

**2. OFFICIAL PLAN AMENDMENT FILE OP.06.025
KLEINBURG RESIDENTIAL ESTATES LTD.
PRELIMINARY REPORT**

P.2007.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.025 (Kleinburg Residential Estates Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official Plan, specifically OPA #601 (Kleinburg-Nashville Community Plan), to facilitate residential development on individual private wells on an interim basis, until the municipal water supply can be provided for 21 estate residential detached dwelling units in Plan of Subdivision 19T-95098, as shown on Attachment #2, which was approved by Council on September 25, 2006. The development details for approved Plan of Subdivision 19T-95098 are as follows:

Lots 1 - 21 (Detached Units)	8.55ha
Block 22 (Future Residential Lands)	0.56ha
Block 23 (Open Space Buffer)	0.26ha
Block 24 (9m Walkway)	0.07ha
<u>Roads & Reserves</u>	<u>1.36ha</u>
Total Draft Plan Area	10.80ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, north of Nashville Road, in Part of Lots 26 and 27, Concession 9, City of Vaughan. The subject lands have an area of 10.8 ha and are irregular in shape, with frontage of approximately 20m on each of Richard Lovat Court and Huntington Road.

The subject lands are designated "Suburban Residential" with a "Neighbourhood Park" overlay designation adjacent to the valley by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and also "Natural Heritage System within the Protected Countryside" by the Greenbelt Plan, as shown on Attachment #1. The lands are currently zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - estate residential (RR Rural Residential Zone)
- West - CP rail line (M3 Transportation Industrial Zone); Huntington Road
- East - Humber River/valley lands (OS1 Open Space Conservation Zone and Protected Countryside)

On December 15, 2006, 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; and to R. Dickinson, 133 Donhill Crescent; F. Zdanowski, 800 Nashville Road; N. Zuccaro, EMC Group

Ltd.; and J. Kennedy, KLM Planning Partners Inc.; who requested notification concerning Plan of Subdivision 19T-95098. As of January 4, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Background

On September 25, 2006, Council approved Draft Plan of Subdivision 19T-95098, subject to conditions, and approved Zoning By-law Amendment Application Z.95.032, to rezone the subject lands to RR(H) Rural Residential Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone in the manner shown on Attachment #2, with the provision that the residential portion of the lands be zoned with the Holding Symbol "H", which cannot be removed until an Official Plan Amendment has been approved by Council to permit private wells on an interim basis. The required technical report comprising the Master Environmental Servicing Plan – Kleinburg Residential Estates (MESP) dated August 2005 by Valdor Engineering Inc., was submitted by the Owner to the City Engineering Department, and has been reviewed determined that the plan can proceed on individual private wells on an interim basis. There were no appeals with respect to Council's approval of the draft plan of subdivision. OPA #601 requires that the subject lands be serviced by municipal water supply. The Owner has submitted an Official Plan Amendment application to permit private wells on an interim basis for the water supply.

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the applicable City and Regional Official Plan policies;
- ii) the Region of York requires that the timeframe be identified respecting the availability of municipal water supply, which will need to be reviewed and confirmed;
- iii) the firefighting water requirements for this subdivision plan must be determined pending the Region of York's Class Environmental Assessment to establish sufficient capacity and supply to service this plan;
- iv) the availability of water must be identified and allocated by Council for 21 residential units, from the Kleinburg-Nashville Community Water System, as confirmed by the Region of York when the municipal water supply becomes available; and
- v) the Owner shall be required to enter into a subdivision agreement with the City to design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and supply once servicing allocation capacity becomes available and is formally allocated to the plan.

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. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Region

of York's Class Environmental Assessment to establish sufficient water capacity, and the necessary engineering requirements.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-95098
3. OPA #601 (Kleinburg-Nashville Community Plan) - Land Use Schedule

Report prepared by:

