

**COMMITTEE OF THE WHOLE JUNE 8, 2005**

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.013 (Major Bob Farms Inc.) BE APPROVED, to amend By-law 1-88 to adjust the zone boundaries (RD4, RD3, RD2, and RS1 Zones) in the manner shown on Attachments #6 and #7, to reflect minor adjustments to the lotting pattern within the approved Draft Plan of Subdivision 19T-89124, as shown on Attachment #3.

**Economic Impact**

There are no requirements for new funding associated with this report.

**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 as shown on Attachment #3 to the lotting pattern within the approved Draft Plan of Subdivision 19T-89124, shown on Attachment #2. The adjustment would result in the reduction of two (2) residential lots from 148 to 146.

**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 surrounding land uses are:

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

On April 8, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, the Maplewood Ravines Ratepayers' Association, and the Town of Richmond Hill. No comments have been received, to date.

The amendments to the approved draft plan of subdivision shown on Attachment #2, were initiated by the applicant's decision to "fine tune" the plan to generally increase the lot sizes for improved marketability, following discussions with purchasers and builders. The proposed revisions to the draft plan of subdivision maintain 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:

APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #2)		PROPOSED AMENDMENTS TO APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #3)	
Frontages	Lots	Frontages	Lots
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>

#### Official Plan

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).

The proposed amendments to the approved draft plan of subdivision are minor in nature and retains compatibility with the proposed neighbourhood character in terms of mix and range of lot sizes. Staff is satisfied that the proposed adjustments to the draft plan of subdivision conforms to the Official Plan.

#### Zoning

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, as shown on Attachments #4 and #5.

An amendment to the By-law is required to adjust the zone boundaries (RD4, RD3, RD2, and RS1 Zones) to reflect the minor adjustments to the lotting within the approved Draft Plan of Subdivision 19T-89124, in the manner shown on Attachments #6 and #7. As a result, Lots 84, 127, 128, and 138 to 142 on the amended draft plan of subdivision (Attachment #6) will be rezoned from RD4 Residential to RD3 Residential to better reflect the minimum zone requirements of the RD3 Residential Zone.

#### Subdivision Design

The adjustments to the approved draft plan of subdivision remain in accordance with the approved Block 12 Plan. The proposed revisions to the draft plan of subdivision maintain 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.

#### Servicing

The Engineering Department previously reserved the allocation of sewage servicing capacity on the subject lands for a total of 148 lots. As a result of the minor adjustments to the lotting within the approved Draft Plan of Subdivision, a total of 146 lots are proposed, which will have minimal impact on the servicing capacity.

### Other Comments

The Toronto and Region Conservation Authority has reviewed the revised draft plan of subdivision and have no objection to the zoning amendment application as the adjustments to the lotting do not alter any of the Blocks designated as "Open Space Buffer" (Block 197, 198, and 199) or the Block designated as "Valley Lands" (Block 196), as shown on Attachment #3.

### Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

### Conclusion

Staff is of the opinion that the proposed zoning amendments to the approved draft plan of subdivision is appropriate and continues to conform to the density and land use policies of the Official Plan. The proposed adjustments to the zone boundaries (RD4, RD3, RD2, RS1 Zones) on the subject lands will implement the revised draft plan of subdivision. For these reasons, Staff recommends approval of the zoning amendment application.

### Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-89124
3. Revised Draft Plan of Subdivision 19T-89124
4. Approved Zone Boundaries (East Half of Subdivision)
5. Approved Zone Boundaries (West Half of Subdivision)
6. Revised Zone Boundaries (East Half of Subdivision)
7. Revised Zone Boundaries (West Half of Subdivision)

