

**2.      ZONING BY-LAW AMENDMENT FILE Z.05.013  
MAJOR BOB FARMS INC.  
PRELIMINARY REPORT****P.2005.22****Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.013 (Major Bob Farms 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 addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to adjust the zone boundaries (RD4, RD3, RD2, and RS1 Zones) to reflect minor adjustments (Attachment #3) to the lotting within the approved Draft Plan of Subdivision 19T-89124, as shown on Attachment #2. The adjustments would result in the reduction of two residential lots from 148 to 146, on the subject lands shown on Attachment #1.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Bathurst Street and south of Teston Road, within the approved Draft Plan of Subdivision 19T-89124, in Part of Lot 24, Concession 2 (Planning Block 12), City of Vaughan.

The amendments to the existing approved draft plan of subdivision were initiated by the applicant's decision to "fine tune" the plan to generally increase the lot sizes for improved marketability, following discussions with the purchasers and builders. The proposed revisions to the draft plan of subdivision maintains the same number of lots (81) with servicing allocation within Phase 1 of the plan. The reduction of two (2) lots will be from the Phase 2 portion of the plan. The road pattern for the subdivision plan remains unchanged as a result of the proposed lotting changes.

The following chart summarizes the proposed amendments:

<b>APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #2)</b>		<b>PROPOSED AMENDMENTS TO APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #3)</b>	
<b>Frontages</b>	<b>Lots</b>	<b>Frontages</b>	<b>Lots</b>
10.67m (Single Detached)	44 Lots	10.67m (Single Detached)	15 Lots
-----	-----	12.50m (Single Detached)	20 Lots
12.80m (Single Detached)	80 Lots	12.80m (Single Detached)	84 Lots
15.00m (Single Detached)	24 Lots	15.00m (Single Detached)	23 Lots
-----	-----	15.00m (Semi Detached)	4 Lots
<b>Total Lots</b>	<b>148 Lots</b>	<b>Total Lots</b>	<b>146 Lots</b>

The residential lands are designated "Low Density Residential" by OPA #600, and further designated "Natural Core Area" and "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan), with the proposal being in conformity with both Official Plans. The lands are

currently zoned "RS1 Residential Semi-Detached Zone, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four by By-law 1-88, with an "H" – Holding Zone provision applied to the Phase 2 area of the plan. The surrounding land uses are:

North - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)  
South - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)  
East - Bathurst Street; existing residential (Town of Richmond Hill)  
West - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)

On April 8, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maplewood Ravines Ratepayers' Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive 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:

- the appropriateness of the proposed revisions to the lotting pattern as it relates to the RS1, RD2, RD3, and RD4 Residential Zone standards in By-law 1-88, will be reviewed;
- the application will be reviewed in the context of the approved Block 12 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 noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the application will be reviewed in consideration of the applicable Official Plan policies, the requirements of By-law 1-88, and consistency with the approved Block 12 Plan.

