

**COMMITTEE OF THE WHOLE DECEMBER 5, 2005**

**OFFICIAL PLAN AMENDMENT FILE OP.03.007  
ZONING BY-LAW AMENDMENT FILE Z.03.008  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V02  
ARGOT DEVELOPMENTS INC.  
REPORT #P.2003.24**

**Recommendation**

The Commissioner of Planning recommends:

THAT this report BE RECEIVED for information purposes.

**Economic Impact**

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

**Purpose**

To respond to the following Council resolution adopted on September 26, 2005:

“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.”

**Background - Analysis and Options**

The subject lands are located on the west side of Regional Road 27, south of Kirby Road in Part of Lot 29, Concession 9, City of Vaughan as shown on Attachment #1. The subject property has an area of 40.52ha and is currently developed with a single detached residential dwelling.

The subject lands are designated “Future Residential” (Humber North Extension) and “Valley and Stream Corridor” by OPA #601 (Kleinburg-Nashville Community Plan), and zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. The surrounding land uses are:

- North - residential (A Agricultural Zone); open space/valley lands (OS1 Open Space Conservation Zone)
- South - residential (RR Rural Residential Zone), open space/valley lands (OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone)
- West - open space/valley lands (A Agricultural Zone and OS1 Open Space Conservation Zone)
- East - Regional Road 27; Copper Creek Golf Course (OS2 Open Space Park Zone)

The Committee of the Whole report dated September 19, 2005, as prepared by Councillor Meffe and considered by Council on September 26, 2005 identified that the Kleinburg Area Ratepayers Association, Hedgerow Lane residents and the Owner support a 30m wide east-west buffer at the south limit of the subject lands as shown on Attachment #1.

The buffer lands are part of Official Plan Amendment Application OP.03.007, Zoning By-law Amendment Application Z.03.008 and Draft Plan of Subdivision Application 19T-03V02, of which a preliminary report was considered at a Public Hearing held on March 24, 2003.

## Official Plan

The subject lands are designated "Future Residential" (Humber North Extension) and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #2. The Official Plan allows single-detached dwelling units, schools, parks/open space, and home occupation and private home day-care uses. However, prior to development proceeding in this neighbourhood, an official plan amendment is required to address the extent of the housing and population growth in the community, the completion of the Kleinburg-Nashville Servicing Strategy and the development of a comprehensive plan for the Humber North Neighbourhood.

The "Future Residential" designation provides for an urban serviced extension of the existing development along Regional Road 27. These areas are to be developed only once water and sanitary servicing capacity has been identified through the completion of the Kleinburg-Nashville Servicing Strategy. The Region of York is currently undertaking an environmental assessment to identify the preferred servicing option for the Kleinburg-Nashville Community.

Subsection 4.6 of the Official Plan permits linear parks, subject to certain criteria, including creating a linkage(s) to connect parks, open spaces and environmental features of a minimum of 25m wide, and includes public trails, bicycle paths, seating areas, signage and lighting. The Official Plan policies exclude valley lands and community edge buffer lands in the calculation of parkland dedication for linear parks.

Subsection 4.7 of the Official Plan also requires that a naturalized community edge buffer of 30m to 50m be provided on the lands abutting Regional Road 27. The proposed east/west buffer would include this community edge buffer at the southeast corner of the property adjacent Regional Road 27.

The location of the proposed 30m east-west buffer will also encompass the open space/valley lands in the westerly portion of the property. Subject to the review of the official plan amendment, zoning amendment and draft plan of subdivision applications for the property, the Development Planning and Parks Department could support the east-west buffer as a linear park provided the valley land and community edge buffer portions of the linear park are excluded from parkland dedication, in accordance with the Official Plan Policies.

## Zoning

The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88. In the future, if the development applications are approved, the linear park buffer lands and community edge buffer would be zoned OS2 Open Space Park Zone and the valley land portion would be zoned OS1 Open Space Conservation Zone.

The Owner will be required to undertake a Phase 2 Environmental Site Assessment (ESA) in accordance with the Ministry of Environment's Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for the 30m wide linear park, open space/valley lands and community edge buffer. The Phase 2 ESA is to occur prior to the enactment of any implementing by-law and the conveyance of the lands to the City and/or the Toronto and Region Conservation Authority.

## Plan of Subdivision

The Parks Department has advised that should in the future, the draft plan of subdivision be approved, that the following conditions must be satisfied:

- i) the Owner is to provide detailed plans, including a Master Environmental and Servicing Plan, that delineates the lands that from the open space/linear park for establishing the lands to be included in the parkland dedication, and the other lands that would comprise the open space/valley and community edge buffer, to the satisfaction of the City and the Toronto and Region Conservation Authority;

- ii) the Owner shall design and build the pedestrian linkages and associated landscaping to the Humber Valley to the satisfaction of the City;
- iii) the Owner shall design and convey the lands by plan of subdivision and subdivision agreement to the City and/or Toronto Region Conservation Authority; and,
- iv) the conditions of draft plan of subdivision approval shall include a warning clause in the subdivision agreement advising potential purchasers of a residential lot of the presence of the pedestrian corridor/valley land and community edge buffers.