### Report prepared by:

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

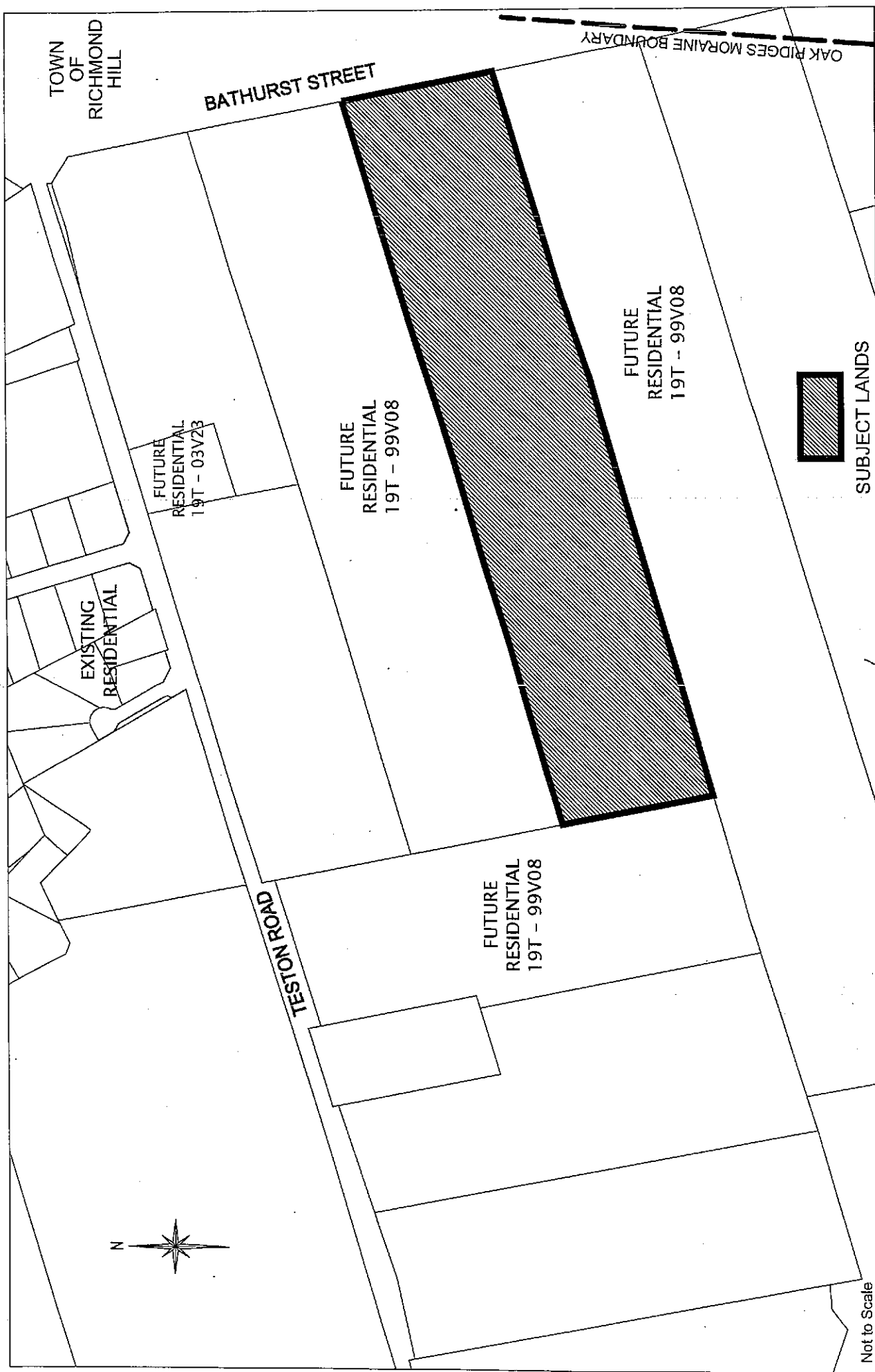
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

R:\WORKING\LUES\APRIL29,2005-Z.05.013 MAJOR BOB FARMS



Not to Scale

# Location Map

Part Lot 24,  
Concession 2  
APPLICANT:  
MAJOR BOB FARMS INC.  
M:\DFT\1 ATTACHMENTS\2\1.03.013

