

COMMITTEE OF THE WHOLE SEPTEMBER 19, 2005

DEVELOPMENT CONCEPT-HUMBER NORTH EXTENSION PROPOSED PLAN OF SUBDIVISION 19T-03V02

Recommendation

Councillor Peter Meffe recommends:

That the Development Planning Department review the development concept brought forward by the landowners, Kleinburg Area Ratepayers Association and the Hedgerow Lane Subdivision Owners regarding the development proposal on the west side of Regional Road 27, south of Kirby Road, in the community of Kleinburg and report back on the principle of establishing a buffer area along the southern limits of the subject lands adjacent to the Hedgerow Lane subdivision.

Economic Impact

None

Purpose

To explore the feasibility of this buffer area to assist the existing landowners in maintaining a rural heritage character which presently exists in the community and also to provide a naturalized screening feature.

Background - Analysis and Options

The affected landowners and ratepayers groups have met to discuss the future residential development proposal for the Humber North Extension lands and have agreed that a buffer be provided in an east/west linear fashion located at the south end of the plan, directly north of the Hedgerow Lane subdivision, consistent with the existing official plan policy requiring buffer areas to be developed along Highway 27, that shall screen the visibility of residential areas from arterial roads.

The request for the buffer area between the existing residential development to the south and the future development to the north would serve as a naturalized screening feature and serve to enhance the unique rural heritage character of the community.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

That the Development Planning Department report back to a future Committee of the Whole meeting on the appropriateness of incorporating an east/west buffer between the subject lands and the Hedgerow Lane subdivision, with the details of the development to be addressed at the subdivision approvals stage.

Attachments

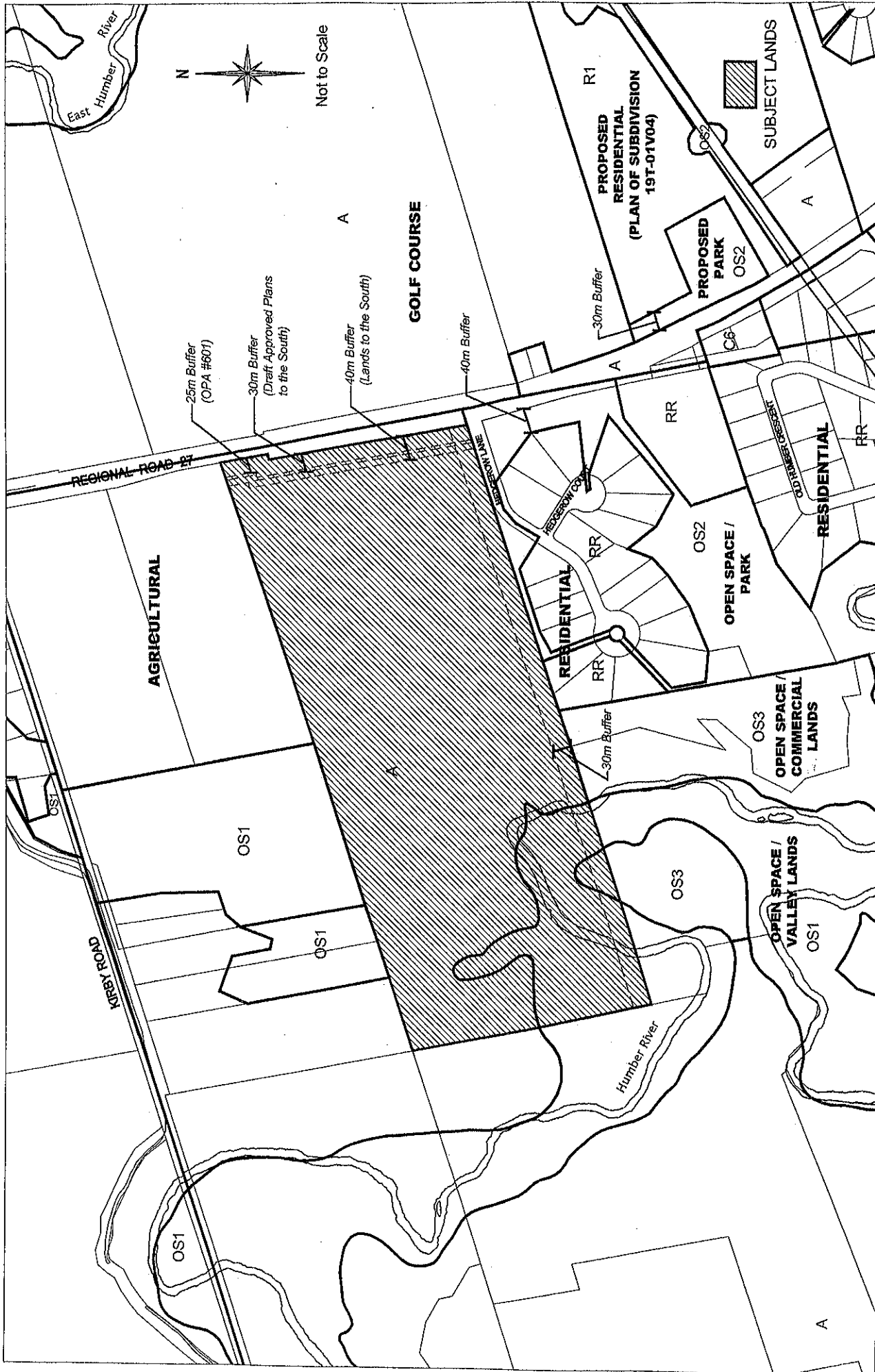
Location Map
Concept Plan - Option 1
Concept Plan – Option 2

