

3. **BLOCK 61 WEST (NASHVILLE HEIGHTS) P.2011.5**
BLOCK PLAN FILE: BL.61.2009
PRELIMINARY REPORT
WARD 1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File BL.61.2009 (Block 61 West – Nashville Heights) BE RECEIVED; and, that any issues identified be addressed by the Policy 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

There is no economic impact arising from this report.

Communications Plan

On January 7, 2011, a notice of Public Hearing was sent to all landowners within 150 metres of the subject lands. The notice was also published in the Vaughan Citizen, and posted online on the City Page on the City's website on January 13, 2011. As of January 26, 2011, 1 (one) response has been received in response to the notice. Any responses received prior to or at the hearing will be addressed in the detailed staff report to the Committee of the Whole.

Purpose

The purpose of the application is to obtain Block Plan approval, as required by OPA 699, to permit the development of the west half of Block 61. The approval of the Block Plan will provide the basis for the preparation of implementing draft plans of subdivision.

Background - Analysis and Options

Origin

In December 2009 the Block 61 Landowners Group submitted Block Plan application BL.61.2009 detailing the proposed development concept for the west half of the Block 61 area. The Block Plan submission included the following supporting documentation:

- i) *Nashville Heights Block 61 West Block Plan Report - December 2009* (Includes Sustainability Report, Parks and Open Space Report, Development Phasing/Infrastructure Staging Plan, Components of Pedestrian and Bicycle Master Plan and Sidewalk/Walkway Master Plan);
- ii) *Master Environmental & Servicing Plan Nashville Heights Block 61 Project 2005-2763 - December 2009* (Includes Comprehensive Water Supply System Analysis, Comprehensive Sanitary Sewer System Capacity Analysis, Sustainability Report);

- iii) *Nashville Heights Natural Heritage Evaluation and Environmental Impact Study - December 2009 (Includes Environmental Management Guidelines, Terrestrial Resources Mitigation/Restoration Report and Environmental Impact Statement - Sustainability Report);*
- iv) *Nashville Heights Community - City of Vaughan External Traffic Impact Study - December 2009 (Includes Transportation/Transit Analysis Study, Traffic/Transit Management);*
- v) *Nashville Heights Community - City of Vaughan Internal Traffic Impact Study – June 2010;*
- vi) *Environmental Noise Feasibility Study, Nashville West Community, Nashville Heights – Block 61 - December 16, 2009 (Includes Noise and Vibration Impact Mitigation Report);*
- vii) *Nashville Heights Urban Design Guidelines, Block 61 West City of Vaughan - First Submission: January 2010 (Includes Pedestrian and Bicycle Master Plan)*
- viii) *Cultural Heritage Resource Impact Assessment October 28, 2009 - Nashville Heights (Block 61) - (Includes Archeological & Heritage Resource Assessment);*
- ix) *Hydro geological Investigation Proposed Nashville Heights Development - December 17, 2009;*
- x) *Nashville Heights Geomorphic Assessment Existing Conditions (Final Report) - December 2009; and,*
- xi) *Report on the 2009 Stage 1-2 Archeological Assessment of Part of Lot 24, Concession 9 (Geographic Township of Vaughan) - April 2009.*

The studies and subsequent iterations have been and are under review by the pertinent City departments and public agencies.

Location

Block 61 West is located in the south-west corner of the Kleinburg-Nashville Community Plan (OPA 601) amendment area and is bounded by Major Mackenzie Drive to the south, the Canadian Pacific (CP) Mactier Rail Line to the east, the existing hamlet of Nashville (part of the Kleinburg-Nashville Heritage District) to the north, and Huntington Road to the west. The subject lands are shown on Attachment 1.

Land Use Status

Block 61 West is located within the “Settlement Area” in the York Region Official Plan (ROP), and is designated as “Towns and Villages”. The subject lands are identified in the Vaughan Official Plan “Kleinburg-Nashville Community Plan” by OPA 600. The Kleinburg-Nashville Community Plan (OPA 601) was amended by OPA 699, which is the secondary plan for Block 61 West area as shown on Attachment 5. The lands are designated “Low Density Residential”, “Medium Density Residential”, “Mixed Use Residential / Commercial”, “General Commercial”, “Core Area”, “Valley and Stream Corridor”, “Major Mackenzie Drive Special Study Area” and, “Greenway System” in OPA 601, as amended by OPA 699.

The Block 61 West lands are zoned “A” Agricultural Zone, “RR” Rural Residential Zone with portions of the lands subject to Exceptions 9 (189) and 9 (256) by By-law 1-88 which generally permits agricultural uses and residential detached dwelling uses on the lands. The subject lands

contain residential dwellings and include woodlots, watercourses, a water tower, and include a house (10395 Huntington Road) which appears in the "Listing of Buildings of Architectural and Historic Value" and other residential dwellings some of which may also be of historic value.

