

1.      **OFFICIAL PLAN AMENDMENT FILE OP.09.003  
ZONING BY-LAW AMENDMENT FILE Z.09.026  
1539253 ONTARIO LTD.  
WARD 1**

**P.2009.38**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.003 and Z.09.026 (1539253 Ontario 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.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: November 6, 2009
- b)      Circulation Area: 150 m and the Kleinburg and Area Ratepayers Association
- c)      Comments Received as of November 17, 2009: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a recreational facility consisting of a 9 hole golf course, golf driving range, golf club house building, 4 baseball diamonds, 4 soccer fields, an ice rink, swimming pool, lawn bowling and bocce courts, tennis courts, a picnic area, and accessory maintenance and storage buildings, and 720 parking spaces:

- 1.      An Official Plan Amendment Application (File OP.09.003) to amend OPA #600, to permit a site-specific amendment to facilitate recreational uses on the subject lands in conformity with the policies of the Official Plan, as follows:

	<b>Official Plan Policy (OPA #600)</b>	<b>Proposed Amendment to OPA #600</b>
a.	<p>The subject lands are designated "Rural Use Area".</p> <p>Limited recreational uses (including land for outdoor parks, playgrounds, outdoor athletic fields, miniature golf, golf course, golf driving ranges, and buildings and structures accessory to these uses) shall only be permitted in the Rural Use Area, subject to an Official Plan Amendment and the criteria outlined in Sections 6.2.1 and 6.2.2.</p>	<ul style="list-style-type: none"> <li>▪ Official Plan Amendment to permit recreational uses as required by OPA #600.</li> </ul>

2. A Zoning By-law Amendment Application (File Z.09.026) to amend Zoning By-law 1-88, to permit additional recreational uses on the subject lands within the "A" Agricultural Zone as shown on Attachment #3, as follows:

	<b>By-law Standard</b>	<b>By-law 1-88 A Agricultural Zone Requirements</b>	<b>Proposed Exceptions to the A Agricultural Zone</b>
a.	Permitted uses	Permits limited recreational uses as follows: <ul style="list-style-type: none"> <li>- bowling green</li> <li>- curling rink</li> <li>- private or municipal swimming or wading pool</li> <li>- skating rink</li> <li>- tennis courts</li> </ul>	Permit the following additional recreational uses on the subject lands: <ul style="list-style-type: none"> <li>- 9 hole golf course, golf driving range, and golf club house building</li> <li>- baseball diamonds, soccer fields</li> <li>- lawn bowling and bocce courts</li> <li>- picnic area</li> <li>- accessory maintenance and storage buildings</li> </ul>

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ East side of Kipling Avenue, north of Teston Road (municipally known as 10951 Kipling Avenue) and shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Rural Use Area" (majority of internal site) and "Valley and Stream Corridor" (along the frontage of Kipling Avenue) by OPA #600.</li> <li>▪ The proposed recreational uses conform to the Official Plan, however, OPA #600 only permits these uses subject to a site-specific Official Plan Amendment.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by By-law 1-88.</li> <li>▪ The proposed additional recreational uses are not permitted in the A Agricultural Zone, and therefore, an amendment to By-law 1-88 is required.</li> </ul>
Greenbelt Designation	<ul style="list-style-type: none"> <li>▪ "Protected Countryside" by the Provincial Greenbelt Plan, as further discussed in this report.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

## Preliminary Review

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies. In particular, the conformity of the proposal will be reviewed in accordance with the Greenbelt Plan.</li></ul>
b.	Justification for the proposed use	<ul style="list-style-type: none"><li>▪ The need or justification for the proposed use, its size, its location and whether it will impact the natural features of the site and the surrounding area must be demonstrated in accordance with the policies of OPA #600.</li></ul>
c.	Greenbelt Plan	<ul style="list-style-type: none"><li>▪ The subject lands are designated "Protected Countryside", and form part of the Natural Heritage System" and are identified as a rural area within the Agricultural System by the Greenbelt Plan. The proposed development is a non-agricultural use, and therefore, a justification report must demonstrate its conformance with the policies in Sections 3.1.4 and 3.2.2 being the Agricultural System and Natural System, respectively, of the Greenbelt Plan.</li><li>▪ The appropriateness of permitting the recreational facility and the range of proposed uses on the subject lands will be reviewed in the context of its location, surrounding area and its impact on the natural heritage and key features on the site and with the policies identified in Section 4.1.1 and 4.1.2 of the Greenbelt Plan.</li></ul>
d.	Supporting Studies/Material	<p>A Planning Justification Study has been submitted for review. The following additional supporting materials, but not limited to, are required to be submitted by the applicant for review:</p> <ul style="list-style-type: none"><li>▪ a report demonstrating agricultural conversion in the Greenbelt area (LEAR report);</li><li>▪ a Vegetation Enhancement Plan as per the Greenbelt policies;</li><li>▪ a Conservation Plan as per the Greenbelt policies;</li><li>▪ a Functional Servicing Report; and,</li><li>▪ a Traffic and Parking Impact Study.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands are partially located within a Regulated Area of the Humber River Watershed. A Permit is required from the TRCA prior to any development. The TRCA requires that a site visit be undertaken to determine the development limits, and that the additional reports and studies as prescribed by the Greenbelt Plan must be provided.</li> </ul>
f.	Future Site Plan	<p>The Owner will be required to submit a future Site Plan Application to address issues related to:</p> <ul style="list-style-type: none"> <li>▪ the road network, storm water management, water and sanitary servicing, and the necessary road widenings;</li> <li>▪ a record of site condition (RSC) will be required at the site plan stage, to the satisfaction of the Vaughan Engineering Department;</li> <li>▪ opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>

