

**4. ZONING BY-LAW AMENDMENT FILE Z.06.026
DRAFT PLAN OF SUBDIVISION FILE 19T-06V04
GREENBROOKE DEVELOPMENTS INC.**

P.2006.49

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.026 and 19T-06V04 (Greenbrooke Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 the following applications:

1. A Zoning By-law Amendment Application, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachment #3 from A Agricultural Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, RT1 Residential Townhouse Zone One, RR Rural Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to facilitate a residential draft plan of subdivision.

2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:

- 461 Single Detached Units:	
- 13 (minimum 24.4m lot frontage)	1.847ha
- 100 (minimum 18.3m frontage)	9.528ha
- 81 (minimum 15.3m frontage)	5.257ha
- 162 (minimum 12.5m frontage)	7.174ha
- 105 (minimum 11m frontage)	4.015ha
- 178 Semi Detached Units	4.653ha
- 50 Townhouse Units	1.292ha
- 5 Residential Part Blocks (Block 560-564)	0.098ha
- Existing House (Block 565)	0.264ha
- Woodlot (Block 566)	1.753ha
- School (Block 567)	2.311ha
- Neighbourhood Park (Block 568)	0.918ha
- Linear Park (Blocks 569-571)	0.429ha
- Buffer Area (Blocks 572-575)	0.574ha
- Roads, Widening & 0.3m Reserves	<u>11.625 ha</u>
- Total Site Area	51.93ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Weston Road, south of Teston Road, in Planning Block 40 South (Attachment #4), in Part of Lot 23, Concession 6, and Part of Block 21, within Registered Plan 65M-2192, City of Vaughan. The subject lands have an area of 51.93ha, and approximately 625m frontage on Weston Road. The subject lands are

designated "Low Density Residential", "Medium Density Residential-Commercial", "Elementary School", "Neighbourhood Park" and "Tableland Woodlot" by OPA #600, and are zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential (RR Rural Residential Zone)
- South - vacant (A Agricultural Zone)
- East - Weston Road; vacant, future commercial and residential (C3 Local Commercial Zone, C4 Neighbourhood Commercial Zone, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four)
- West - vacant (A Agricultural Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the conditions of approval for the Block 40 South Plan shall be satisfied prior to draft plan of subdivision approval;
- ii) the proposed draft plan of subdivision will be reviewed for consistency with the approved Block 40 Plan, including coordination of lotting and road patterns and compatibility with the adjacent plans of subdivision;
- iii) the "Low Density Residential" designation of the Official Plan permits detached and semi-detached units at a maximum average net density of 16 to 18 units per hectare; the "Medium Density Residential-Commercial" designation permits townhouse units at a maximum average net density of 25 to 35 units per hectare; review will be given to ensure the densities within the proposed draft plan of subdivision conform to the Official Plan;
- iv) the applications will be reviewed to ensure the appropriateness of the proposed zone categories and the related zone standards;
- v) the final disposition of the buffer lands proposed adjacent to the existing residential properties to the north and to be zoned RR Rural Residential Zone will be reviewed to the satisfaction of the City;
- vi) the delineation of the existing woodlot (OS4 Zone) and the proposed OS1 zone category will be determined to the satisfaction of the City and the Toronto and Region Conservation Authority;
- vii) the appropriateness of the proposed neighbourhood park and buffer areas will be reviewed in the context of the applicable policies of the Official Plan, Block Plan, and the requirements of the Parks Development Department;
- viii) the size, configuration and location of the proposed elementary school block will be reviewed in the context of the Block Plan and the requirements of the School Board; and

- ix) the availability of servicing capacity for the proposed draft plan of subdivision must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the policies of the Official Plan, the approved Block 40 South Plan, and compatibility with the existing and proposed surrounding land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision
3. Draft Plan of Subdivision with Proposed Zoning
4. Approved Block 40 South Plan (April 24, 2006)

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
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