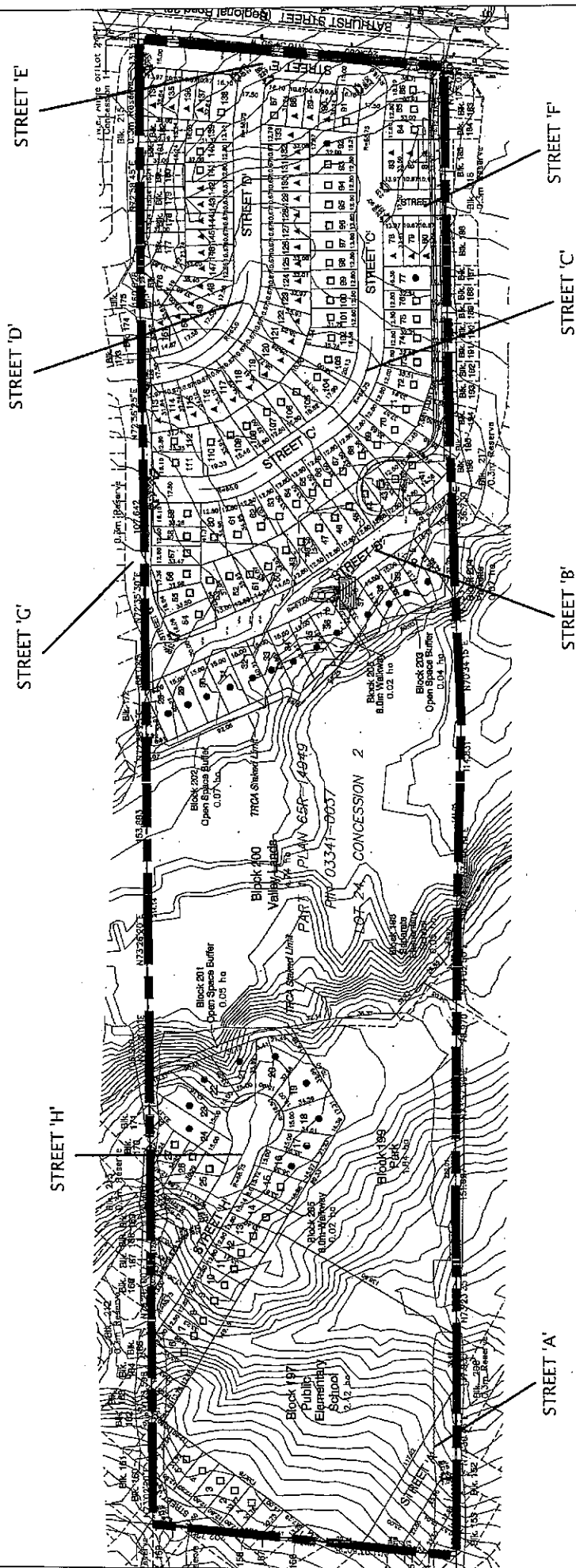
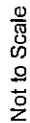


Development Planning Department

# Attachment

# 1

FILE No.:  
Z.05.013  
RELATED FILES:  
19T-89124 & Z.99.080  
May 10, 2005



SUBJECT LANDS

# Approved Draft Plan of Subdivision

APPLICANT:  
MAJOR BOB FARMS INC.

Part of Lot 24,  
Concession 2

**City of Vaughan**

Development Planning Department

# Attachment

FILE No.:

FILE NO.:  
705 013

2.03.013  
RELATED FILES:

19T - 89124 &amp; Z.99.080

May 10, 2005

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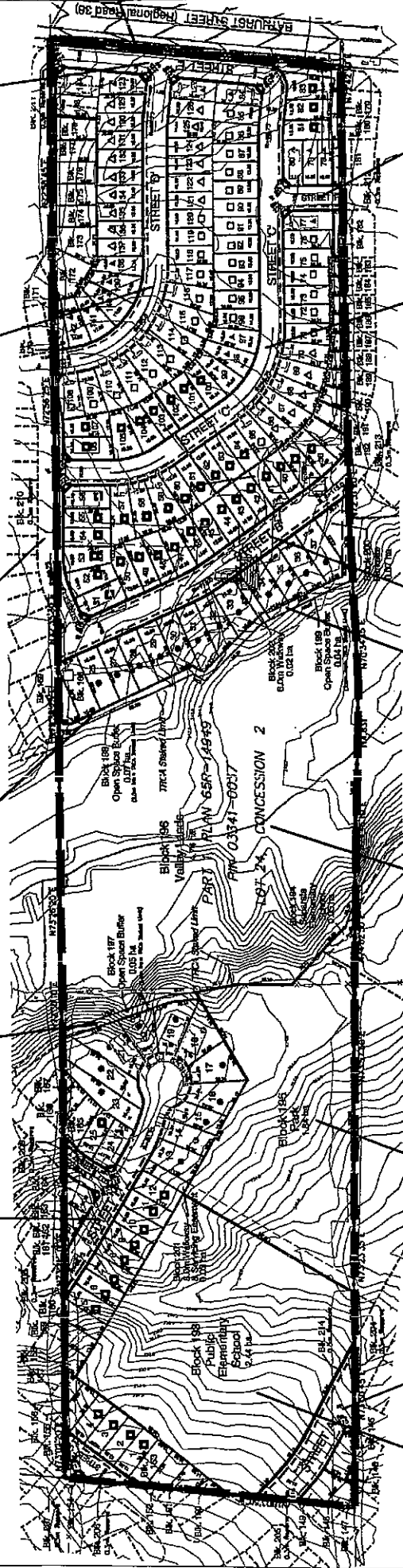
STREET 'H'