Report prepared by:

Adele Panicali, Council Executive Assistant

Respectfully submitted,

Peter Meffe,
Councillor, Ward 1



Location Map

Part of Lot 29,
Concession 9 (11220 Regional Road 27)

APPLICANT:
ARGOT DEVELOPMENTS INC.

\\DFT\1 ATTACHMENTS\OP\03.007\03.008



Development Planning Department

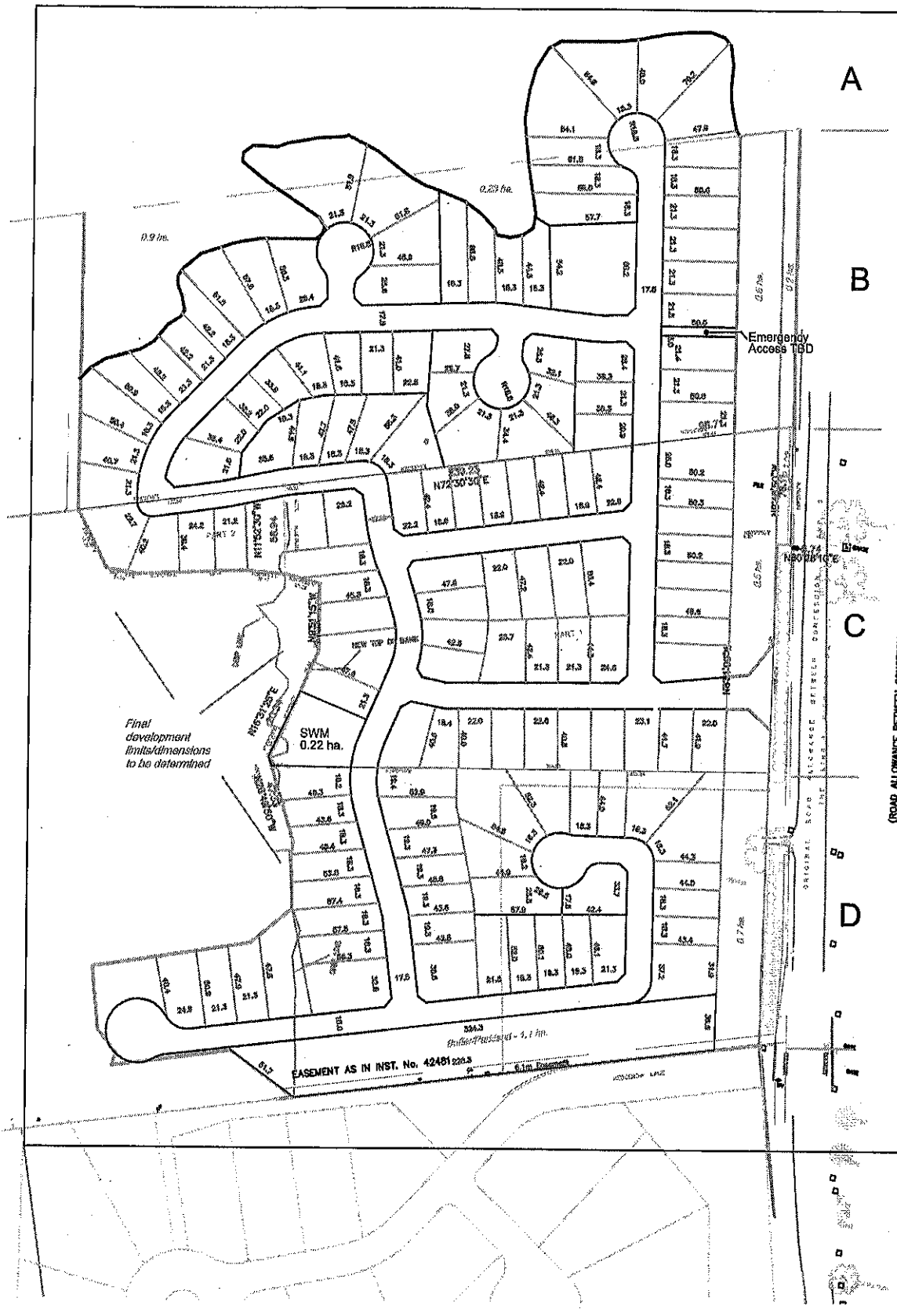
Attachment



FILE No's:
OP 03.007,
Z-03.008 &
19T-03V02