Site Description

The 183.58 ha subject lands are bisected by two small tributaries of East Robinson Creek. Other notable features on the lands include a small valleyland woodlot on the eastern boundary adjacent to the CP Rail Line and a central woodlot located in the northern half of the Block. The development of the site will need to consider the presence of the TransCanada Pipeline Easement through parts of Lots 22 and 23, the CP Rail Mactier Subdivision Rail Line, Nashville Community Cemetery, the future Highway 427 extension, and planned road network improvements along Major Mackenzie Drive. The surrounding land uses are:

North: Kleinburg-Nashville Heritage Conservation District, generally existing residential (currently zoned RR Rural residential Zone), and lands to the north are subject to the Kleinburg North Secondary Plan.

South: Major Mackenzie Drive; lands subject to the West Vaughan Employment Area Secondary Plan (currently zoned A Agricultural Zone)

East: CP Mactier Rail Line, residential community (generally zoned M3- Transportation Industrial, RD2 - Residential Detached, OS1 – Open Space Conservation and RR – Rural Residential Zones)

West: Huntington Road, existing cemetery, and undeveloped lands (zoned A – Agricultural, OS2 –Open Space Park and OS1 – Open Space Conservation Zones)

Municipal Services

The Block 61 West lands are within Pressure District 6 (PD 6) of the York Water Supply System. Block 61 West will be serviced within PD 6 by the extension of a proposed Regional 750mm diameter watermain on Huntington Road northerly from the existing 1800mm diameter York-Peel Feedermain on Rutherford Road to Nashville Road. The internal water system will be serviced from two connections to the proposed 750mm diameter watermain on Huntington Road.

The Block 61 West lands are ultimately tributary to the West Rainbow Creek Sanitary Trunk which is part of the York-Durham Sewage System. The closest gravity sewer to the subject lands is the recently constructed 750mm diameter sanitary sewer on Huntington Road to service the Block 64 lands, which currently terminates at Trade Valley Drive. This Huntington Road Sanitary sewer discharges downstream into to the Zenway/Fogal Trunk sewer.

The extent of the proposed servicing of Block 61 West and surrounding lands is dependant on the capacity of the existing downstream trunk sewers (Zenway/Fogal Trunk and West Rainbow Creek Trunk) as well as the front-end arrangements with external development areas. Interim and ultimate sanitary servicing scenarios are currently proposed.

The interim scenario would include the servicing of the Block 61 lands and other adjacent lands (Molise Kleinburg Estates Inc, Lake Rivers Inc., majority of Block 66, west portion of Block 62) via a proposed sewer on Huntington Road which would be extended northerly from its current termination point at Trade Valley Drive and easterly on Major Mackenzie Drive to the south end of the proposed North-South collector road.

The ultimate servicing of Block 61 W North includes the servicing of all areas included in the interim scenario with the addition of potential future ‘white-belt’ development lands northwest of Block 61W (Block 67/67W, portions of 68 & 69). This scenario proposes re-routing a portion of the flows to Highway 27 (via a proposed Regional Trunk Sewer along Highway 27 connecting downstream to the West Rainbow Creek Trunk Sewer) which will provide additional capacity to the Huntington Road and Zenway/Fogal sewers downstream.

Block 61W is located within the Humber River watershed. The site generally slopes from north to south and currently discharges to three watercourses which are all part of the East Robinson Creek. The storm water management plan for Block 61 West proposes the establishment of three (3) storm water management facilities located at the south end of the Block adjacent to Major Mackenzie Drive. The SWM facilities are proposed to control the urban storm water runoff in the Block to the target release rates established for the Humber River watershed. These facilities will also provide water quality treatment and erosion control.

Development Concept

The proposed Block Plan as shown on Attachment 3 includes approximately 1,890 residential units with a potential for an approximately 550 additional residential units within the Major Mackenzie Drive Special Study Area (MMDSSA), totaling 2,440 residential units. The proposed Block Plan accommodates a population of approximately 6,800 with a potential for an approximate additional 1,200 people within the MMDSSA, for a total population of approximately 8,000, as permitted in OPA 699. Final population unit figures and their distribution will be refined through Block Plan review and Draft Plans of subdivision and shall conform to the population, density and land use requirements in OPA 601 and 699.

