

**5.    ZONING BY-LAW AMENDMENT FILE Z.65.84  
DRAFT PLAN OF SUBDIVISION FILE 19T-84029  
ROBINTIDE FARMS LIMITED  
PRELIMINARY REPORT**

**P.2004.74**

**Recommendation**

The Commissioner of Planning recommends;

THAT the Public Hearing for Files 19T-84029 and Z.65.84 (Robintide Farms Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 5, 1984 and June 5, 1984, respectively, the owner submitted applications to amend the Zoning By-law and a Draft Plan of Subdivision, and subsequently to amend to the Official Plan. The zoning and draft plan applications were held in abeyance pending redesignation of the property and resolution of the Oak Ridges Moraine Conservation Plan matters. The draft plan of subdivision has had various revisions, the most recent dated April 29, 2004, which consists of:

<u>Land Use</u>	<u>Lots</u>	<u>Area</u>
Estate Residential	15	9.17 ha
Open Space Blocks		6.03 ha
Roads/Widenings and Reserves		1.28 ha
Stormwater Management		0.27 ha
TOTAL		16.75 ha

**Background - Analysis and Options**

The lands are located on the north side of King-Vaughan Road, west of Keele Street, in Part of Lot 1, Concession 4 (formerly Township of King), City of Vaughan. The site has approximately 340 metres of frontage onto King-Vaughan Road and a depth which varies from 300 to 400 metres. The surrounding uses are:

- North - woodlot, King City residential
- South - farmland (ORM Oak Ridges Moraine Zone and OS5 Open Space Environmental Protection Zone)
- East - residential, farmland, open space, woodlot (ORM and OS5 Zones)
- West - farmland (ORM Zone)

The subject lands are designated "Estate Residential" by OPA 600, as amended by OPA 604 (Oak Ridges Moraine Conformity Plan), which is currently awaiting approval from the Minister of Municipal Affairs and Housing. The lands are zoned ORM Oak Ridges Moraine Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88, as amended by By-law 242-2003 (Oak Ridges Moraine) also awaiting approval from the Minister.

As the applications were submitted prior to the enactment of the Oak Ridges Moraine Conservation Act on November 16, 2001, the applications may proceed to approval, subject to conformity with the prescribed provisions of the Plan as set out in Section 48 of the Oak Ridges Moraine Conservation Plan and OPA 604.

The subject 16.75 ha are part of a larger parcel of land (28.73 ha), the remainder of which is not included in the draft plan of subdivision

On May 14, 2004, a notice of public hearing was circulated to all owners within 120m of the subject lands. To date, one comment in support has been received from a resident in King City on Winter Road, immediately north of the proposed development. The comments consider the proposed development complementary to the existing subdivision to the north, and adds that the two estate residential communities be joined at Winter Road by extending the road in the proposed subdivision. Any further response received will be addressed in the technical review and included in the comprehensive staff report to a future Committee of the Whole meeting.

### **Preliminary Review**

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

- the subject lands are designated "Estate Residential" by OPA 600, as amended by OPA 604 (Oak Ridges Moraine Conformity Plan); the lands are within the "Natural Core" and "Natural Linkage Area" of the Oak Ridges Moraine Plan and subject to the Prescribed Provisions of the Plan;
- the applicant has submitted an "Analysis as to Conformity with the Oak Ridges Moraine Conservation Plan and OPA 604, Robintide Farms Limited", dated April 15, 2004, which will be reviewed by the City and the Toronto Region Conservation Authority to ensure conformity;
- the "Natural Core Area" contains key natural heritage features and hydrologically sensitive features, such as significant woodlands, woodland areas, wetlands, areas of natural and scientific interest, environmentally significant areas, etc.; a minimum 30 m vegetative protection zone is required around all key natural heritage features and hydrologically sensitive features, which must be included in the draft plan;
- the draft plan identifies the Block 17 valleyland as Private Open Space; typically, valleylands are dedicated to a public authority for long term preservation;
- the draft plan lands are part of a larger landholding of approximately 28.73 ha; the remnant portion, zoned OS5, to the east of the valleylands will be landlocked with no access or frontage on a public road, which needs to be addressed; and
- the lot size for estate residential plans is a minimum of 6,000 sq.m, with the average lot size using only the net developable area of the plan, being no less than 8,000 sq.m; conformity of this provision will be confirmed.