BLOCK 198

BLOCK 197

STREET 'G'

STREET 'E'



STREET 'A'

BLOCK 193

BLOCK 195

BLOCK 196

BLOCK 199

STREET 'B'

STREET 'C'

STREET 'F'

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SUBJECT LANDS

## Revised Draft Plan of Subdivision

APPLICANT:  
MAJOR BOB FARMS INC.

Part of Lot 24,  
Concession 2

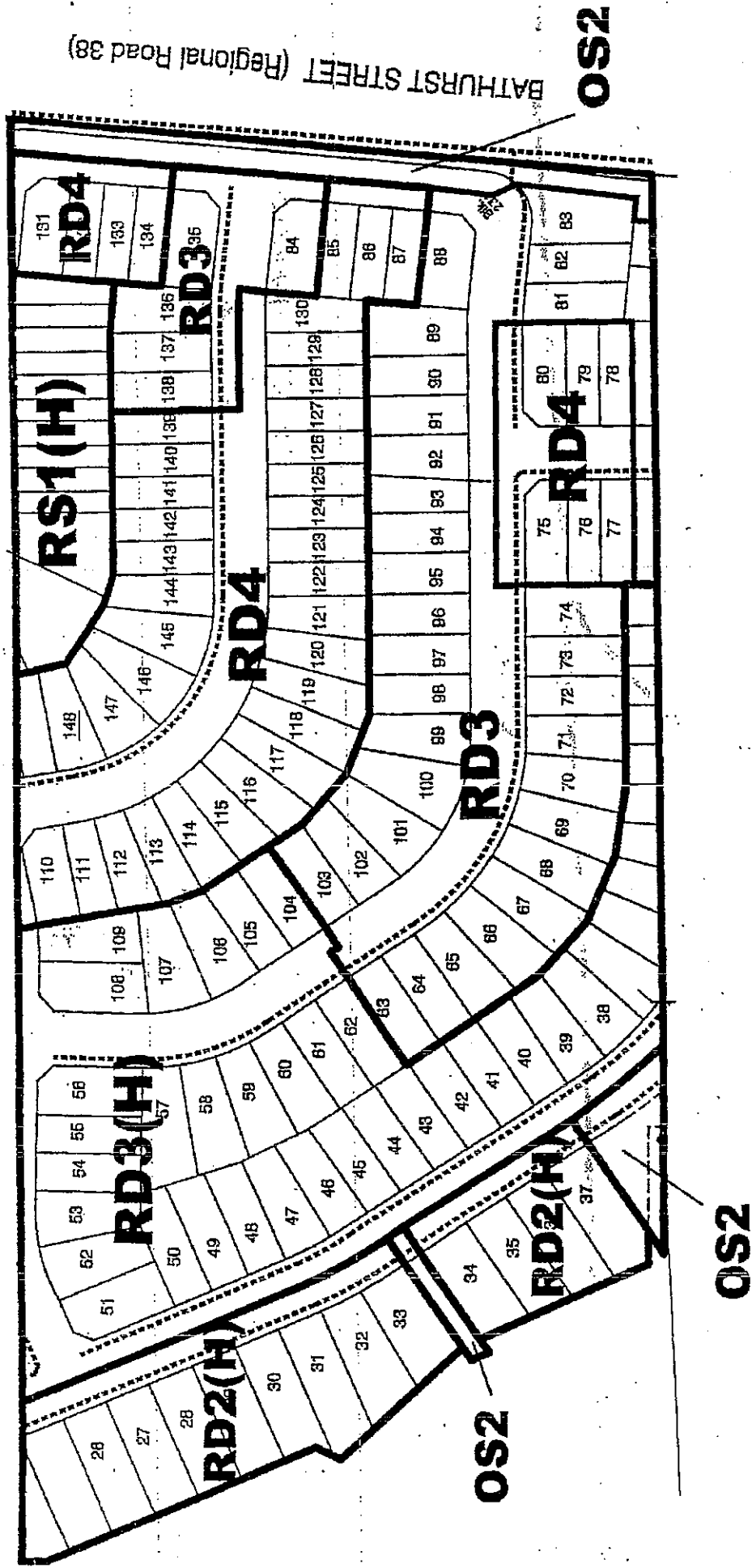
City of  
**Vaughan**

Development Planning Department

## Attachment

# 3

FILE No.:  
Z.05.013  
RELATED FILES:  
19T - 89124 & Z.99.080  
May 16, 2005



Not to Scale

# Approved Zone Boundaries (East Half of Subdivision)

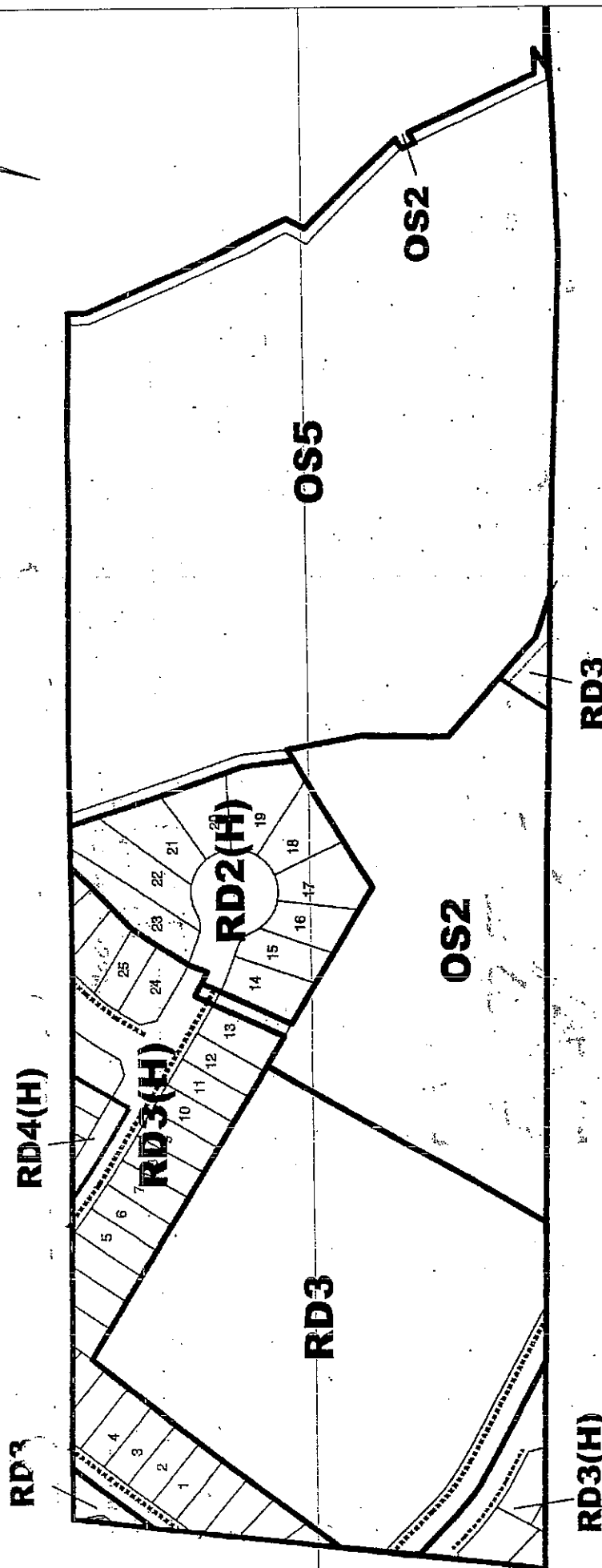
APPLICANT:  
MAJOR BOB FARMS INC.

