



- an Official Plan policy may require a master site plan and landscape plan, and urban design guidelines in support of the proposed development;
- consideration will be given to identifying appropriate employment uses for the subject lands in consideration of the anticipated traffic operations for the intersection at Pine Valley Drive;
- the Toronto and Region Conservation Authority advises that further investigation is required to determine whether the property is subject to flooding under Regional Storm conditions, given the existing watercourse/pond to the east;
- access to the subject lands is proposed from Pine Valley Drive by means of a right-of-way through the hydro corridor to the south, and will be reviewed by Hydro One, the Region of York, Ministry of Transportation Ontario, and the City; and
- existing sanitary and water service connections are available adjacent to the subject lands.

### **Relationship to Vaughan Vision 2007**

The applicability of this proposal 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 planning report to a future Committee of the Whole meeting. In particular, the appropriate development policies and land uses must be determined in light of the limitations of the access to the property and the proximity of Highway 407.

### **Attachments**

1. Location Map
2. Proposed Zoning

### **Report prepared by:**

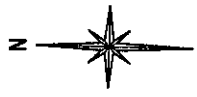
Duncan MacAskill, Planner, ext. 8017  
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



Not to Scale



SUBJECT LANDS

# Location Map

Part Lots 2 & 3,  
Concession 6

APPLICANT:  
THE CORPORATION OF THE CITY OF VAUGHAN

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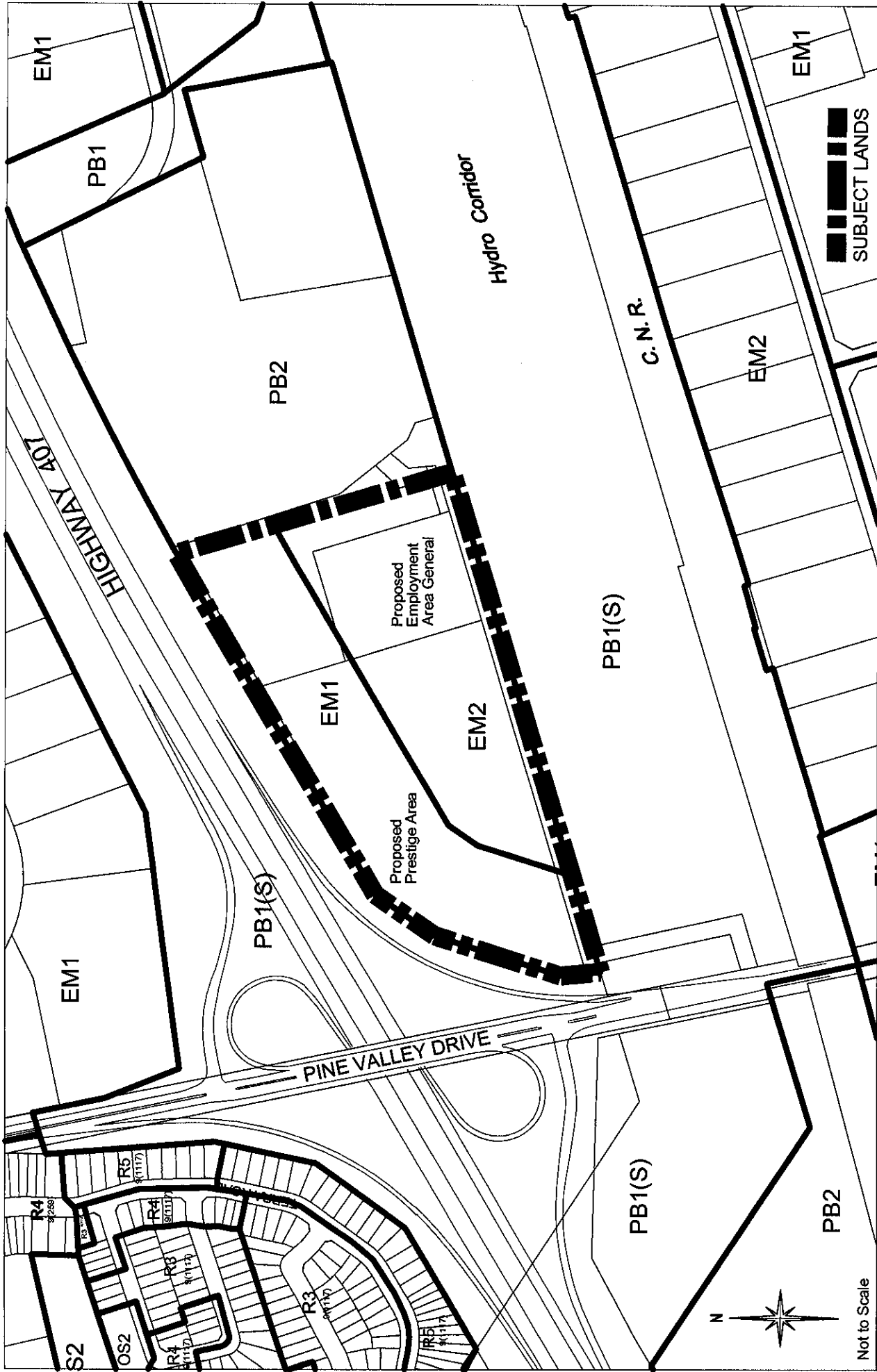
# City of Vaughan

Community Planning Department

# Attachment 1

FILE No.:  
OP.03.027 &  
Z.03.105

January 15, 2004



**SUBJECT LANDS**

# Proposed Zoning

Part Lot's 2 & 3,  
Concession 6

APPLICANT:  
THE CORPORATION OF THE CITY OF VAUGHAN

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Community Planning Department

# Attachment

# 2

FILE No.:  
OP.03.027 &  
Z.03.105

January 15, 2004