#### Attachments

1. Location Map
2. Approved Draft Plan of Subdivision
3. Amended Draft Plan of Subdivision

#### Report prepared by:

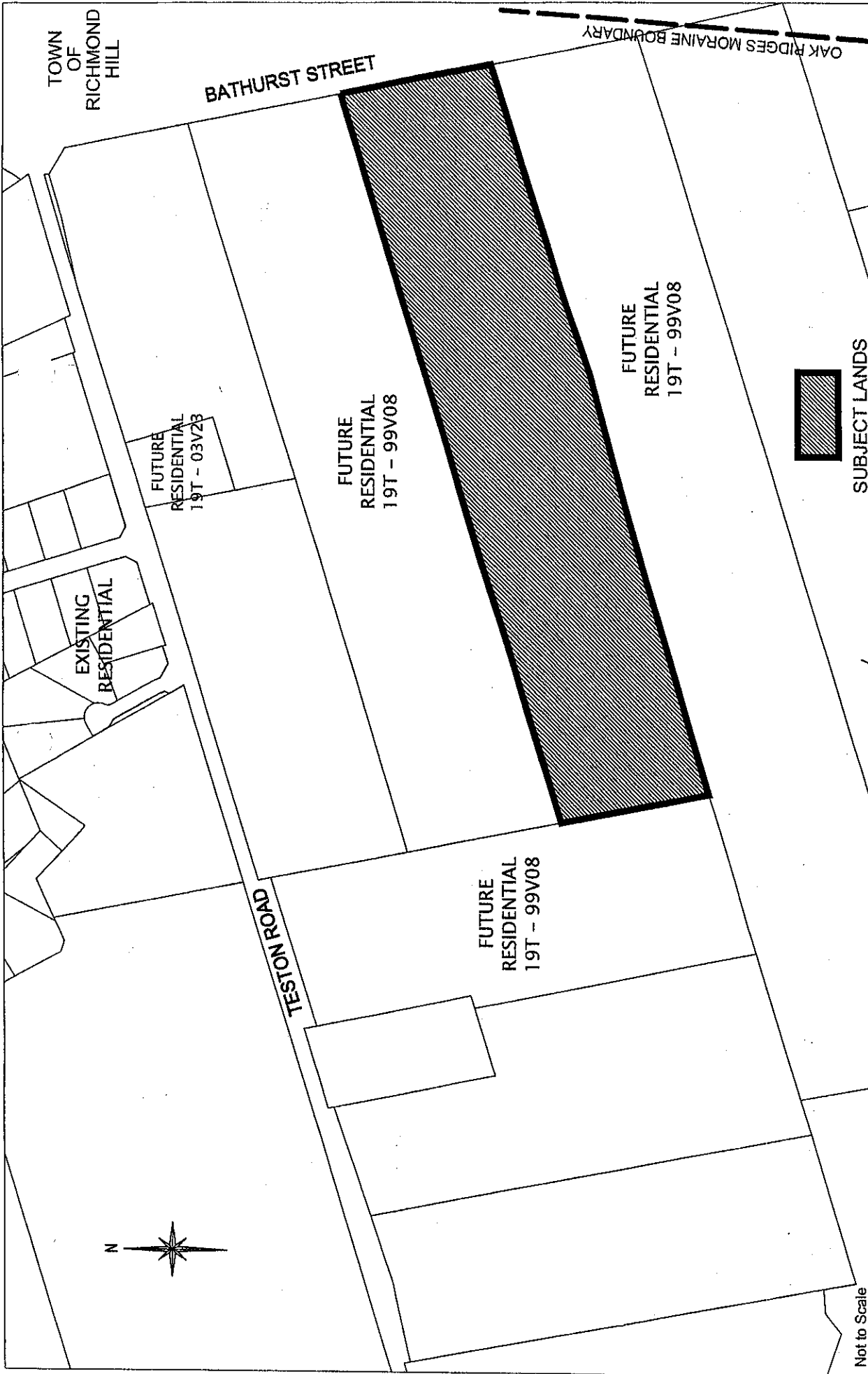
Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



## Location Map

Part Lot 24,  
Concession 2  
APPLICANT:  
MAJOR BOB FARMS INC.  
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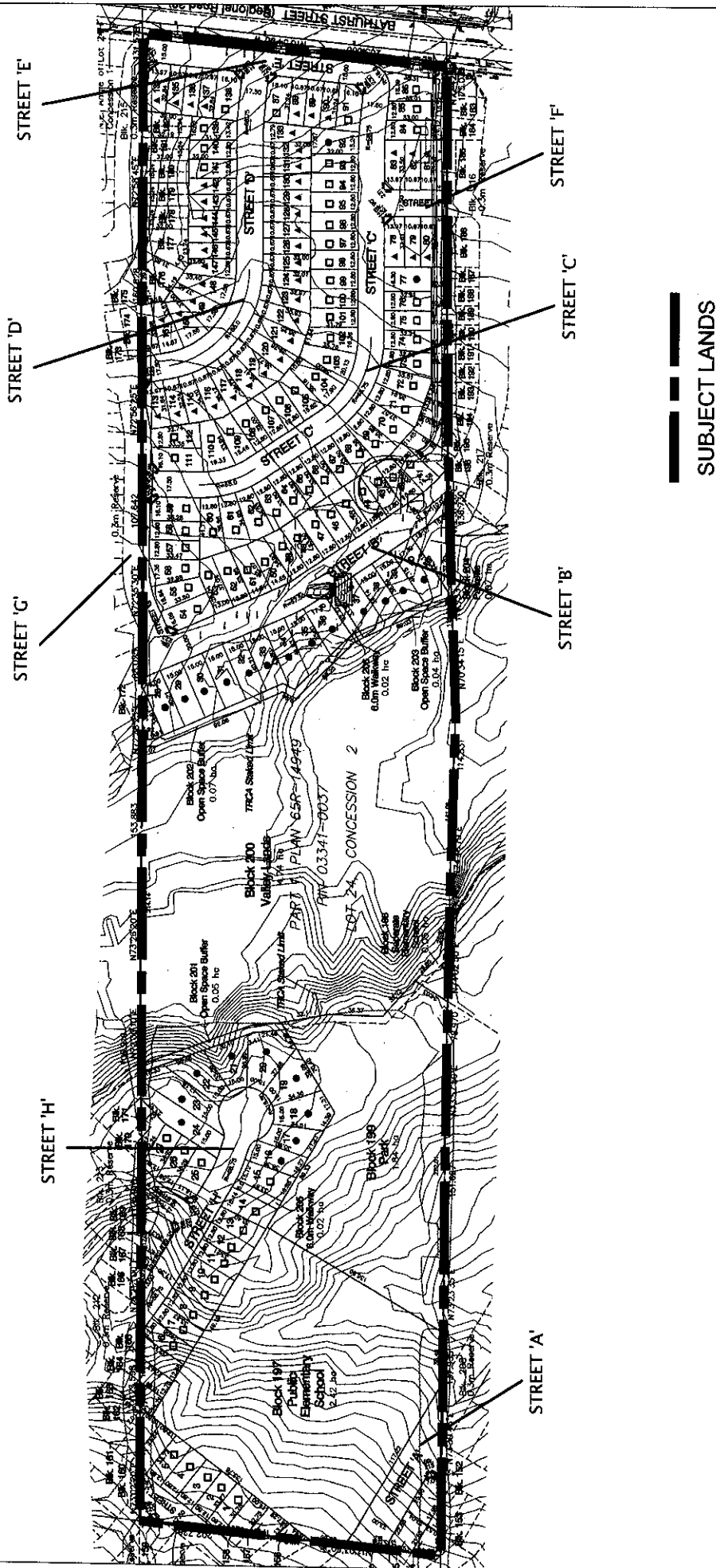


