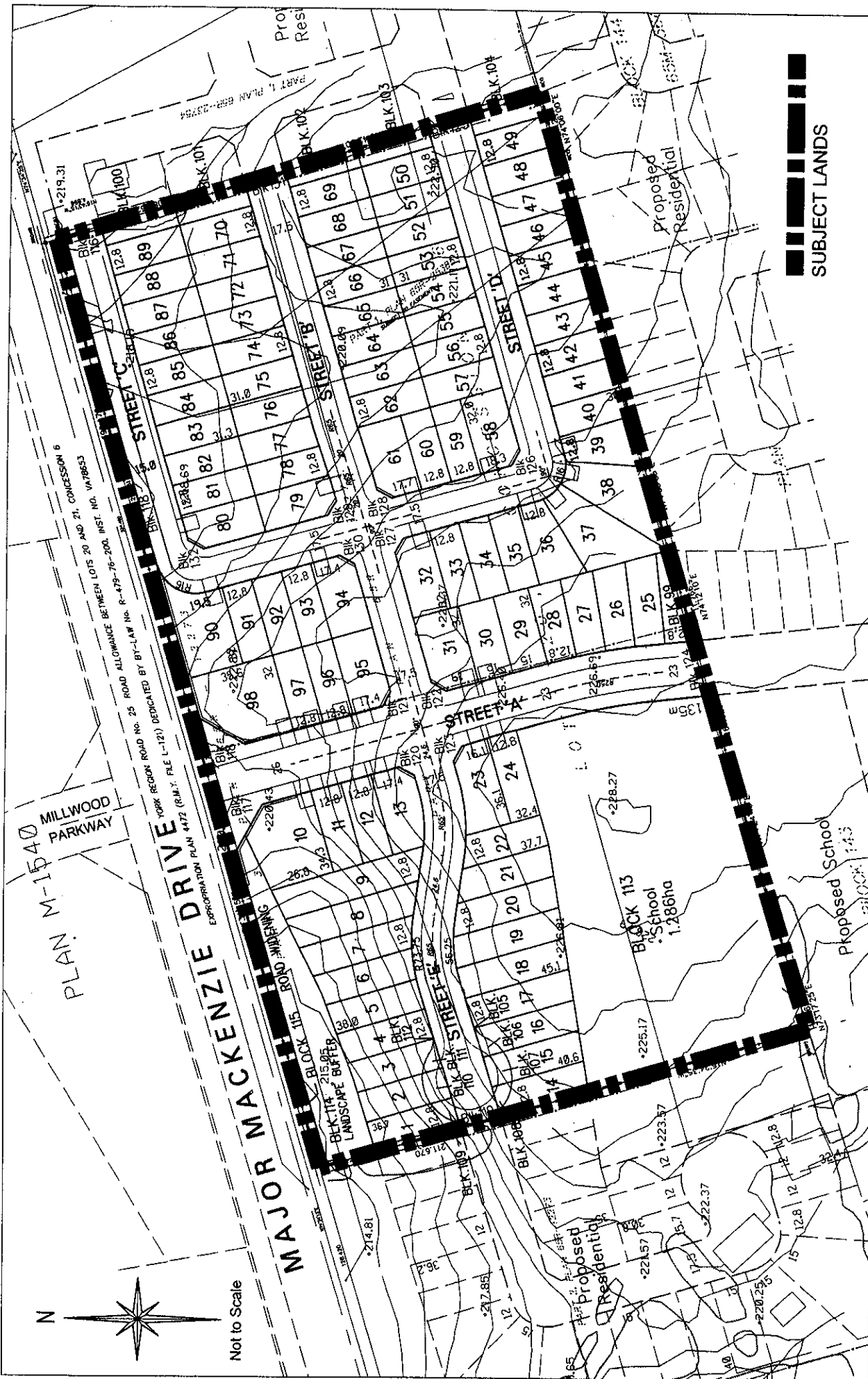
Not to Scale

PLAN M-1540  
MILLWOOD  
PARKWAY

MAJOR MACKENZIE DRIVE

EXPROPRIATION PLAN 4472 (R.M.V. FILE L-121)

CONCESSION 6  
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 6  
INST. NO. VA7853  
R-479-76-200  
BY-LAW No. R-479-76-200



**SUBJECT LANDS**

# Draft Plan of Subdivision

APPLICANT:  
830595 ONTARIO LIMITED

MAJORITY ATTACHEMENTS 191-97-23 & 97-075

Part Lot 20,  
Concession 6



Community Planning Department

# Attachment 2

FILE No.:  
191-97-23 &  
Z.97-075

December 4, 2003