/CM



Location Map

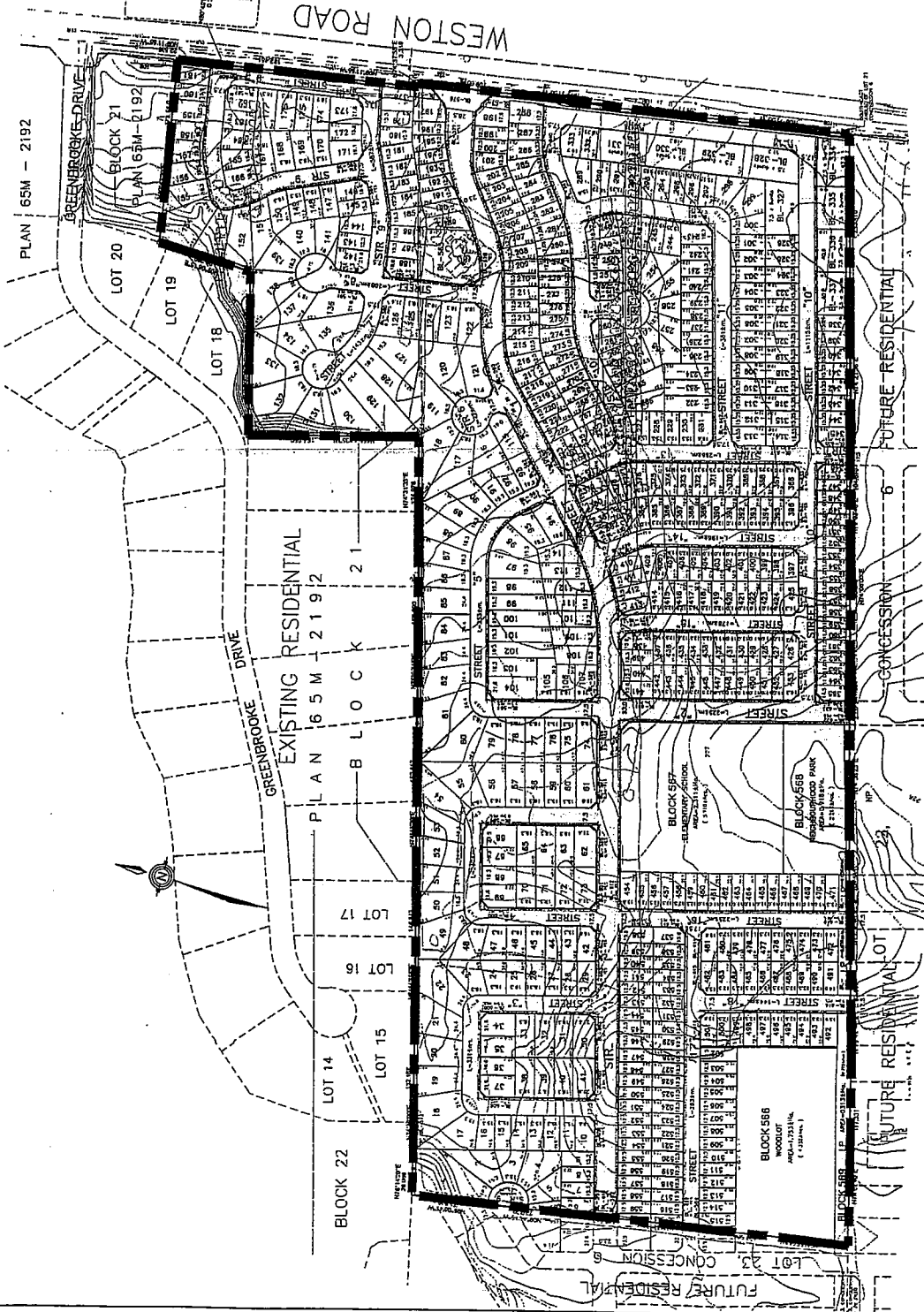
Part of Lot 23,
Concession 6
APPLICANT:
GREENBROOKE DEVELOPMENTS INC.



