

**5. OFFICIAL PLAN AMENDMENT FILE OP.05.007
MOONROMARR INC.
PRELIMINARY REPORT**

P.2005.29

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.007 (Moonromarr Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official (OPA #601-Kleinburg-Nashville Community Plan) to redesignate the subject lands shown on Attachment #1 from "Rural Area" to "Suburban Residential", to facilitate the development of 30 lots for single-detached residential dwelling units, with lot areas ranging from 0.5 ha to 1.24 ha, and lot frontages ranging from 47m to 87m as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, south of Kirby Road, in Part of Lots 28 and 29, Concession 9, (11231 Huntington Road), City of Vaughan. The subject lands have an area of 24.57 ha, with 372.4m of frontage on Huntington Road.

The subject lands are designated "Rural Area" with the southeast corner designated "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan) as shown on Attachment #3, and the northeast corner designated "Protected Countryside" by the Greenbelt Plan. The lands are zoned A Agricultural Zone by By-law 1-88. The site is used as a horse stud farm and contains several buildings, including a detached residential dwelling, 2 horse stalls and 2 barns. The surrounding land uses are:

- North - agricultural (A Agricultural Zone); Protected Countryside proposed Official Plan Amendment File (OP.05.012);
- South - agricultural (A Agricultural Zone);
- West - Huntington Road; agricultural (A Agricultural Zone);
- East - agricultural (A Agricultural Zone); Protected Countryside

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed 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 be reviewed in greater detail:

- review will be given to the Official Plan, which requires that any expansion to the Kleinburg-Nashville Community Plan boundary or the limits of urban development within the Community Plan boundary to be considered in a comprehensive manner and in conjunction with a review of the entire Community Plan; the Official Plan provides for a planned population of 6,800 people and requires any urban expansion to consider the implications on the Kleinburg-Nashville community in terms of its residential and village character and servicing implications;
- the Official Plan requires future growth, beyond current approvals be based predominantly on full services subject to the completion of the Kleinburg/Nashville Servicing Strategy.
- the application will be reviewed in consideration of the City's Official Plan, Regional Plan and Provincial Policies, including the community planning boundary and growth management with respect to the appropriateness of redesignating the subject lands from "Rural Area" (i.e. agricultural lands) to "Suburban Residential" to permit estate residential development;
- the Official Plan requires that a planning justification be submitted, which demonstrates the need for the proposed use, the suitability of the location for the proposed use, the impact on agricultural activities, the provision of servicing, the compatibility of the proposed uses with the surrounding area, and the impact of the proposed use on the environment;
- review will be given to the Greenbelt Plan which requires the boundary of the key natural heritage features (Humber River valleylands) in the "Protected Countryside" designation to be delineated; the northeast corner of the site lies within the boundary of the Greenbelt Plan, which requires that a natural heritage and hydrological evaluation be undertaken in order to identify a vegetation protection buffer zone for new development or site alteration within 120 m of a key natural heritage feature within the Natural Heritage System;
- the Greenbelt Plan requires a proposal for non-agricultural use to demonstrate that the use is appropriate for the location in a rural area, that the type of water and sewer servicing is appropriate for the proposed uses, that there are no negative impacts on key natural heritage features and/or key hydrological features or their functions, and that there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System;
- the subject application will be reviewed in consideration of the proposed application to amend the Official Plan (File OP.05.12) for estate residential on the lands located immediately to the north, as shown on Attachment #2;

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 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.

The application should be held in abeyance pending a comprehensive review of the Official Plan. In particular, the proposal to redesignate the subject lands from "Rural Area" to "Suburban Residential", will be reviewed in the context of the applicable Official Plan and Greenbelt policies respecting the community planning boundaries, growth management and protection of environmental features, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Concept Plan (including proposed development on lands to the north)
3. Kleinburg/Nashville Community Plan (OPA #601) Land Use Schedule

Report prepared by:

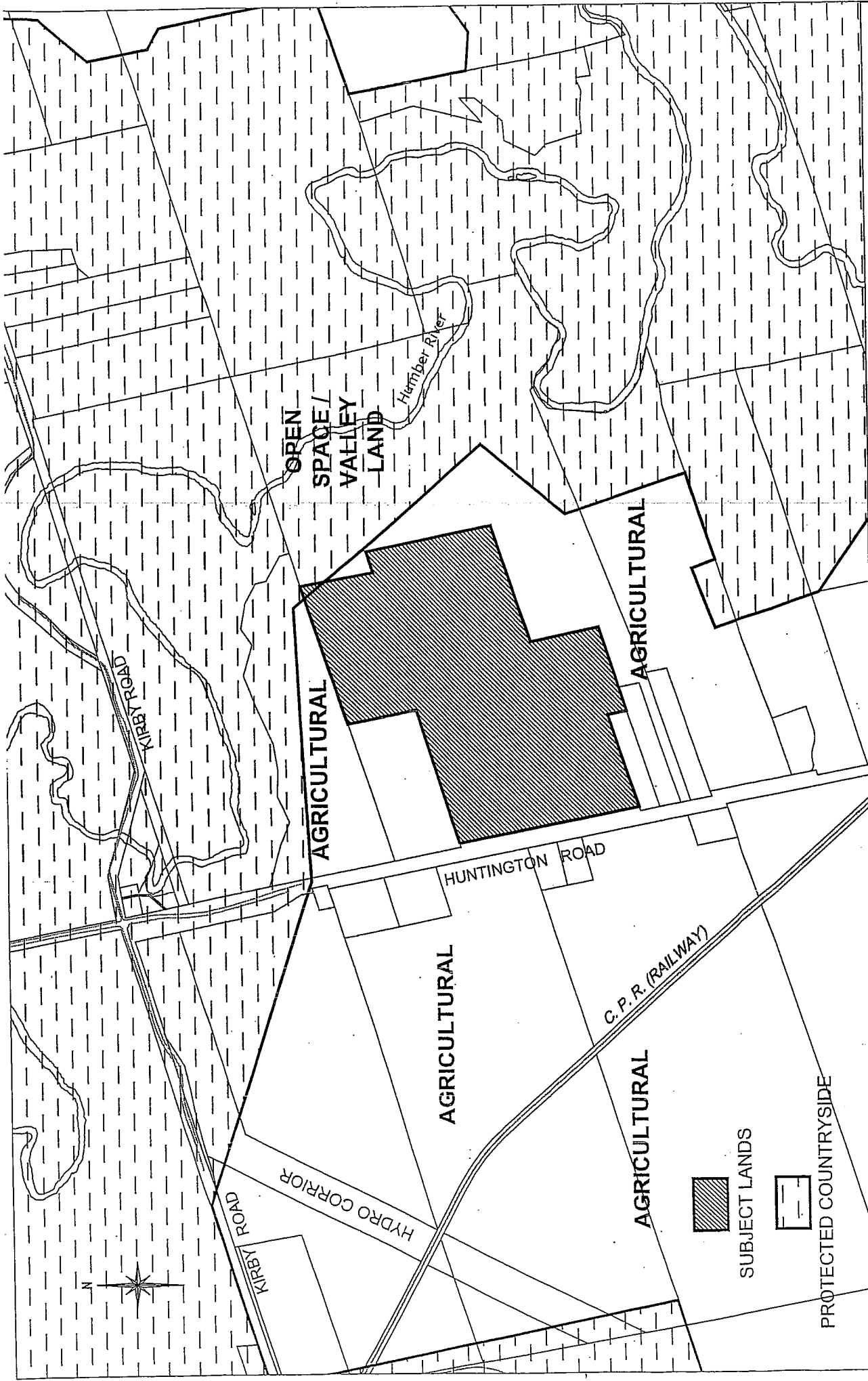
Judy Jeffers, Planner, ext. 8645
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