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

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### **Conclusion**

The Development Planning Department has reviewed the development concept respecting the principle of establishing an east-west linear park along the southern limit of Draft Plan of Subdivision File 19T-03V02 as shown on Attachment #1. The proposed linear buffer area would be permitted by the Official Plan. The buffer area could be considered as parkland dedication excluding those portions located within the valleylands and the community edge buffer adjacent to Regional Road 27, in accordance with the policies in the Official Plan and the subject to the review of Draft Plan of Subdivision File 19T-03V02.

#### **Attachments**

1. Location Map/Zoning
2. Kleinburg-Nashville Community Plan (OPA 601) – Land Use Schedule

#### **Report prepared by:**

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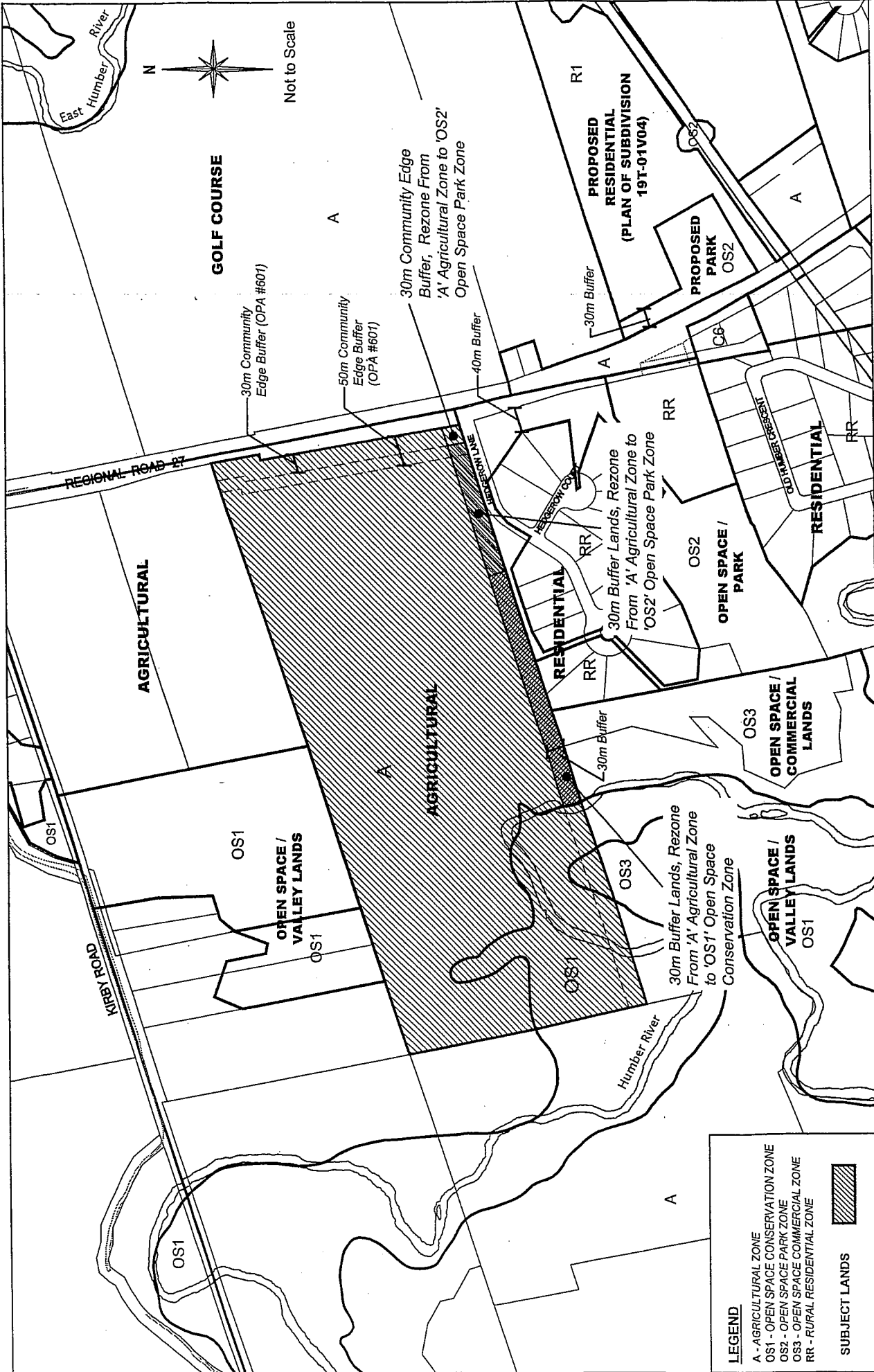
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG


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**LEGEND**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE COMMERCIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