Development Planning Department

Attachment 1

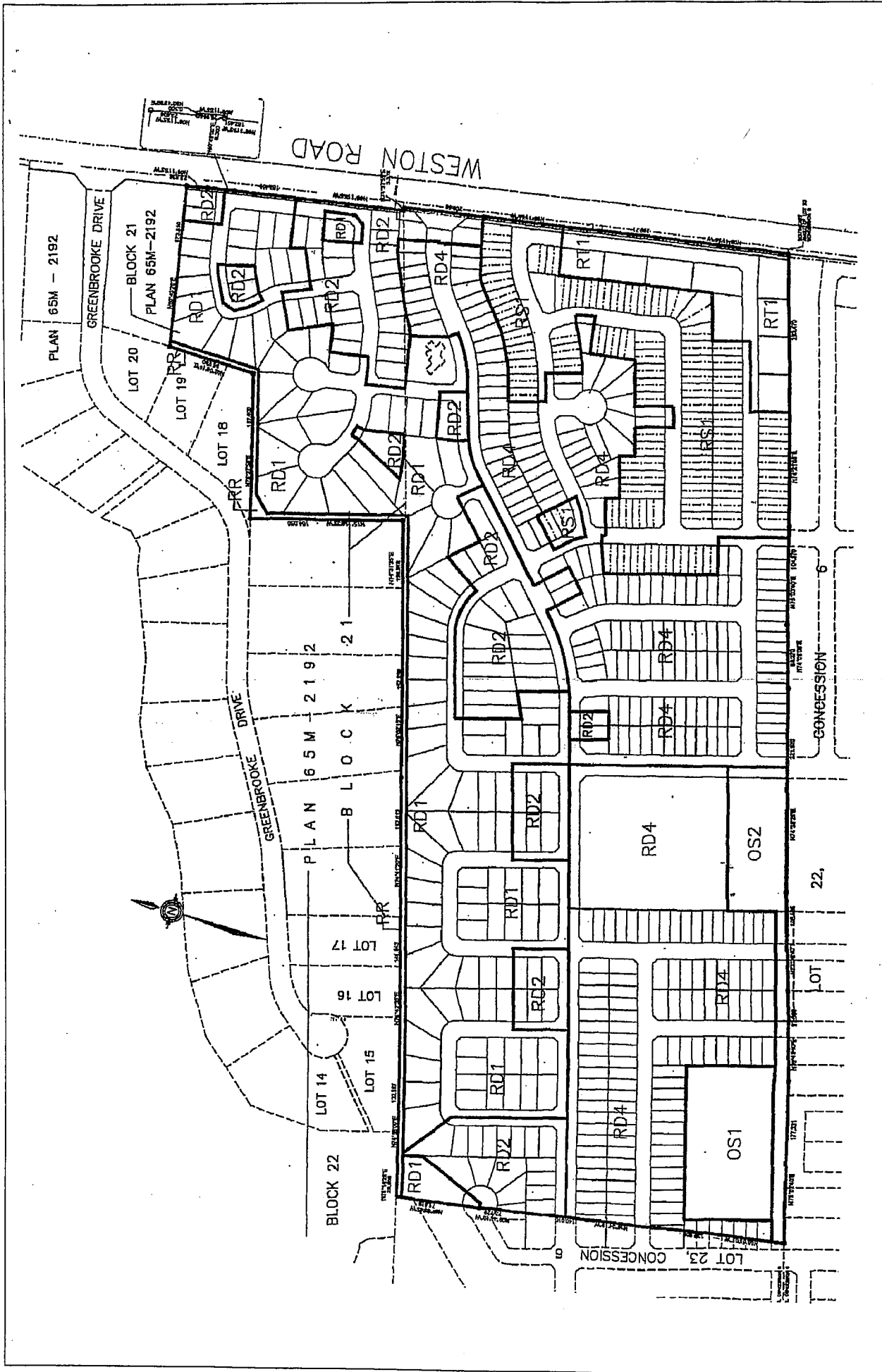
FILE No.:
19T-06V04 & Z.06.026
Not to Scale
June 9, 2006



SUBJECT LANDS

SCHEDULE OF LAND USE
 TOTAL AREA OF LAND TO BE SUBDIVIDED - 51.8302Ha. (128,317.96sq. ft.)