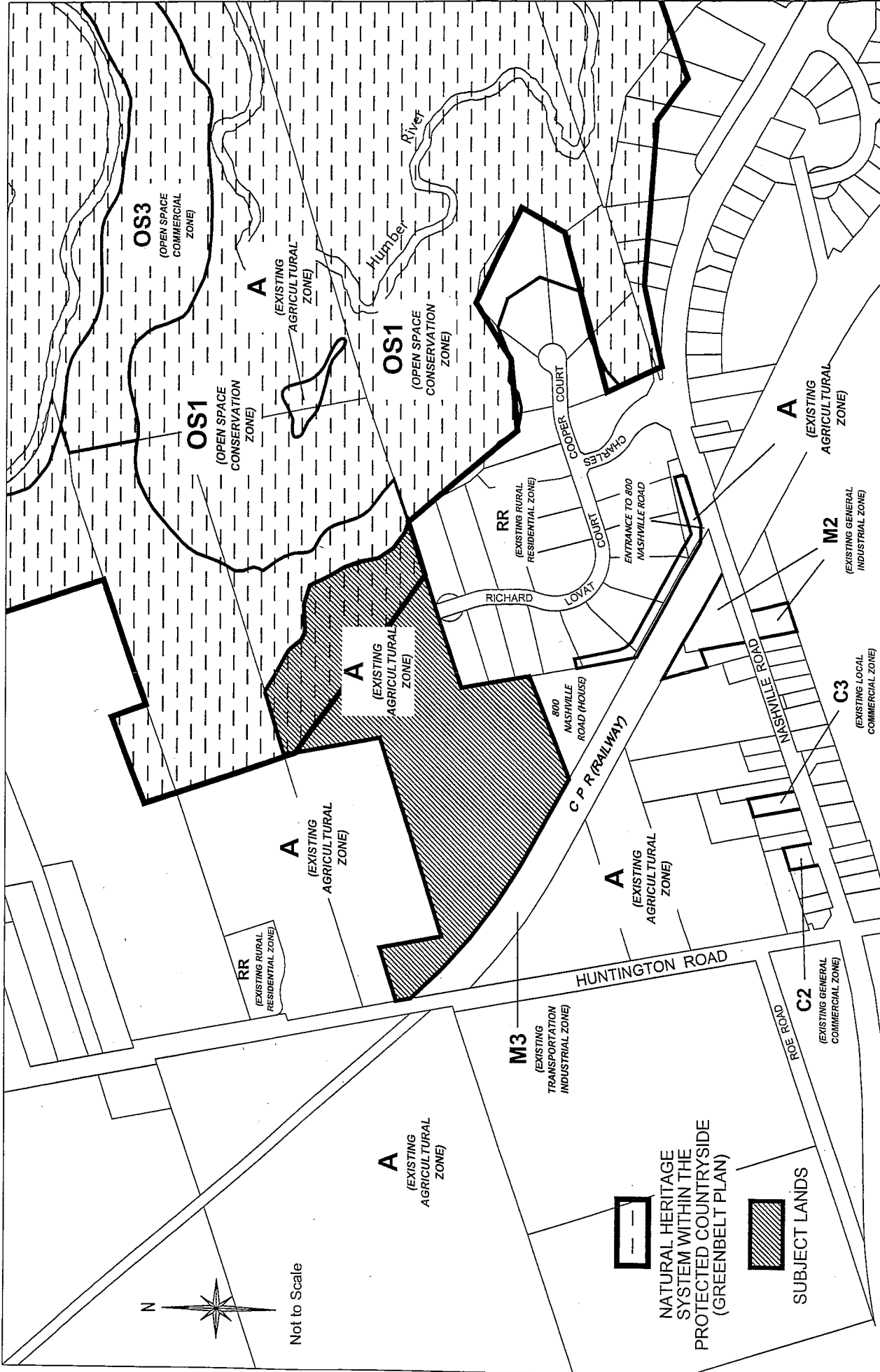
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part Lots 26 & 27,
Concession 9

APPLICANT:
KLEINBURG RESIDENTIAL ESTATES LTD.