**SUBJECT LANDS**



# Attachment 1

FILE No's:  
 OP.03.007,  
 Z.03.008 &  
 19T-03V02  
 November 22, 2005

## City of Vaughan

Development Planning Department

### Location Map / Zoning

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

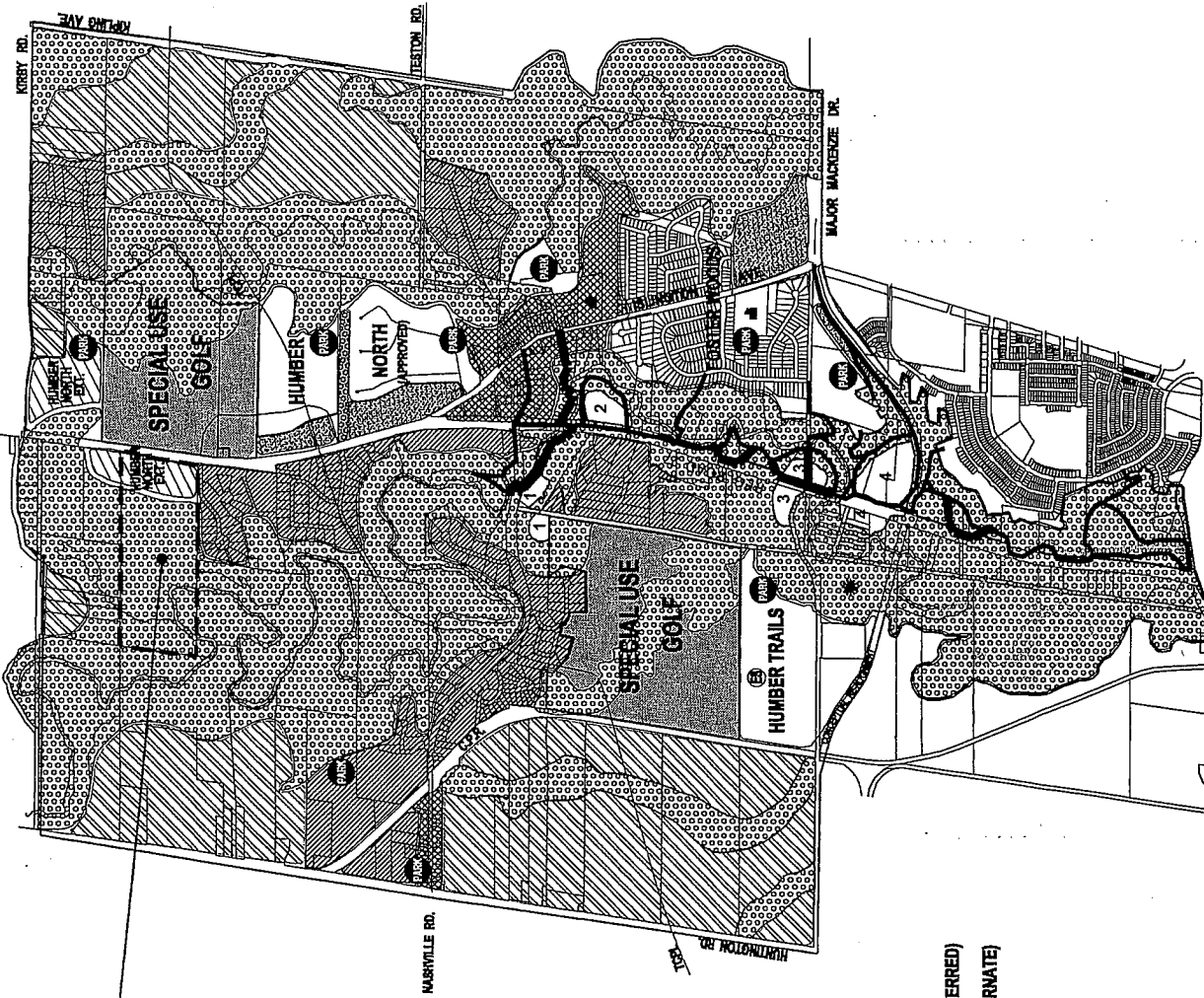
APPLICANT:  
 ARGOT DEVELOPMENTS INC.

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SUBJECT LANDS



Not to Scale



- LEGEND**
- SERVICED RESIDENTIAL
  - FUTURE RESIDENTIAL
  - SUBURBAN RESIDENTIAL
  - CORE AREA
  - SPECIAL USE - GOLF
  - RURAL AREA
  - VALLEY & STREAM CORRIDOR
  - OPEN SPACE
  - NEIGHBOURHOOD PARK
  - LINEAR PARK
  - INTER-REGIONAL TRAIL
  - WASTE DISPOSAL ASSESSMENT AREA
  - REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
  - REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
  - ELEMENTARY SCHOOL
  - AMENDMENT AREA
  - VALLEY POLICY AREAS 1 TO 4

# Kleinburg / Nashville Community Plan (OPA #601) - Land Use Schedule



Development Planning Department

# Attachment 2

FILE No's:  
OP.03.007,  
Z.03.008 &  
19T-03V02  
August 3, 2005

APPLICANT: Part of Lot 29,  
ARGOT DEVELOPMENTS INC. Concession 9  
(11220 Regional Road 27)

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