City of  
**Vaughan**  
Development Planning Department

## Attachment

# 4

FILE No.:  
Z.05.013  
RELATED FILES:  
19T-89124 & Z.99.080  
May 16, 2005



Not to Scale

# Approved Zone Boundaries (West Half of Subdivision)

APPLICANT:  
MAJOR BOB FARMS INC.

Part of Lot 24,  
Concession 2



Development Planning Department

## Attachment

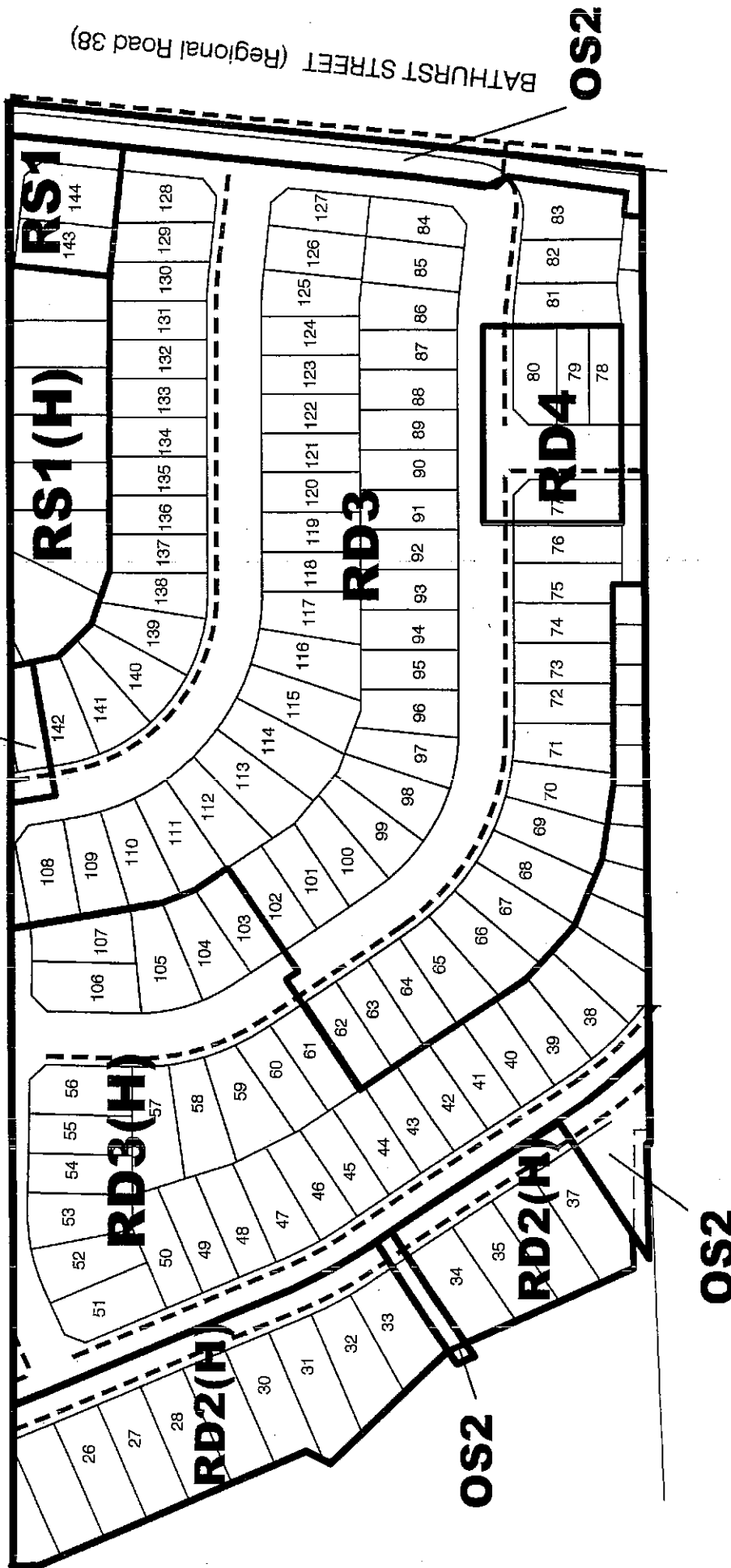
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FILE No.:  
Z.05.013  
RELATED FILES:  
19T - 89/24 & Z.99.080  
May 16, 2005





**RD4(H)**



Not to Scale

## Revised Zone Boundaries (East Half of Subdivision)

APPLICANT:  
MAJOR BOB FARMS INC.