**Relationship to Vaughan Vision 2020 / Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications together with a request for exemption from Regional approval of the Official Plan Amendment was circulated to the Region of York for review and comment. The request for an Official Plan Amendment exemption was considered by the Regional Development Review Committee and denied, as the amendment is for a non-farm development in the agricultural and/or rural area, within the Regional Greenbelt System, and may affect Regional road infrastructure. The Region of York will be the final approval authority on the Official Plan Amendment, should it be supported by Vaughan Council.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

## **Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

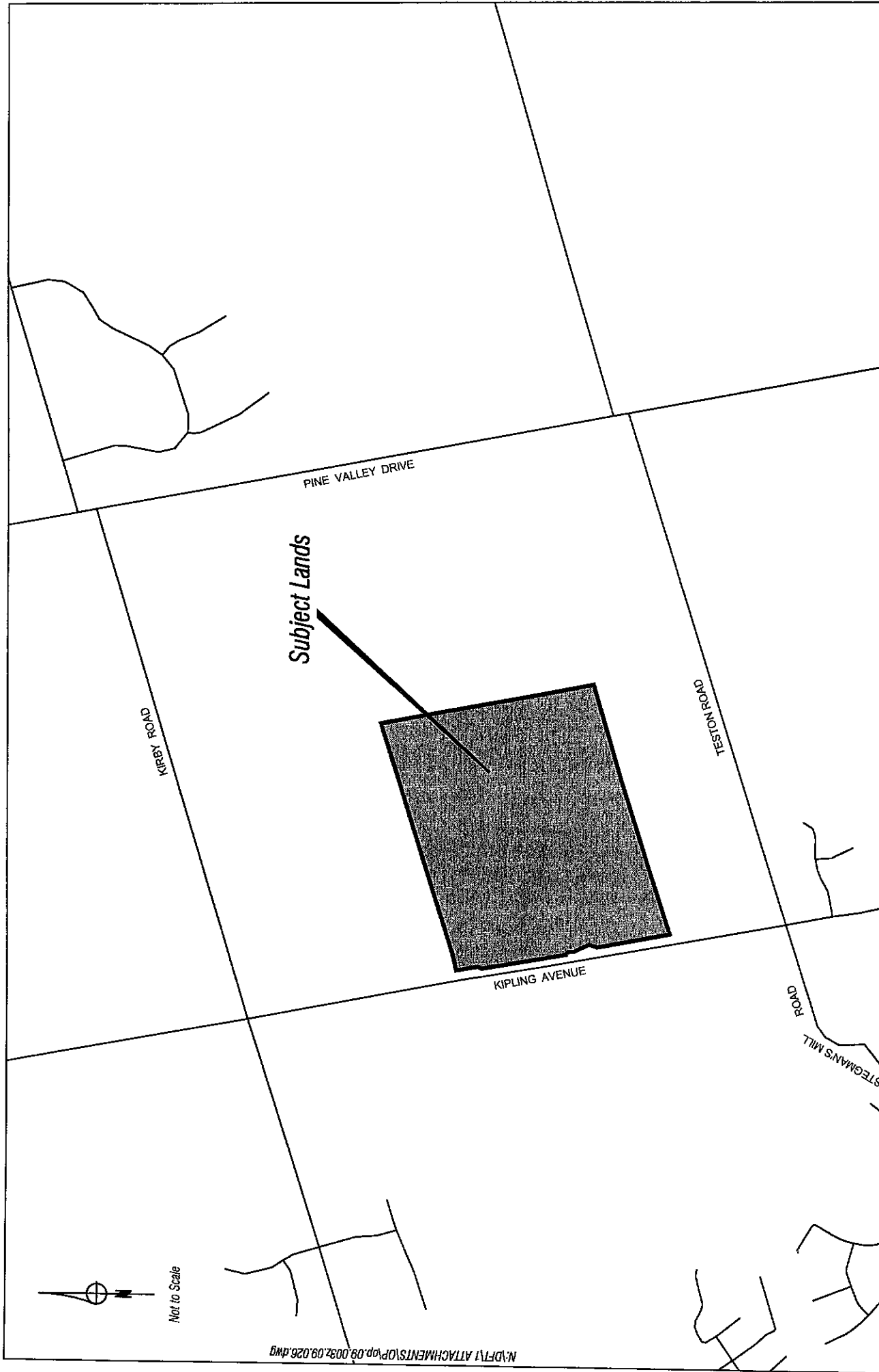
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Context Location Map

LOCATION:  
Part Lots 27 & 28, Concession 7

APPLICANT:  
1539253 Ontario Ltd.