City of **Vaughan**

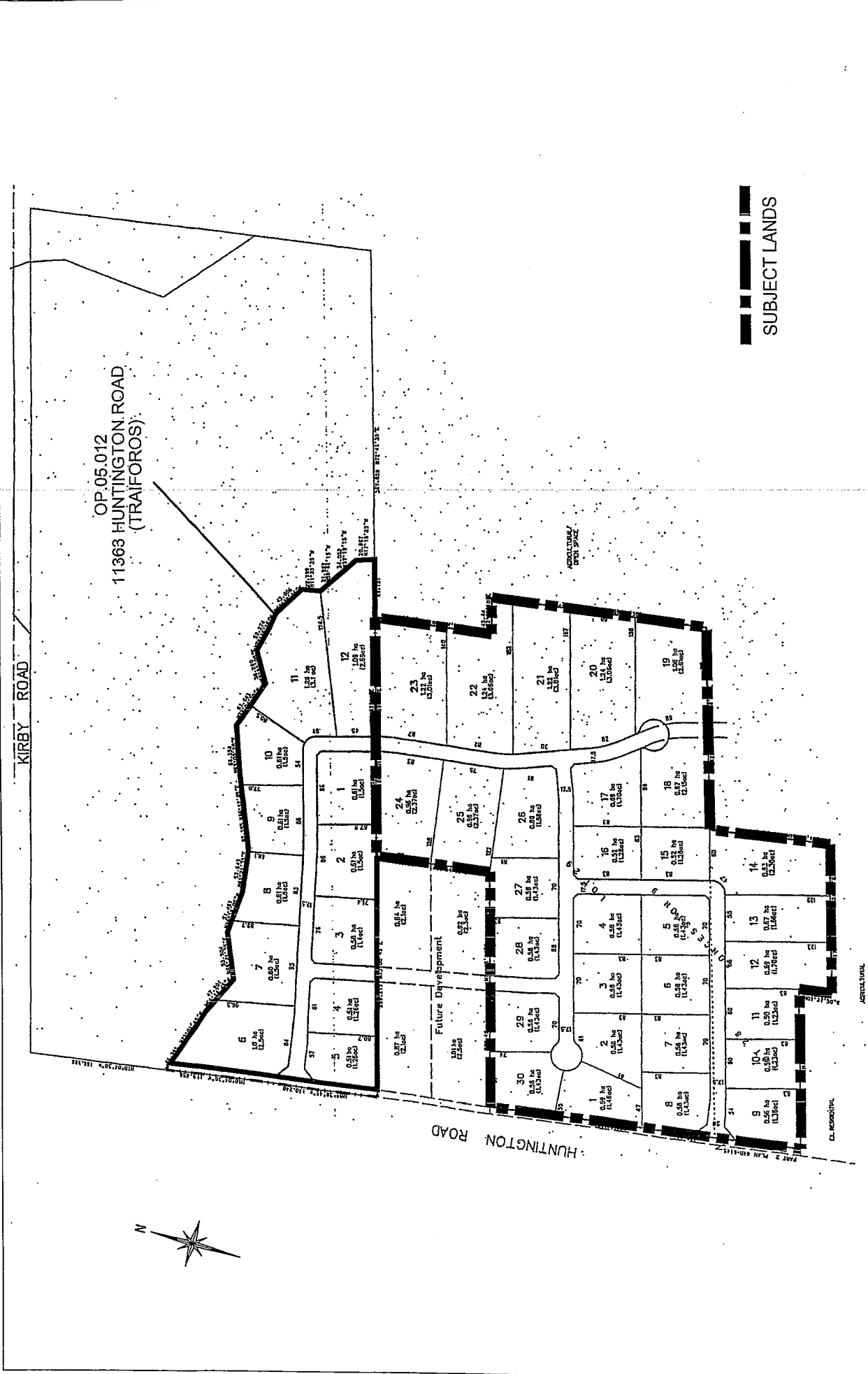
Development Planning Department

Location Map

Part of Lots 28 & 29,
 Concession 9 (11231 Huntington Road)

APPLICANT:
 MOONROMARR INC.

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OP.05.012
 11363 HUNTINGTON ROAD
 (TRAIFOROS)