August 3, 2005

CONCEPT PLAN Option 1



PARCEL	AREA	UNITS
A	1.2	4
B	6.6	53
C	6.9	50
D	5.5	38
TOTAL	20.1 ha.	145

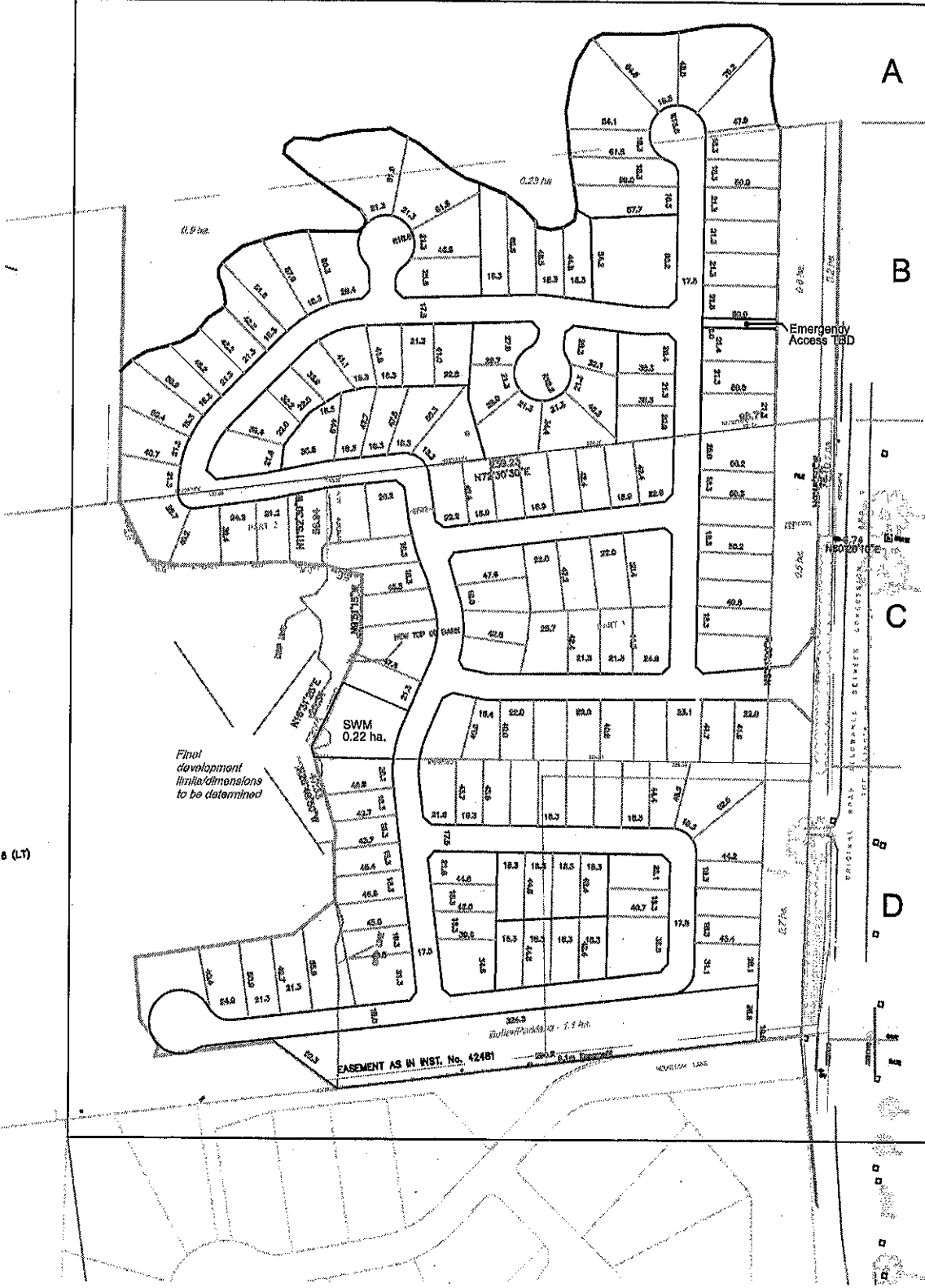
(ROAD ALLOWANCE BETWEEN CONCESSIONS B AND D)



August 2, 2005
Scale: 1:2500



CONCEPT PLAN Option 2



PARCEL	AREA	UNITS
A	1.2	4
B	6.5	53
C	6.9	50
D	5.6	43
TOTAL	20.1 ha.	150

ROAD ALLOWANCE BETWEEN CONGRESSIONS 8 AND 9

August 2, 2005
Scale: 1:2500



6 (L1)