Part of Lot 24,  
Concession 2

NA\OPT\1 ATTACHMENTS\17-05-013

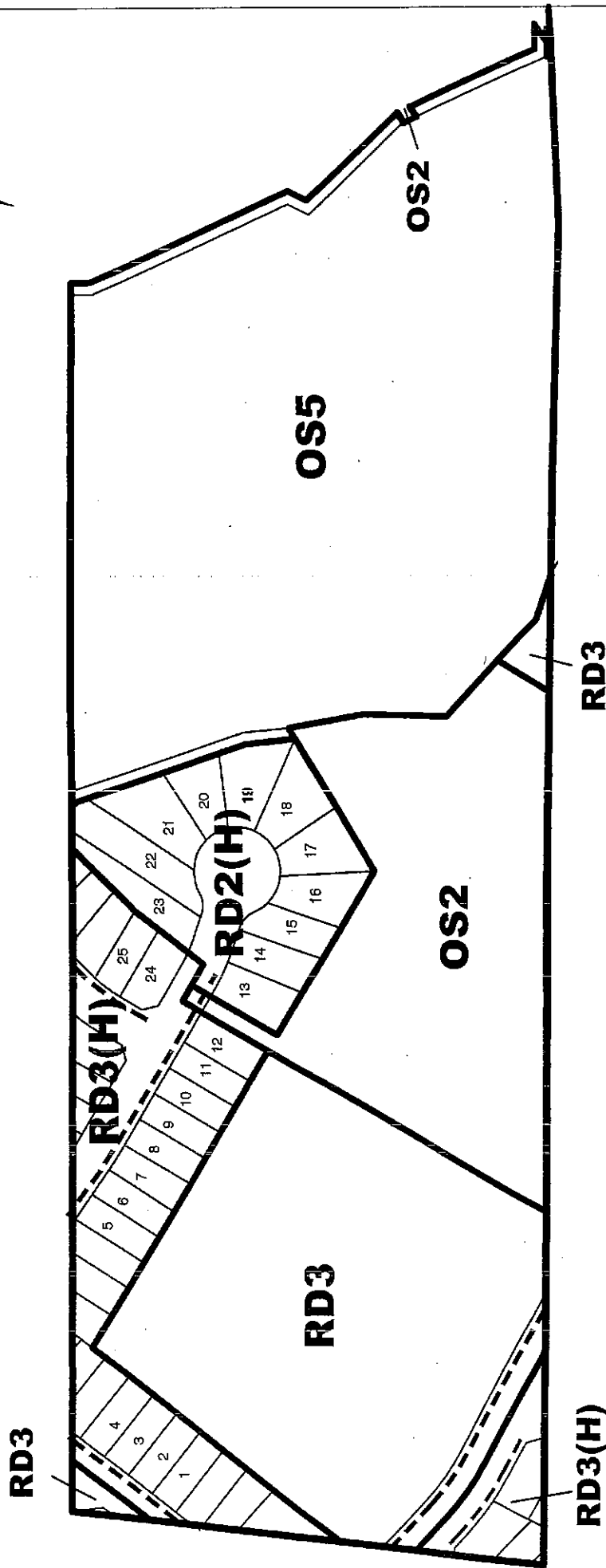
City of  
**Vaughan**

Development Planning Department

## Attachment

# 6

FILE No.:  
Z.05.013  
RELATED FILES:  
19T - 89124 & Z.99.080  
May 16, 2005



**Attachment 7**

FILE No.:  
Z.05.013  
RELATED FILES:  
19T - 89124 & Z.99.080

May 16, 2005

**Revised Zone Boundaries  
(West Half of Subdivision)**

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

N:\OFT\1 ATTACHMENTS\2\2.05.013

**City of Vaughan**

Development Planning Department