The Block Plan includes 5 neighbourhood parks (of which one is located within the MMDSSA), a series of 3 linear parks, 1 commercial/mixed-use site, 3 stormwater management ponds (of which one is located within the MMDSSA). The distribution of land uses in the proposed Block Plan is as follows (includes lands within the MMDSSA):

<u>Land Use</u>	<u>Area</u>	<u>%</u>
• Residential	69.28 ha	37.9%
• Mixed Use / Medium Density	2.62 ha	1.4%
• Schools	5.53 ha	3.0%
• Parks	5.58 ha	3.0%
• Vistas and Parkettes	0.26 ha	0.1%
• CPR Linear Feature	3.29 ha	1.8%
• Piazza	0.20 ha	0.1%
• Northern Greenway	1.05 ha	0.6%
• Open Space	15.03 ha	8.2%
• Woodlot	4.08 ha	2.2%
• Buffer Areas	2.61 ha	1.4%
• Stormwater Management Pond	8.98 ha	4.9%
• Pipeline	1.65 ha	0.9%
• Huntington Road Widening	0.50 ha	0.3%
• Roads & Lanes	41.83 ha	22.8%
• Commercial	4.00 ha	2.2%
• S/W Future Development Block	6.47 ha	3.5%
• 427 & Major Mackenzie Corridor	8.72 ha	4.7%
• Huntington Road Corridor	<u>1.90 ha</u>	<u>1.0%</u>
	183.58 ha	100%

Within the Block Plan area, the average net density taken across all the “Low Density” residential areas is approximately 15.7 units per hectare, which is in keeping with the required density range of 15 to 25 units per hectare in OPA 699. The preliminary average net density taken across all

the medium density residential areas is approximately 31 units per hectare which conforms to the required density range of 25 to 150 units per hectare in OPA 699, however; this density may be subject to change pending the final recommendations of the "Major Mackenzie Drive Special Study".

The average net density taken across the "Mixed-Use Residential-Commercial" area is also to be determined, as the Major Mackenzie Drive Special Study has an impact on these lands. OPA 699 (Attachment 5) permits a density of a minimum 25 units per net residential hectare for "Area A" and a minimum of 35 units per net residential hectare for "Area B", with both "Area A" and "Area B" permitted up to a maximum of 150 units per net residential hectare. The final density for the "Medium Density" and "Mixed-Use Residential-Commercial" shall be in keeping with OPA 699 and addressed in a report to Committee of the Whole.

The proposed plan consists of a gross net developable area (less Natural Heritage Systems and associated buffer areas) within the Block of approximately 165 ha. The provisions of the Growth Plan and the Regional Official Plan, require that a community be planned to achieve a combined 50 people and jobs per developable hectare. Based on the preliminary information provided, the total combined number of people and jobs is approximately 8,380 or 50.78 people and jobs / ha. Final density targets will be refined through the Block Plan process.

Preliminary Review

On December 13, 2010, the applicant submitted a revised Block 61 West Plan and additional supporting documentation including a response matrix in an effort to address comments from the original submission of the plan. The submission includes the following revised documents:

- Block 61 West (Nashville Heights) Response to Comments Received, December 15, 2010 (Malone Given Parsons);
- Response to TRCA Comments, December 2, 2010 (Beacon Environmental);
- Tables Providing Hydrogeological Information, October 2010 (Terraprobe Inc.);
- Environmental Noise Feasibility Study, November 9, 2010 (Valcoustics Canada Ltd.);
- Nashville Heights Geomorphic Assessment – Existing Conditions, October 2010 (Parish Geomorphic);
- Block 61 West – Nashville Heights, Traffic/Transportation/Transit Response, November 22, 2010 (Poulos & Chung Ltd);
- Response to Agency Comments MESP, October 2010 (Shaeffers);
- Nashville Heights Block 61 West Urban Design Guidelines, September 10, 2010 (STLA); and,
- 10395 Huntington Road Feasibility Report, July 7, 2010 (ERA Architects).

These documents are currently in circulation for City and agency review and comment. Any outstanding issues resulting from the review of revised documents circulation will be addressed in the future Block 61 west comprehensive staff report to Committee of the Whole.

Following a preliminary review of the December 2009 application, including department and agency responses, the Policy Planning Department has identified the following matters for review in greater detail:

Land Use & Densities

- i) The provision for parkland in Block 61 west is currently under review by the City. Parkland dedication shall be provided in accordance with City Policy and in a manner that conforms to the Planning Act. The final location, size, number and configuration of the proposed parks must be reviewed and approved by the City prior to the approval of the Block Plan.