Development Planning Department

## Attachment

FILE No.:  
Z.05.013  
RELATED FILES:  
19T-89124 & Z.99.080  
April 5, 2005

# 1



# Approved Draft Plan of Subdivision

APPLICANT:  
MAJOR BOB FARMS INC.

Part of Lot 24,  
Concession 2

Development Planning Department

# Attachment

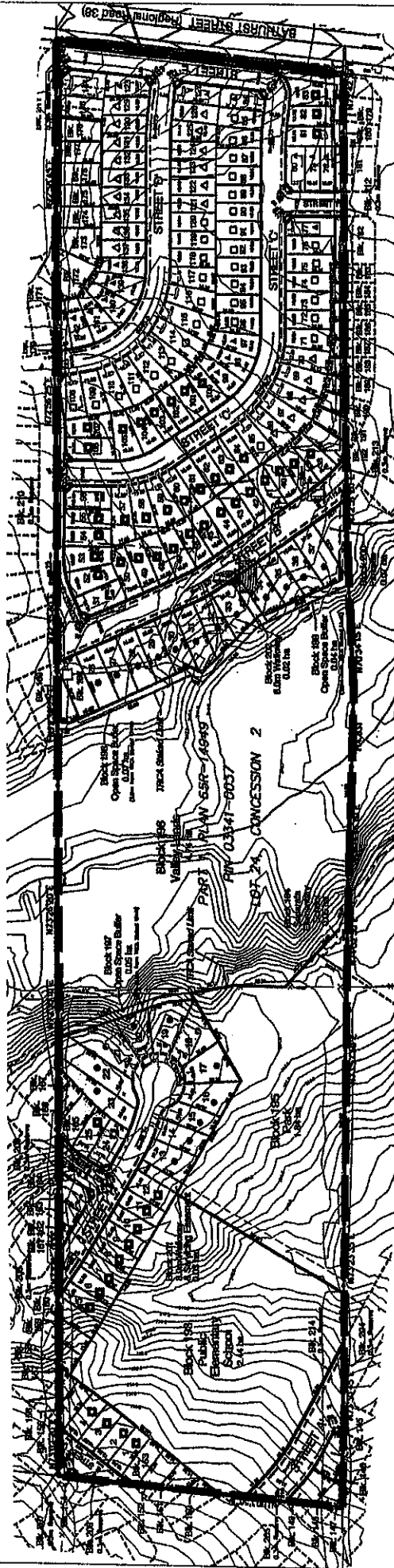
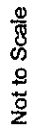
**FILE No.:**

FILE No.:  
Z-05.013

**RELATED FILES:**  
19T - 89124 & Z.99.080

April 25, 2005

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**SUBJECT LANDS**

**APPLICANT:**  
**MAJOR BOB FARMS INC.**

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**City of Vaughan**

Development Planning Department

**Attachment 3**

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