DEPOSED DWELLINGS	LOTS	UNITS	Sq. Met.
LOTS 18-22, 31, 32, 41-45 and 128	100	100	8,520
LOTS 1, 32-40, 39-41, 45-50, 53-55, 62-67, 71, 77-80, 85-90, 103-109, 116-121, 123-128, 129, 130-142, 150-151, 153-158, 160-162, 164-167, 170-177, 179-180, 182-184, 186-188, 190-192, 194-197, 199-201, 203-205, 207-209, 211-213, 215-217, 219-221, 223-225, 227-229, 231-233, 235-237, 239-241, 243-245, 247-249, 251-253, 255-257, 259-261, 263-265, 267-269, 271-273, 275-277, 279-281, 283-285, 287-289, 291-293, 295-297, 299-301, 303-305, 307-309, 311-313, 315-317, 319-321, 323-325, 327-329, 331-333, 335-337, 339-341, 343-345, 347-349, 351-353, 355-357, 359-361, 363-365, 367-369, 371-373, 375-377, 379-381, 383-385, 387-389, 391-393, 395-397, 399-401, 403-405, 407-409, 411-413, 415-417, 419-421, 423-425, 427-429, 431-433, 435-437, 439-441, 443-445, 447-449, 451-453, 455-457, 459-461, 463-465, 467-469, 471-473, 475-477, 479-481, 483-485, 487-489, 491-493, 495-497, 499-501, 503-505, 507-509, 511-513, 515-517, 519-521, 523-525, 527-529, 531-533, 535-537, 539-541, 543-545, 547-549, 551-553, 555-557, 559-561, 563-565, 567-569, 571-573, 575-577, 579-581, 583-585, 587-589, 591-593, 595-597, 599-601, 603-605, 607-609, 611-613, 615-617, 619-621, 623-625, 627-629, 631-633, 635-637, 639-641, 643-645, 647-649, 651-653, 655-657, 659-661, 663-665, 667-669, 671-673, 675-677, 679-681, 683-685, 687-689, 691-693, 695-697, 699-701, 703-705, 707-709, 711-713, 715-717, 719-721, 723-725, 727-729, 731-733, 735-737, 739-741, 743-745, 747-749, 751-753, 755-757, 759-761, 763-765, 767-769, 771-773, 775-777, 779-781, 783-785, 787-789, 791-793, 795-797, 799-801, 803-805, 807-809, 811-813, 815-817, 819-821, 823-825, 827-829, 831-833, 835-837, 839-841, 843-845, 847-849, 851-853, 855-857, 859-861, 863-865, 867-869, 871-873, 875-877, 879-881, 883-885, 887-889, 891-893, 895-897, 899-901, 903-905, 907-909, 911-913, 915-917, 919-921, 923-925, 927-929, 931-933, 935-937, 939-941, 943-945, 947-949, 951-953, 955-957, 959-961, 963-965, 967-969, 971-973, 975-977, 979-981, 983-985, 987-989, 991-993, 995-997, 999-1001, 1003-1005, 1007-1009, 1011-1013, 1015-1017, 1019-1021, 1023-1025, 1027-1029, 1031-1033, 1035-1037, 1039-1041, 1043-1045, 1047-1049, 1051-1053, 1055-1057, 1059-1061, 1063-1065, 1067-1069, 1071-1073, 1075-1077, 1079-1081, 1083-1085, 1087-1089, 1091-1093, 1095-1097, 1099-1101, 1103-1105, 1107-1109, 1111-1113, 1115-1117, 1119-1121, 1123-1125, 1127-1129, 1131-1133, 1135-1137, 1139-1141, 1143-1145, 1147-1149, 1151-1153, 1155-1157, 1159-1161, 1163-1165, 1167-1169, 1171-1173, 1175-1177, 1179-1181, 1183-1185, 1187-1189, 1191-1193, 1195-1197, 1199-1201, 1203-1205, 1207-1209, 1211-1213, 1215-1217, 1219-1221, 1223-1225, 1227-1229, 1231-1233, 1235-1237, 1239-1241, 1243-1245, 1247-1249, 1251-1253, 1255-1257, 1259-1261, 1263-1265, 1267-1269, 1271-1273, 1275-1277, 1279-1281, 1283-1285, 1287-1289, 1291-1293, 1295-1297, 1299-1301, 1303-1305, 1307-1309, 1311-1313, 1315-1317, 1319-1321, 1323-1325, 1327-1329, 1331-1333, 1335-1337, 