- ii) The final determination of type and location of community facilities will be required prior to approval of the Block Plan. .
- iii) The feasibility of constructing and provision for a pedestrian walkway across the CP Rail right-of-way shall be completed prior to final approval of any Draft Plan of Subdivision Application or approval of any Site Plan Application as required in OPA 699. The owner shall carryout the feasibility study for a pedestrian crossing through the CP Rail right-of-way between the Nashville Heights and Humber Trails neighbourhoods to the satisfaction of the City.
- iv) Determination of land uses including their final location, location and design of road network, limits of development, location and design of storm water management pond facilities, for lands within the “Major Mackenzie Special Study Area” requires further refinement in consultation with the Ministry of Transportation, York Region, and Toronto and Region Conservation Authority, and to the satisfaction of the City.
- v) Prior to draft approval of a Draft Plan of Subdivision or approval of any Site Development Application, where the lands were not within a registered Plan of Subdivision, that the following matters for the Major Mackenzie Drive Special Study Area, but not limited to, shall be refined, in consultation with, the Ministries of Municipal Affairs and Housing, Ministry of Transportation, York Region and the Toronto and Region Conservation Authority, to the satisfaction of the City on the following: a) delineation of land uses; b) the delineation of design and road network; c) the limits of development; e) the delineation and design of stormwater management pond facilities; and, f) the delineation and design of internal and perimeter transit services and related amenities consistent with the current YRT/Viva service standards and service plans. The densities and land uses must be reviewed in the context of Official Plan Amendment 601, 699; Region of York Official Plan, Provincial Policy Statement and Places to Grow: Growth Plan with respect to conformity.
- vi) The Nashville Heights Block 61 West Plan identifies “Piazza” as a proposed use. The subject use is not defined or identified as a permitted use in the City Official Plans 600, 601 or 699 and the new City of Vaughan Official Plan 2010. The role and function of this use in the overall parks system will be evaluated. All land use designations in the proposed Block Plan shall be revised to be consistent with the land uses as defined by OPA 699.
- vii) The location, design and treatment of the “northern greenway corridor” should be modified to the outcome identified in Kleinburg-Nashville North Secondary Plan.
- viii) A comprehensive Landscape Master Plan for Block 61 West is required.
- ix) Urban Design Guidelines are currently under review.

Transportation

- x) Details of the Block 61 West Plan will be subject to MTO review and approval where applicable, including but not limited to MTO’s Permit Control Area under the Public Transportation and Highway Improvement Act; new proposed access connections to provincial highways; access connections along municipal crossroads in the vicinity of a provincial highway intersection or interchange ramp terminals; and other operational issues.

- xi) The Ministry of Transportation is preparing a Transportation Development Strategy for the GTA West corridor which may have an impact on lands within the Block 61 West Plan. Upon approval of the study area there will be greater certainty as to what lands may be required in order to protect for the future GTA West Corridor. This may require further analysis and approval to the satisfaction of MTO, York Region and the City. Final consideration of the Block Plan application must reflect any comments by MTO for the GTA West Corridor.
- xii) The realignment of Huntington Road north of Major Mackenzie Road in the Block 61 West Plan "Major Mackenzie Road Special Study Area" is currently under review and may require further refinement and adjustments.
- xiii) The proposed road network for the planned Nashville Heights community provides for Huntington Road to be realigned in an easterly direction to intersect with Major Mackenzie Drive opposite the future Hwy 427 north bound off-ramp terminus. A second collector road access to Major Mackenzie Drive is proposed approximately 300 metres west of the existing CP tracks. Consideration for the approval of the second intersection with Major Mackenzie Drive opposite the future Hwy 427 north bound off-ramp terminus is currently under review.
- xiv) A number of studies are currently underway that may have an impact on the development of lands within the Block 61 West community respecting travel patterns such as:
 - The location of the Highway 427 Extension (EA Conducted by the Province),
 - the Western Vaughan Transportation Individual Environmental Assessment,
 - Realignment of Major Mackenzie Drive (prepared by York Region),
 - GTA West Transportation Corridor EA Study Area,.
- xv) A comprehensive Transportation Management Plan is required and should include future traffic control locations, traffic calming measures, transit routes and pedestrian, sidewalk and cycling network requirements.

Master Environmental and Servicing Plan

- xvi) The evaluation of restoration options is required for the proposed 25 m wide (1 ha) "northern greenway corridor".
- xvii) A detailed evaluation of the location, size, and function, including assumptions regarding effectiveness, of proposed infiltration measures for the northern part of the Block Plan is required. The evaluation should test the assumption that roof run-off will be retained, evaporated and infiltrated, and test infiltration options located on public lands such as right-of-ways.
- xviii) Detailed assessment of the function and potential restoration of the central wetland must be completed.
- xix) Preliminary grading plans provided in the MESP have not addressed the interface between the proposed development and open space areas.
- xx) Lands effected by revisions to the Block Plan require archaeological assessments for any trails, watercourse realignments and restoration works near natural features.