Attachment 2

FILE No.:
 OP.05.007
 Not to Scale
 April 28, 2005



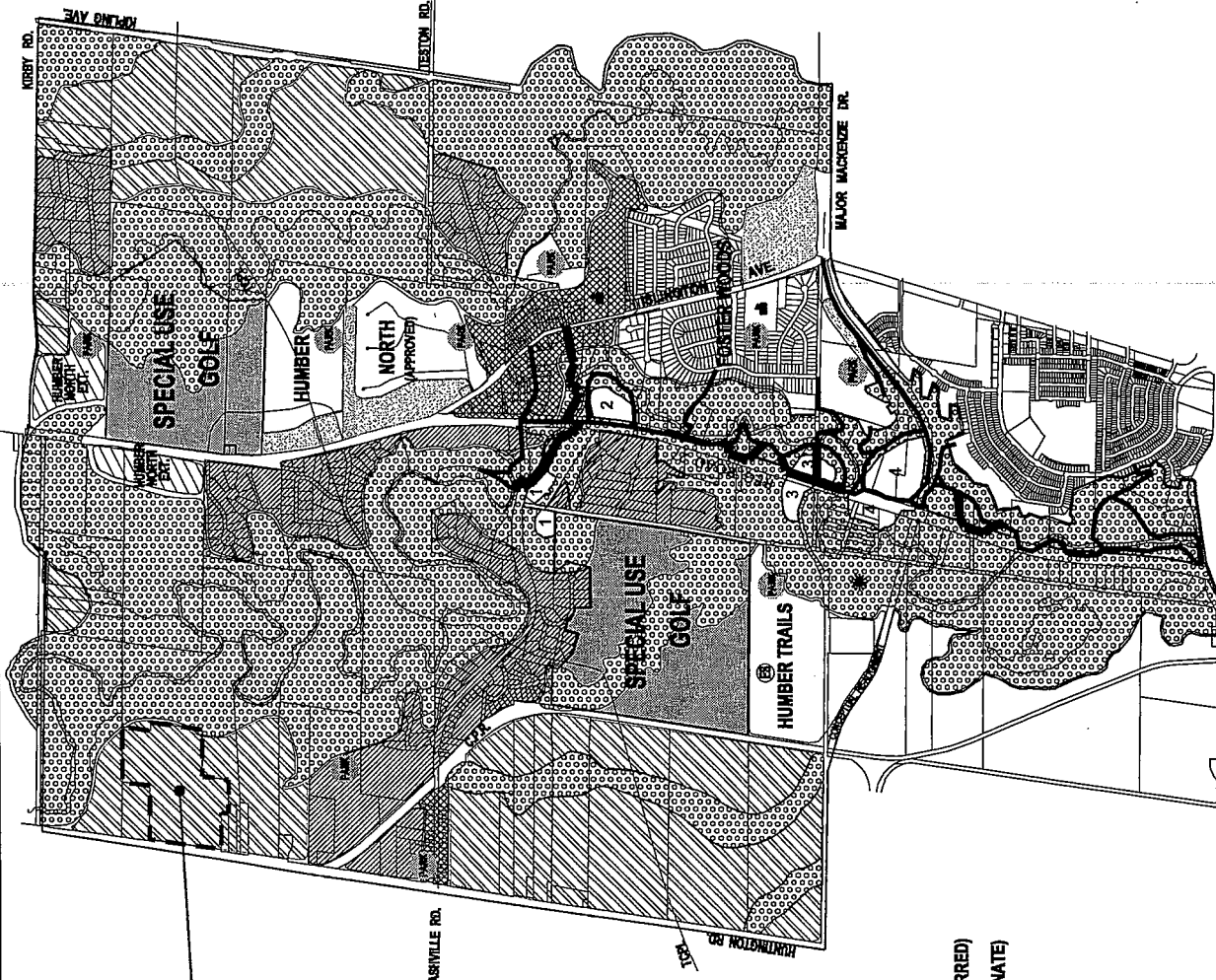
Development Planning Department

Concept Plan

Part of Lots 28 & 29,
 Concession 9 (11231 Huntington Road)

APPLICANT:
 MOONROMARR INC.

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SUBJECT LANDS

- LEGEND**
- [] SERVICED RESIDENTIAL
 - [] FUTURE RESIDENTIAL
 - [] SUBURBAN RESIDENTIAL
 - [] CORE AREA
 - [] SPECIAL USE - GOLF
 - [] RURAL AREA
 - [] VALLEY & STREAM CORRIDOR
 - [] OPEN SPACE
 - [] NEIGHBOURHOOD PARK
 - [] LINEAR PARK
 - [] INTER-REGIONAL TRAIL
 - [] WASTE DISPOSAL ASSESSMENT AREA
 - [] REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
 - [] REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
 - [] ELEMENTARY SCHOOL
 - [] AMENDMENT AREA
 - [] VALLEY POLICY AREAS 1 TO 4

Kleinburg / Nashville Community Plan (OPA #601) - Land Use Schedule



Development Planning Department

Attachment 3
 FILE No.: OP.05.007
 Not to Scale
 May 12, 2005

APPLICANT: MOONROMARR INC.
 Part of Lots 28 & 29,
 Concession 9
 (11231 Huntington Road)
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