### **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 issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the draft plan and zoning amendment applications will be reviewed for conformity in land use and density with the policies of OPA 600, as amended by OPA 604 (Oak Ridges

Moraine Conformity Plan). Also, the disposition of the remnant parcel which will become landlocked, and the dedication of the valleylands, will be addressed.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision

**Report prepared by:**

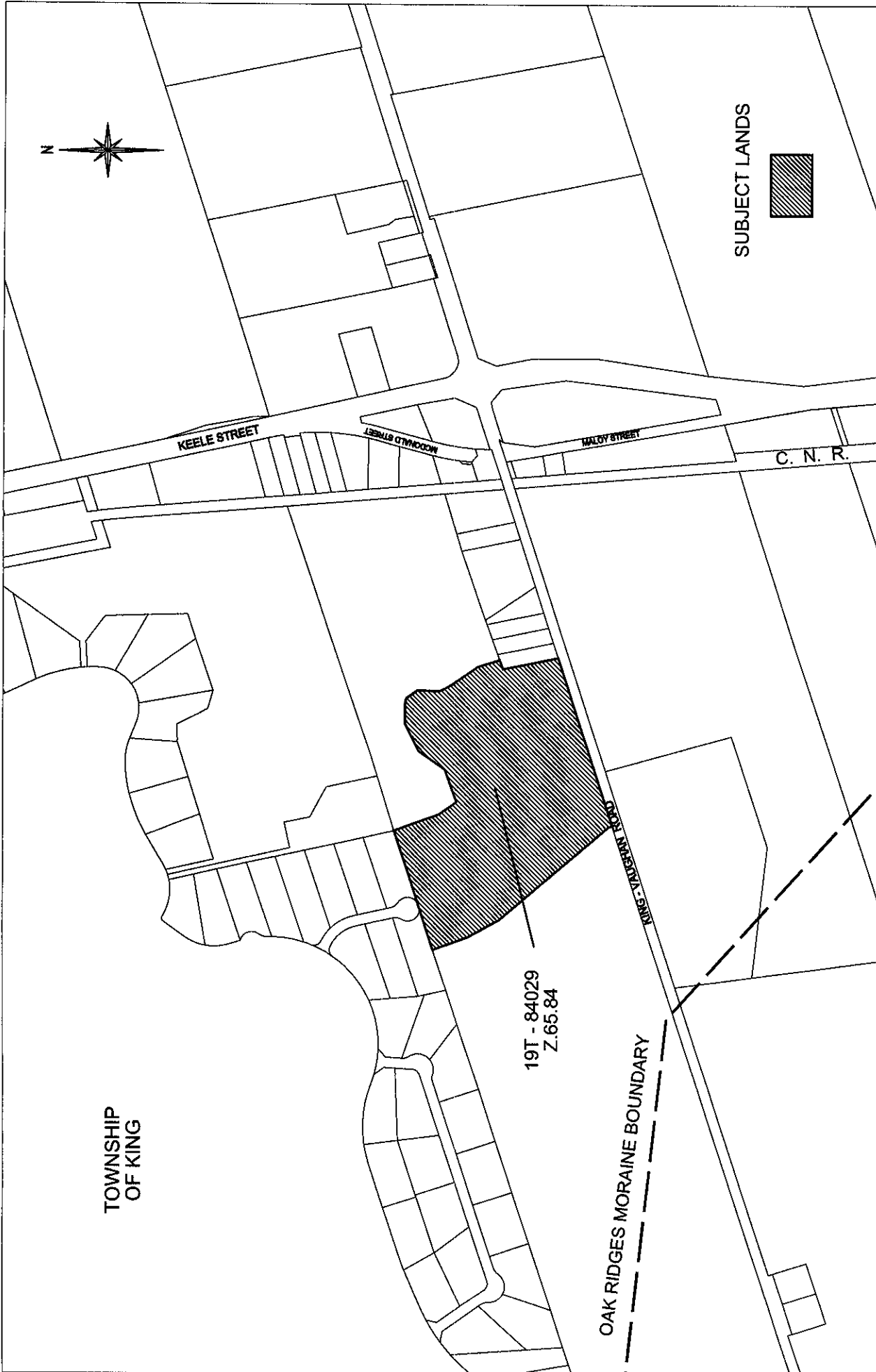
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