Development Planning Department

# Attachment 1

FILE:  
OP.09.003 & Z.09.026

DATE:  
November 16, 2009



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**Legend**

- A - AGRICULTURAL ZONE
- RR - RURAL RESIDENTIAL ZONE
-  Subject Lands

**Location Map**

LOCATION:  
Part Lots 27 & 28, Concession 7

APPLICANT:  
1539253 Ontario Ltd.

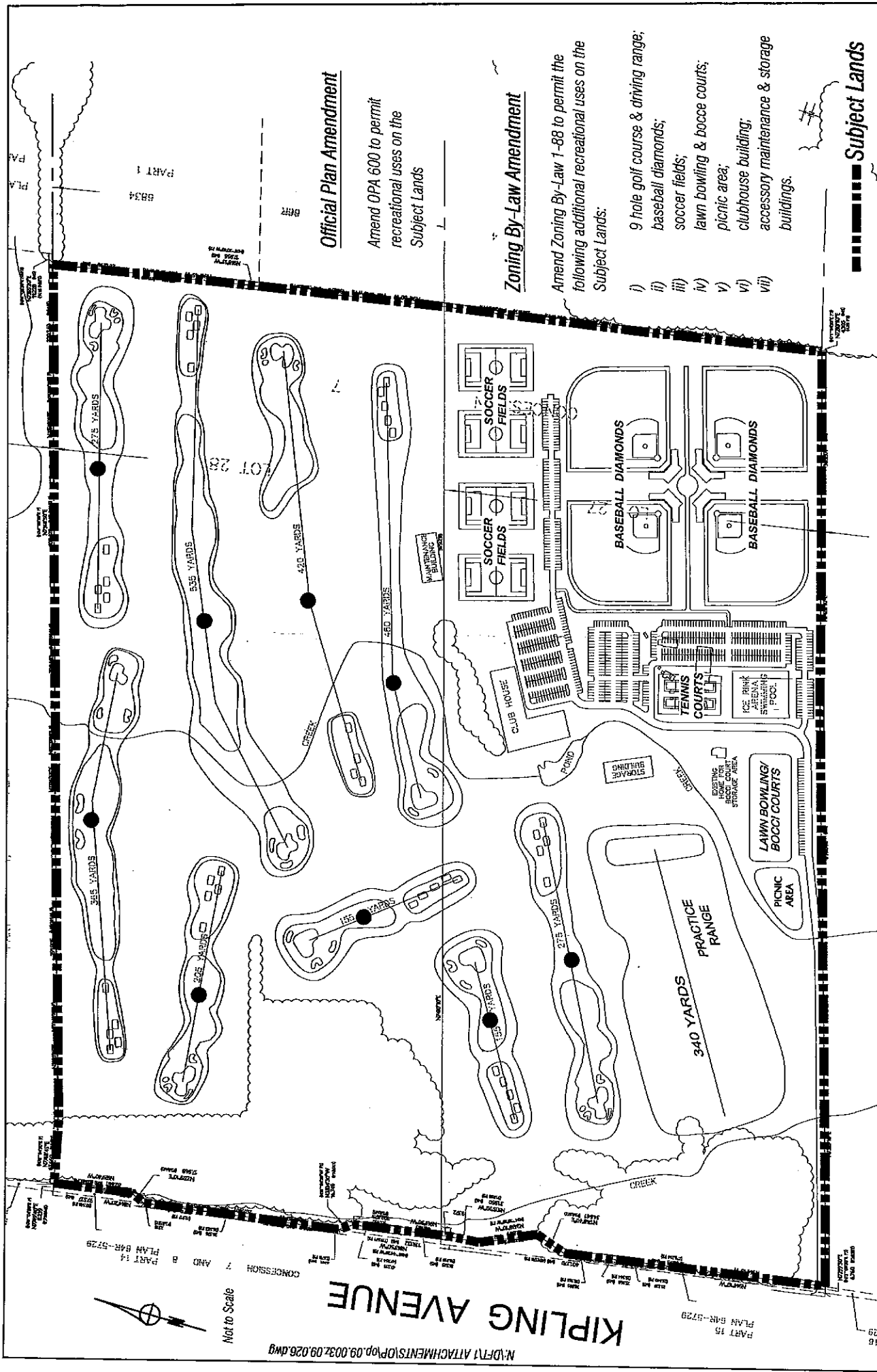


**Attachment**

FILE:  
OP.09.003 & Z.09.026

DATE:  
November 16, 2009

**2**



**Official Plan Amendment**

Amend OPA 600 to permit recreational uses on the Subject Lands

**Zoning By-Law Amendment**

Amend Zoning By-Law 1-88 to permit the following additional recreational uses on the Subject Lands:

- i) 9 hole golf course & driving range;
- ii) baseball diamonds;
- iii) soccer fields;
- iv) lawn bowling & bocce courts;
- v) picnic area;
- vi) clubhouse building;
- vii) accessory maintenance & storage buildings.

Subject Lands

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Not to Scale

CONCESSION 7 AND B PART 14 AND B PART 14-5729

**KIPLING AVENUE**

PLAN BAR-5729

PLAN BAR-5729