- xxi) The methodology, and assessment, and proper identification of archaeological sites within Block 61 west are currently under review, and must be completed to the satisfaction of the City in consultation with Toronto and Region Conservation Authority (TRCA).
- xxii) A number of issues pertaining to infrastructure phasing, water distribution, sanitary servicing, storm water management, hydrogeology, transportation, and acoustics are currently under review and subject to approval of the City and York Region, and where applicable MTO.
- xxiii) A phasing plan will be required as part of the Block Plan approval process to coordinate development phasing with the transportation system (both and external) so as to ensure that adequate capacity is available to meet projected travel demands during all phases of development to the satisfaction of the City.
- xxiv) A Comprehensive Sanitary Sewer System Capacity Analysis and a Comprehensive Water Supply System Analysis addressing infrastructure improvements external to Nashville Heights Block 61 West Area in OPA 699, are currently under review and must be completed to the satisfaction of the City;
- xxv) A 5 metre buffer is proposed on the revised Open Space corridor. TRCA and City policies requires a 10 metre buffer. The cross sections and plan view should be updated to show the limit of the Regional Storm floodplain, meander belt, the top of bank and the wetland pockets, with a 10 metre buffer shown from the greater of these features. All buffer areas shall be consistent with TRCA and City policies.
- xxvi) The subject lands are located within the 2-year, 5-year- 10-year and 25-year Wellhead Protection Area for Kleinburg Wells 3 and 4 with a vulnerability score from 10 to 4, with a higher score being the more vulnerable. Proposed future land uses within the Block Plan shall adhere to the Wellhead Protection Policies of the York Region Official Plan. The Ministry of the Environment has identified a list of land use activities considered to have a potential impact on municipal source water. Local Source Protection Committees are currently developing policies to address significant, moderate and low impacts to source water. These shall be considerations in Block Plan design to avoid potential impacts to municipal source water and/or to determine appropriate risk mitigation for potential impacts that cannot be avoided through land use designations, such as sanitary sewer systems.

Schools

- xxvii) The final size, location and number of school sites must be approved by the City, in consultation with the Public and Separate School Boards.
- xxviii) Feasibility, location and placement of on-street lay-by parking and on-site parking must be considered for school sites.
- xxix) Location, number and maintenance during the winter months of walkways is to be confirmed, as this may have an impact on the walking distances to proposed school sites and open spaces.
- xxx) Comments from Conseil Scolaire de District Catholique Centre-Sub School Board are pending.

Heritage

- xxxi) A comprehensive Cultural Heritage Resource Impact Assessment (CHRIA) for all properties of cultural heritage value or interest within Block 61 West is required in accordance with City of Vaughan Guidelines to the satisfaction of the City. This CHIRA report must include discussion of preservation or mitigation options for the properties located at 10395, 10533, and 10671 Huntington Road.
- xxxii) The 2009 Stage 1-2 Archaeological Assessment of Part of Lot 24, Concession 9 (Geographic *Township of Vaughan*) – April 2009 is currently under review by the Ministry of Culture and response is pending from Ministry of Tourism and Culture.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the Block 61 West Plan along with the Master Environmental Serving Plan (MESP) and other supporting reports, together with comments from the public and Council expressed at the Public Hearing or in writing. These will be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Draft Block 61 West Plan
4. Property Ownership Map
5. Nashville Heights Area Subject to OPA 699