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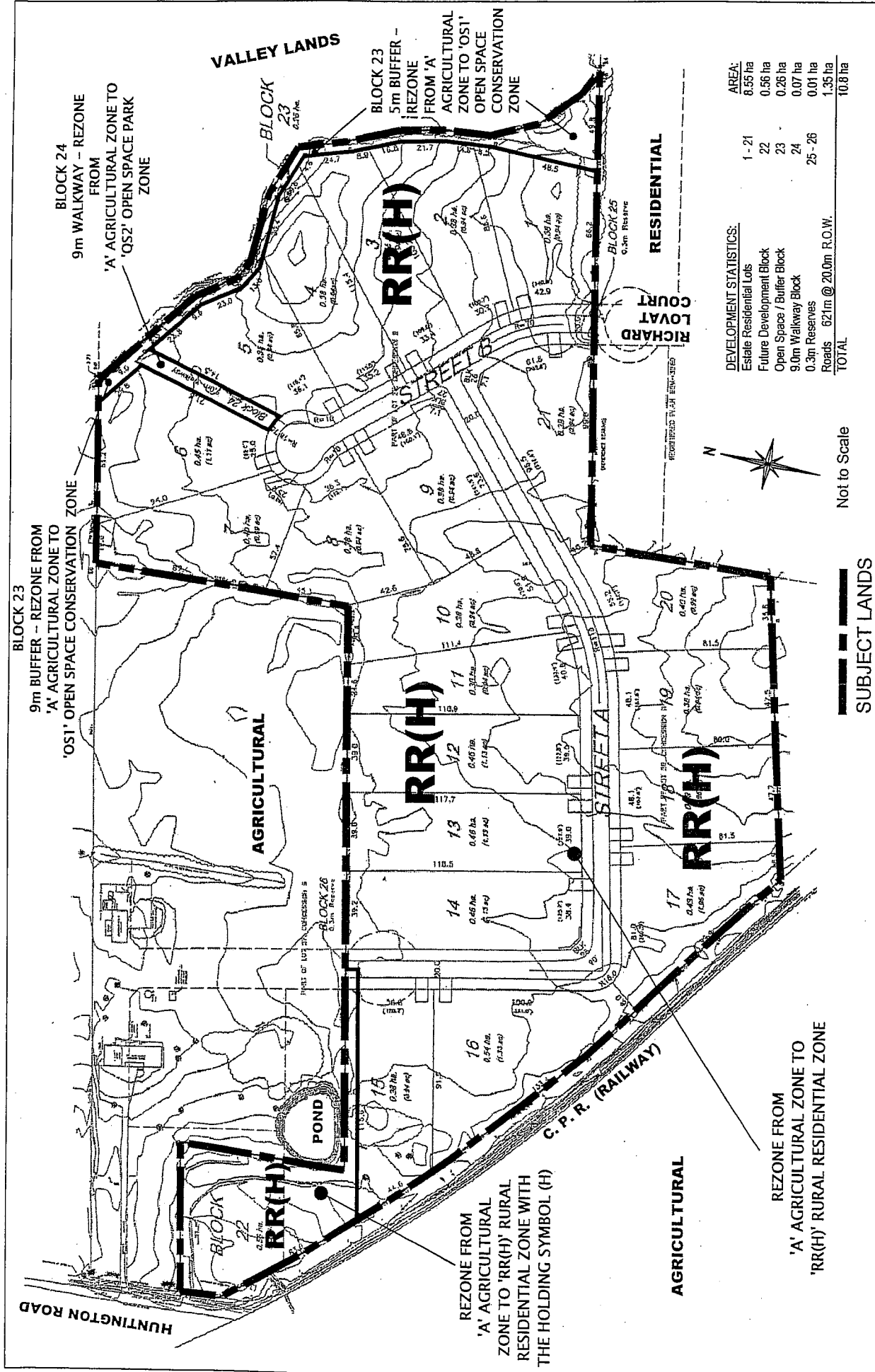


Development Planning Department

Attachment

1

FILE No.:
OP.06.025
RELATED FILES:
191-95098 & Z.95.032
January 3, 2007



DEVELOPMENT STATISTICS:

AREA:	1 - 21	22	23	24	25 - 26	TOTAL
Estate Residential Lots						
Future Development Block						
Open Space / Buffer Block						
9.0m Walkway Block						
0.3m Reserves						
Roads	621m @ 20.0m R.O.W.					
						10.8 ha