1339-1341, 1343-1345, 1347-1349, 1351-1353, 1355-1357, 1359-1361, 1363-1365, 1367-1369, 1371-1373, 1375-1377, 1379-1381, 1383-1385, 1387-1389, 1391-1393, 1395-1397, 1399-1401, 1403-1405, 1407-1409, 1411-1413, 1415-1417, 1419-1421, 1423-1425, 1427-1429, 1431-1433, 1435-1437, 1439-1441, 1443-1445, 1447-1449, 1451-1453, 1455-1457, 1459-1461, 1463-1465, 1467-1469, 1471-1473, 1475-1477, 1479-1481, 1483-1485, 1487-1489, 1491-1493, 1495-1497, 1499-1501, 1503-1505, 1507-1509, 1511-1513, 1515-1517, 1519-1521, 1523-1525, 1527-1529, 1531-1533, 1535-1537, 1539-1541, 1543-1545, 1547-1549, 1551-1553, 1555-1557, 1559-1561, 1563-1565, 1567-1569, 1571-1573, 1575-1577, 1579-1581, 1583-1585, 1587-1589, 1591-1593, 1595-1597, 1599-1601, 1603-1605, 1607-1609, 1611-1613, 1615-1617, 1619-1621, 1623-1625, 1627-1629, 1631-1633, 1635-1637, 1639-1641, 1643-1645, 1647-1649, 1651-1653, 1655-1657, 1659-1661, 1663-1665, 1667-1669, 1671-1673, 1675-1677, 1679-1681, 1683-1685, 1687-1689, 1691-1693, 1695-1697, 1699-1701, 1703-1705, 1707-1709, 1711-1713, 1715-1717, 1719-1721, 1723-1725, 1727-1729, 1731-1733, 1735-1737, 1739-1741, 1743-1745, 1747-1749, 1751-1753, 1755-1757, 1759-1761, 1763-1765, 1767-1769, 1771-1773, 1775-1777, 1779-1781, 1783-1785, 1787-1789, 1791-1793, 1795-1797, 1799-1801, 1803-1805, 1807-1809, 1811-1813, 1815-1817, 1819-1821, 1823-1825, 1827-1829, 1831-1833, 1835-1837, 1839-1841, 1843-1845, 1847-1849, 1851-1853, 1855-1857, 1859-1861, 1863-1865, 1867-1869, 1871-1873, 1875-1877, 1879-1881, 1883-1885, 1887-1889, 1891-1893, 1895-1897, 1899-1901, 1903-1905, 1907-1909, 1911-1913, 1915-1917, 1919-1921, 1923-1925, 1927-1929, 1931-1933, 1935-1937, 1939-1941, 1943-1945, 1947-1949, 1951-1953, 1955-1957, 1959-1961, 1963-1965, 1967-1969, 1971-1973, 1975-1977, 1979-1981, 1983-1985, 1987-1989, 1991-1993, 1995-1997, 1999-2001, 2003-2005, 2007-2009, 2011-2013, 2015-2017, 2019-2021, 2023-2025, 2027-2029, 2031-2033, 2035-2037, 2039-2041, 2043-2045, 2047-2049, 2051-2053, 2055-2057, 2059-2061, 2063-2065, 2067-2069, 2071-2073, 2075-2077, 2079-2081, 2083-2085, 2087-2089, 2091-2093, 2095-2097, 2099-2101, 2103-2105, 2107-2109, 2111-2113, 2115-2117, 2119-2121, 2123-2125, 2127-2129, 2131-2133, 2135-2137, 2139-2141, 2143-2145, 2147-2149, 2151-2153, 2155-2157, 2159-2161, 2163-2165, 2167-2169, 2171-2173, 2175-2177, 2179-2181, 2183-2185, 2187-2189, 2191-2193, 2195-2197, 2199-2201, 2203-2205, 2207-2209, 2211-2213, 2215-2217, 2219-2221, 2223-2225, 2227-2229, 2231-2233, 2235-2237, 2239-2241, 2243-2245, 2247-2249, 2251-2253, 2255-2257, 2259-2261, 2263-2265, 2267-2269, 2271-2273, 2275-2277, 2279-2281, 2283-2285, 2287-2289, 2291-2293, 2295-2297, 2299-2301, 2303-2305, 2307-2309, 2311-2313, 2315-2317, 2319-2321, 2323-2325, 2327-2329, 2331-2333, 2335-2337, 2339-2341, 2343-2345, 2347-2349, 2351-2353, 2355-2357, 2359-2361, 2363-2365, 2367-2369, 2371-2373, 2375-2377, 2379-2381, 2383-2385, 2387-2389, 2391-2393, 2395-2397, 2399-2401, 2403-2405, 2407-2409, 2411-2413, 2415-2417, 2419-2421, 2423-2425, 2427-2429, 2431-2433, 2435-2437, 