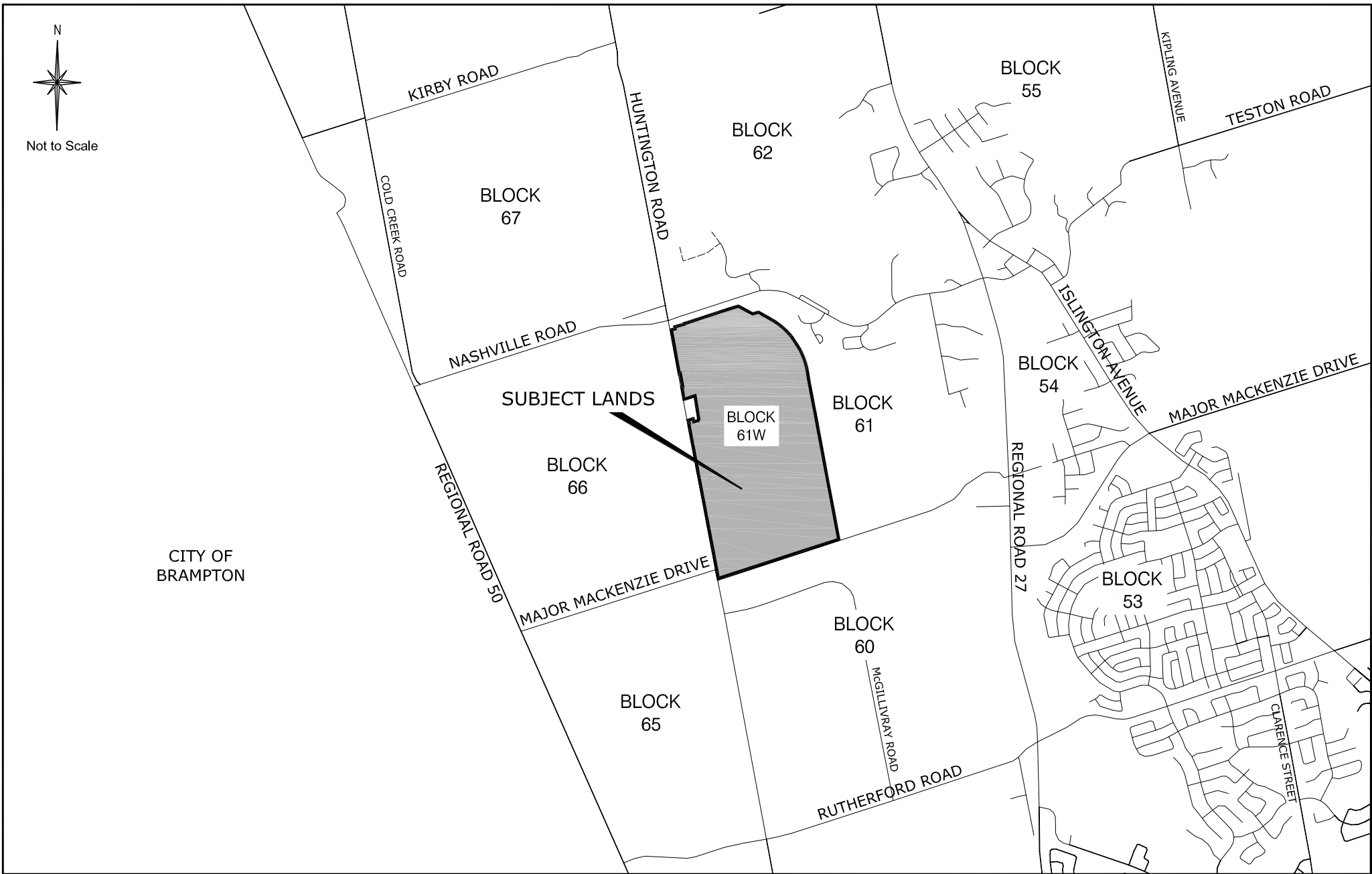
Report Prepared By:

Melissa Rossi, Policy Planner 1, ext. 8320
Roy McQuillin, Manager of Policy Planning, ext: 8211