# Attachment 1

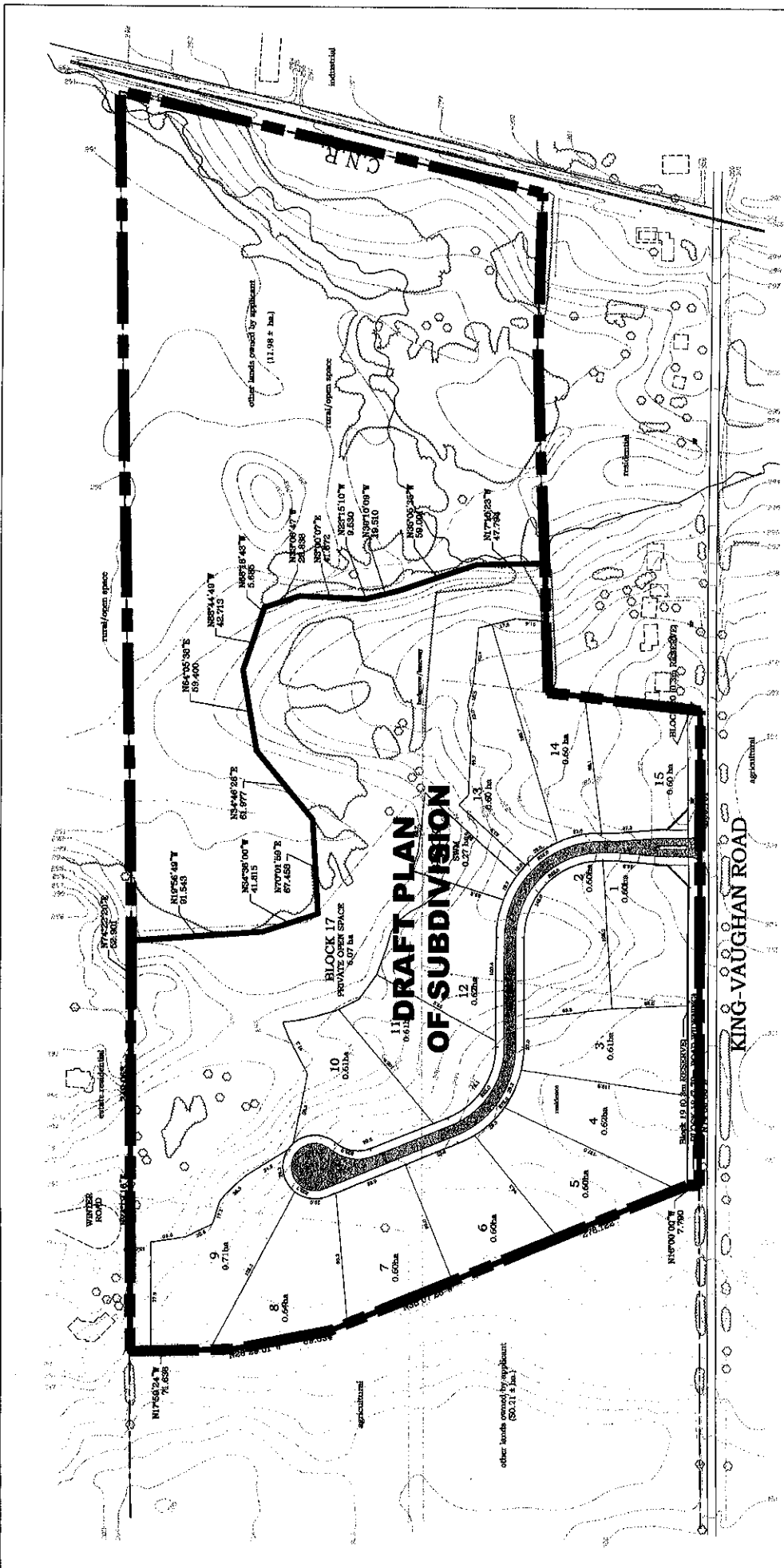
FILE No.:  
Z.65.84 &  
19T-84029  
Not to Scale  
May 10, 2004

CITY OF  
**Vaughan**

Community Planning Department

## Location Map

Part of Lot 1,  
Concession 4  
APPLICANT:  
ROBINTIDE FARMS LIMITED



**SCHEDULE OF LAND USE**

Estate Residential Lots 1 - 15 incl.	9.17 ha.	55%
Local Road - 448m	0.99 ha.	6%
Block 16 - Stormwater Management	0.27 ha.	1.5%
Block 17 - Private Open Space	6.03 ha.	36%
Block 18 - Road Widening	0.28 ha.	1.5%
Blocks 19 & 20 - 0.3m Reserve	0.01 ha.	0.1%
<b>TOTAL</b>	<b>16.75 ha.</b>	<b>100%</b>

**TOTAL LANDS** **SUBJECT LANDS**



**Draft Plan of Subdivision**

Part of Lot 1,  
Concession 4  
APPLICANT:  
ROBINTIDE FARMS LIMITED



Community Planning Department

**Attachment 2**  
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