2439-2441, 2443-2445, 2447-2449, 2451-2453, 2455-2457, 2459-2461, 2463-2465, 2467-2469, 2471-2473, 2475-2477, 2479-2481, 2483-2485, 2487-2489, 2491-2493, 2495-2497, 2499-2501, 2503-2505, 2507-2509, 2511-2513, 2515-2517, 2519-2521, 2523-2525, 2527-2529, 2531-2533, 2535-2537, 2539-2541, 2543-2545, 2547-2549, 2551-2553, 2555-2557, 2559-2561, 2563-2565, 2567-2569, 2571-2573, 2575-2577, 2579-2581, 2583-2585, 2587-2589, 2591-2593, 2595-2597, 2599-2601, 2603-2605, 2607-2609, 2611-2613, 2615-2617, 2619-2621, 2623-2625, 2627-2629, 2631-2633, 2635-2637, 2639-2641, 2643-2645, 2647-2649, 2651-2653, 2655-2657, 2659-2661, 2663-2665, 2667-2669, 2671-2673, 2675-2677, 2679-2681, 2683-2685, 2687-2689, 2691-2693, 2695-2697, 2699-2701, 2703-2705, 2707-2709, 2711-2713, 2715-2717, 2719-2721, 2723-2725, 2727-2729, 2731-2733, 2735-2737, 2739-2741, 2743-2745, 2747-2749, 2751-2753, 2755-2757, 2759-2761, 2763-2765, 2767-2769, 2771-2773, 2775-2777, 2779-2781, 2783-2785, 2787-2789, 2791-2793, 2795-2797, 2799-2801, 2803-2805, 2807-2809, 2811-2813, 2815-2817, 2819-2821, 2823-2825, 2827-2829, 2831-2833, 2835-2837, 2839-2841, 2843-2845, 2847-2849, 2851-2853, 2855-2857, 2859-2861, 2863-2865, 2867-2869, 2871-2873, 2875-2877, 2879-2881, 2883-2885, 2887-2889, 2891-2893, 2895-2897, 2899-2901, 2903-2905, 2907-2909, 2911-2913, 2915-2917, 2919-2921, 2923-2925, 2927-2929, 2931-2933, 2935-2937, 2939-2941, 2943-2945, 2947-2949, 2951-2953, 2955-2957, 2959-2961, 2963-2965, 2967-2969, 2971-2973, 2975-2977, 2979-2981, 2983-2985, 2987-2989, 2991-2993, 2995-2997, 2999-3001, 3003-3005, 3007-3009, 3011-3013, 3015-3017, 3019-3021, 3023-3025, 3027-3029, 3031-3033, 3035-3037, 3039-3041, 3043-3045, 3047-3049, 3051-3053, 3055-3057, 3059-3061, 3063-3065, 3067-3069, 3071-3073, 3075-3077, 3079-3081, 3083-3085, 3087-3089, 3091-3093, 3095-3097, 3099-3101, 3103-3105, 3107-3109, 3111-3113, 3115-3117, 3119-3121, 3123-3125, 3127-3129, 3131-3133, 3135-3137, 3139-3141, 3143-3145, 3147-3149, 3151-3153, 3155-3157, 3159-3161, 3163-3165, 3167-3169, 3171-3173, 3175-3177, 3179-3181, 3183-3185, 3187-3189, 3191-3193, 3195-3197, 3199-3201, 3203-3205, 3207-3209, 3211-3213, 3215-3217, 3219-3221, 3223-3225, 3227-3229, 3231-3233, 3235-3237, 3239-3241, 3243-3245, 3247-3249, 3251-3253, 3255-3257, 3259-3261, 3263-3265, 3267-3269, 3271-3273, 3275-3277, 3279-3281, 3283-3285, 3287-3289, 3291-3293, 3295-3297, 3299-3301, 3303-3305, 3307-3309, 3311-3313, 3315-3317, 3319-3321, 3323-3325, 3327-3329, 3331-3333, 3335-3337, 3339-3341, 3343-3345, 3347-3349, 3351-3353, 3355-3357, 3359-3361, 3363-3365, 3367-3369, 3371-3373, 3375-3377, 3379-3381, 3383-3385, 3387-3389, 3391-3393, 3395-3397, 3399-3401, 3403-3405, 3407-3409, 3411-3413, 3415-3417, 3419-3421, 3423-3425, 3427-3429, 3431-3433, 3435-3437, 3439-3441, 3443-3445, 3447-3449, 3451-3453, 3455-3457, 3459-3461, 3463-3465, 3467-3469, 3471-3473, 3475-3477, 3479-3481, 3483-3485, 3487-3489, 3491-3493, 3495-3497, 3499-3501, 3503-3505, 3507-3509, 3511-3513, 3515-3517, 3519-3521, 3523-3525, 3527-3529, 3531-3533, 