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning



Context Location Map

Location: Part Lots 21-25, Concession 9 & Part Lots 22 and 23, Concession 10

Applicant: Nashville Heights

N:\DFT\1 ATTACHMENTS\BBlock61\BL.61.2009.dwg

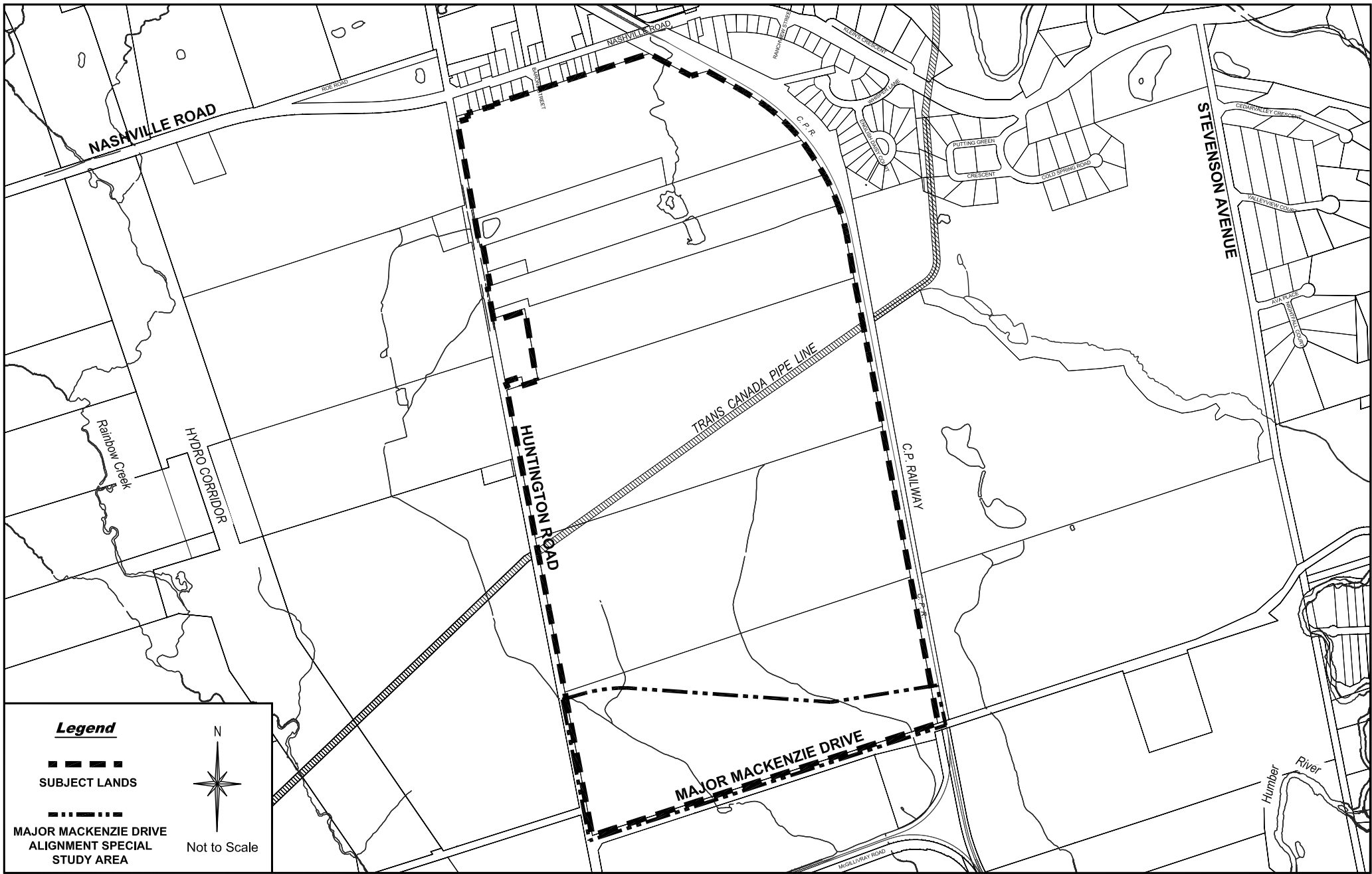


Attachment

File: BL.61.2009

Date: February 1, 2011

1



Location Map for Block 61 West (Nashville Heights)

Applicant: Nashville Heights Location: Part Lots 21-25, Concession 9 & Part Lots 22 and 23, Concession 10



Attachment

File: BL.61.2009

Date: February 1, 2011

2

N:\DFT\1 ATTACHMENTS\Block61\BL.61.2009.dwg



Legend

- Subject Lands
- Hwy 427 & Major MacKenzie Drive Special Study Area
- Low Density
- Medium Density
- Medium Density / Mixed Use
- Commercial / Mixed Use
- Schools
- Parks / Parkettes
- Storm Water Management
- Open Space
- Plazas
- Cemetery

Block 61 West Draft Block Plan

Location: Part Lots 21-25, Concession 9 &
Part Lots 22 and 23, Concession 10

Applicant:
Nashville Heights



Attachment

File:
BL.61.2009

Date:
February 1, 2011





3



Not to Scale



LEGEND

-  Participating Landowners
-  Non-Participating Landowners
-  Property Lines
-  Community Limits

1. Edward Barons
2. Nashville Ten Acres Developments Inc.
3. Nashville Developments (North) Inc.
4. John E. Burbridge
5. Norris Y. Mizuno
6. Pinestaff Developments Inc.
7. John M. Ray
8. City of Vaughan
9. Nashville Developments Inc.
10. Nashville Developments (South) Inc.
11. Nashville Major Developments Inc.