Attachment 2

FILE No.: OP.06.025
 RELATED FILES: 19T-95098 & Z.95.032
 October 30, 2006

City of Vaughan

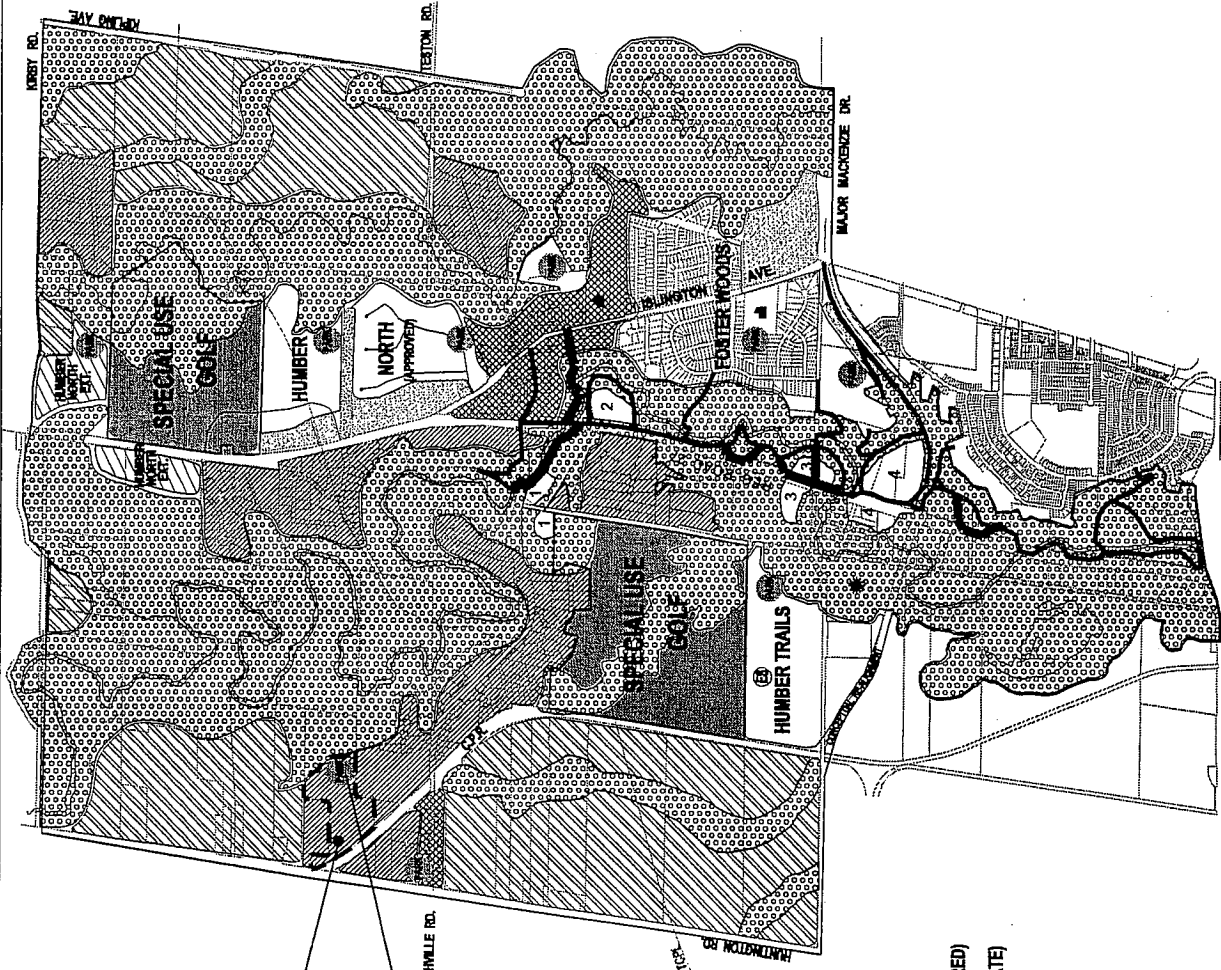
Development Planning Department

Draft Plan of Subdivision
19T-95098

APPLICANT: KLEINBURG RESIDENTIAL ESTATES LTD.
 Part Lots 26 & 27, Concession 9

REZONE FROM 'A' AGRICULTURAL ZONE TO 'RR(H)' RURAL RESIDENTIAL ZONE

\\NA\DRY\1 ATTACHMENTS\OP.06.025



Not to Scale

SUBJECT LANDS

NEIGHBOURHOOD PARK

- 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
 - [2] VALLEY POLICY AREAS 1 TO 4

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

APPLICANT:
KLEINBURG RESIDENTIAL
ESTATES LTD.

Part of Lots 26 & 27,
Concession 9



Development Planning Department

Attachment 3

FILE No.:
OP.06.025
RELATED FILES:
19T-95098 & Z.95.032
October 30, 2006

N:\OPT\1 ATTACHMENTS\OP\op.06.025-3