3535-3537, 3539-3541, 3543-3545, 3547-3549, 3551-3553, 3555-3557, 3559-3561, 3563-3565, 3567-3569, 3571-3573, 3575-3577, 3579-3581, 3583-3585, 3587-3589, 3591-3593, 3595-3597, 3599-3601, 3603-3605, 3607-3609, 3611-3613, 3615-3617, 3619-3621, 3623-3625, 3627-3629, 3631-3633, 3635-3637, 3639-3641, 3643-3645, 3647-3649, 3651-3653, 3655-3657, 3659-3661, 3663-3665, 3667-3669, 3671-3673, 3675-3677, 3679-3681, 3683-3685, 3687-3689, 3691-3693, 3695-3697, 3699-3701, 3703-3705, 3707-3709, 3711-3713, 3715-3717, 3719-3721, 3723-3725, 3727-3729, 3731-3733, 3735-3737, 3739-3741, 3743-3745, 3747-3749, 3751-3753, 3755-3757, 3759-3761, 3763-3765, 3767-3769, 3771-3773, 3775-3777, 3779-3781, 3783-3785, 3787-3789, 3791-3793, 3795-3797, 3799-3801, 3803-3805, 3807-3809, 3811-3813, 3815-3817, 3819-3821, 3823-3825, 3827-3829, 3831-3833, 3835-3837, 3839-3841, 3843-3845, 3847-3849, 3851-3853, 3855-3857, 3859-3861, 3863-3865, 3867-3869, 3871-3873, 3875-3877, 3879-3881, 3883-3885, 3887-3889, 3891-3893, 3895-3897, 3899-3901, 3903-3905, 3907-3909, 3911-3913, 3915-3917, 3919-3921, 3923-3925, 3927-3929, 3931-3933, 3935-3937, 3939-3941, 3943-3945, 3947-3949, 3951-3953, 3955-3957, 3959-3961, 3963-3965, 3967-3969, 3971-3973, 3975-3977, 3979-3981, 3983-3985, 3987-3989, 3991-3993, 3995-3997, 3999-4001, 4003-4005, 4007-4009, 4011-4013, 4015-4017, 4019-4021, 4023-4025, 4027-4029, 4031-4033, 4035-4037, 4039-4041, 4043-4045, 4047-4049, 4051-4053, 4055-4057, 4059-4061, 4063-4065, 4067-4069, 4071-4073, 4075-4077, 4079-4081, 4083-4085, 4087-4089, 4091-4093, 4095-4097, 4099-4101, 4103-4105, 4107-4109, 4111-4113, 4115-4117, 4119-4121, 4123-4125, 4127-4129, 4131-4133, 4135-4137, 4139-4141, 4143-4145, 4147-4149, 4151-4153, 4155-4157, 4159-4161, 4163-4165, 4167-4169, 4171-4173, 4175-4177, 4179-4181, 4183-4185, 4187-4189, 4191-4193, 4195-4197, 4199-4201, 4203-4205, 4207-4209, 4211-4213, 4215-4217, 4219-4221, 4223-4225, 4227-4229, 4231-4233, 4235-4237, 4239-4241, 4243-4245, 4247-4249, 4251-4253, 4255-4257, 4259-4261, 4263-4265, 4267-4269, 4271-4273, 4275-4277, 4279-4281, 4283-4285, 4287-4289, 4291-4293, 4295-4297, 4299-4301, 4303-4305, 4307-4309, 4311-4313, 4315-4317, 4319-4321, 4323-4325, 4327-4329, 4331-4333, 4335-4337, 4339-4341, 4343-4345, 4347-4349, 4351-4353, 4355-4357, 4359-4361, 4363-4365, 4367-4369, 4371-4373, 4375-4377, 4379-4381, 4383-4385, 4387-4389, 4391-4393, 4395-4397, 4399-4401, 4403-4405, 4407-4409, 4411-4413, 4415-4417, 4419-4421, 4423-4425, 4427-4429, 4431-4433, 4435-4437, 4439-4441, 4443-4445, 4447-4449, 4451-4453, 4455-4457, 4459-4461, 4463-4465, 4467-4469, 4471-4473, 4475-4477, 4479-4481, 4483-4485, 4487-4489, 4491-4493, 4495-4497, 4499-4501, 4503-4505, 4507-4509, 4511-4513, 4515-4517, 4519-4521, 4523-4525, 4527-4529, 4531-4533, 4535-4537, 4539-4541, 4543-4545, 4547-4549, 4551-4553, 4555-4557, 4559-4561, 4563-4565, 4567-4569, 4571-4573, 4575-4577, 4579-4581, 4583-4585, 4587-4589, 4591-4593, 4595-4597, 4599-4601, 4603-4605, 4607-4609, 4611-4613, 4615-4617, 4619-4621, 4623-4625, 4627-			