Block 61 West Participation

Location: Part Lots 21-25, Concession 9 & Part Lots 22 and 23, Concession 10

Applicant:
Nashville Heights



Attachment

File:
BL.61.2009

Date:
February 1, 2011

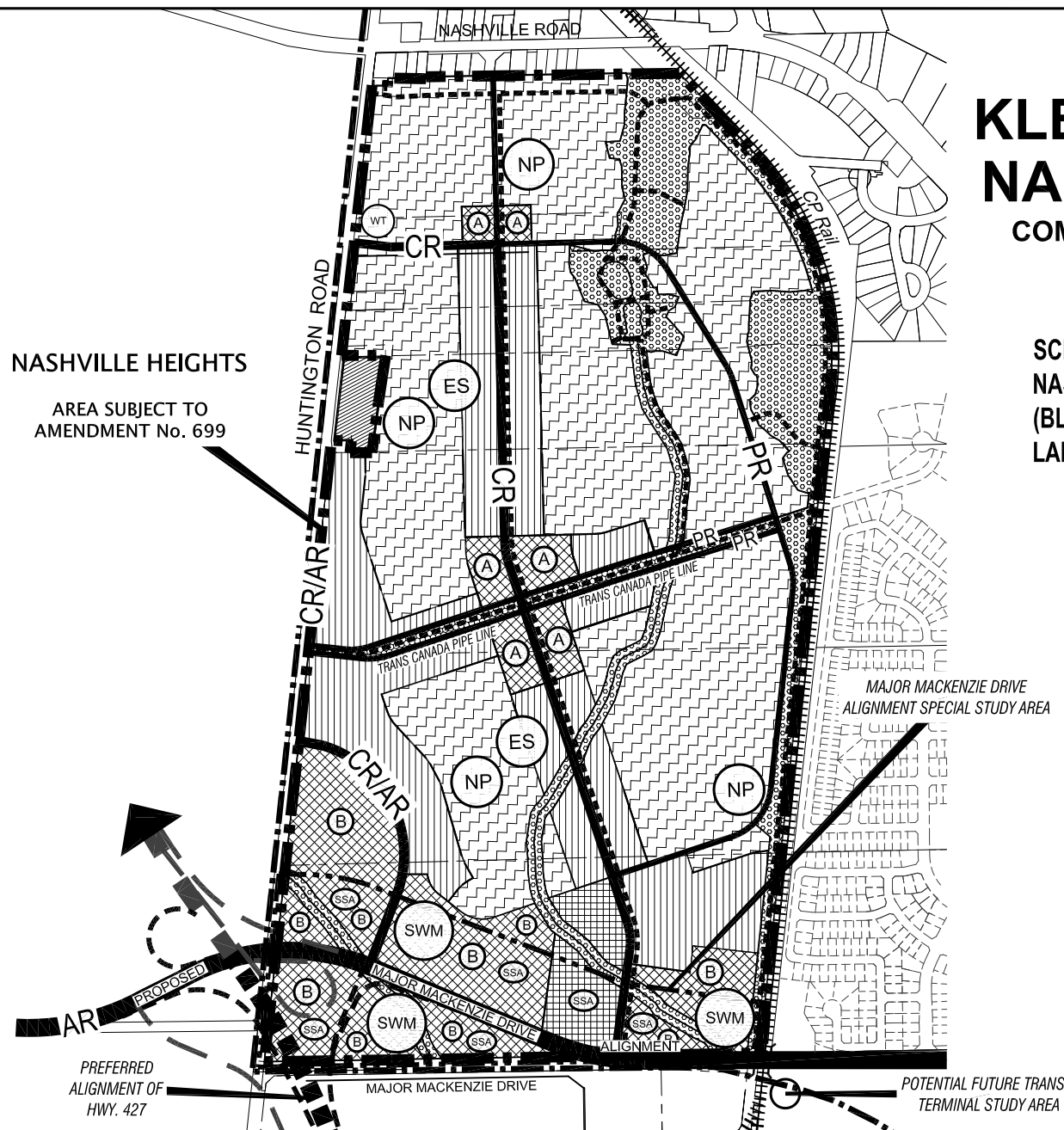
4

LEGEND

- SERVICED RESIDENTIAL
- FUTURE RESIDENTIAL
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE - RESIDENTIAL / COMMERCIAL AREA 'A'
- MIXED USE - RESIDENTIAL / COMMERCIAL AREA 'B'
- GENERAL COMMERCIAL
- CORE AREA
- SPECIAL USE - GOLF
- RURAL AREA
- VALLEY & STREAM CORRIDOR
- ELEMENTARY SCHOOL
- VALLEY POLICY AREA 1 TO 4
- OPEN SPACE
- COMMUNITY CENTRE / PARKLAND (PROPOSED)
- NEIGHBOURHOOD PARK
- LINEAR PARK
- INTER-REGIONAL TRAIL
- REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
- REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
- GREENWAY SYSTEM
- NASHVILLE CEMETERY
- STORM WATER MANAGEMENT
- WATER TOWER
- WASTE DISPOSAL ASSESSMENT AREA
- ARTERIAL ROAD
- COLLECTOR ROAD
- PRIMARY ROAD
- MAJOR MACKENZIE DRIVE ALIGNMENT SPECIAL STUDY AREA
- PROPERTY LINE
- AMENDMENT AREA FOR OPA #601

NASHVILLE HEIGHTS

AREA SUBJECT TO AMENDMENT No. 699



**KLEINBURG
NASHVILLE
COMMUNITY PLAN**

**SCHEDULE 'A2'
NASHVILLE HEIGHTS
(BLOCK 61 WEST)
LAND USE**



Not to Scale

*Nashville Heights Area Subject to
Official Plan Amendment No. 699*

Applicant: Nashville Heights *Location: Part Lots 21-25, Concession 9 & Part Lots 22 and 23, Concession 10*



Attachment

*File:
BL.61.2009*

*Date:
February 1, 2011*

5

N:\DFT\1 ATTACHMENTS\BLock61\BL.61.2009.dwg