Attachment 3
 FILE No.: 19T-06V04 & Z.06.026
 Not to Scale
 May 26, 2006



Development Planning Department

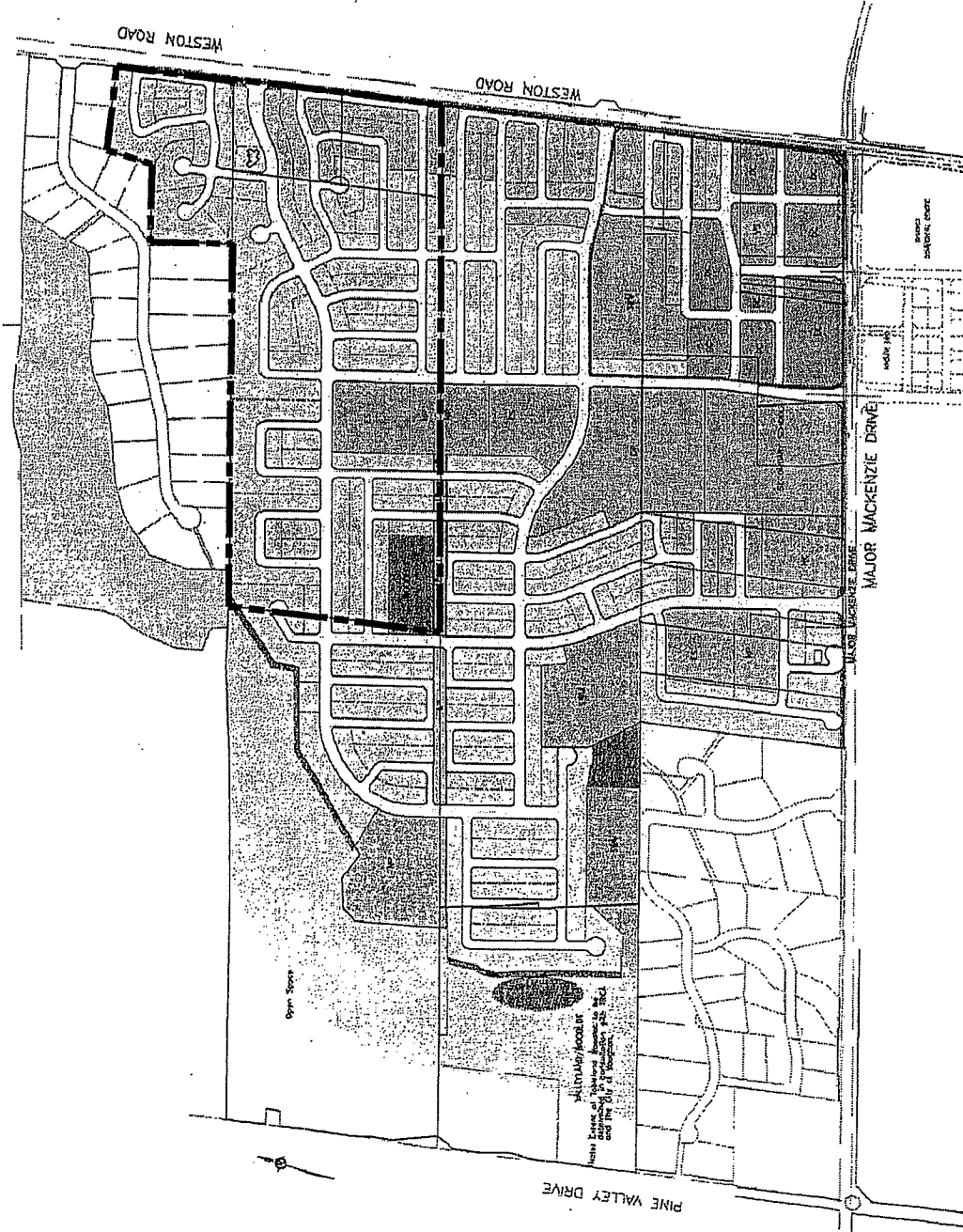
Draft Plan of Subdivision with Proposed Zoning

Part of Lot 23, Concession 6

APPLICANT:
 GREENBROOKE DEVELOPMENTS INC.

MAP/PA ATTACHMENTS/19T-06V04

BLOCK 40 COMMUNITY PLAN



LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- RP - NEIGHBOURHOOD PARK
- LP - LEISURE PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

SUBJECT LANDS

Attachment 4
 FILE No.: 19T-06V04 & Z.06.026
 Not to Scale
 June 9, 2006



Development Planning Department

Approved Block 40 South Plan (April 24, 2006)

Part of Lot 23, Concession 6

APPLICANT:
 GREENBROOKE DEVELOPMENTS INC.