

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 7, 2002

**3. ZONING BY-LAW AMENDMENT FILE Z.01.077
GARONT INVESTMENTS LTD. & 371896 ONTARIO LTD.
PRELIMINARY REPORT**

P.2002.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.077 (Garont Investments Limited & 371896 Ontario Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 19, 2001, the Owner submitted an application to amend the Zoning By-law to permit the continued use of the subject lands for a golf driving range, miniature golf, chipping green, bunker practice area and accessory uses for a temporary period of 3 years.

The current temporary zoning expired on September 28, 2001. An application to amend the Zoning By-law could not be submitted between May 17 and November 17, 2001, as the lands were under Bill 55, "An Act to Protect the Oak Ridges Moraine", which prohibited the filing of zoning application.

Background - Analysis and Options

The 11.25 ha site is located at the northeast corner of Dufferin Street and Major Mackenzie Drive, in Part of Lot 21, Concession 2, City of Vaughan. The subject lands are designated "Settlement Area" by Bill 122, "An Act to Conserve the Oak Ridges Moraine" and the Oak Ridges Moraine Conservation Plan. The lands are designated "Low Density Residential" and "Medium Density Residential/Commercial", with a "Neighbourhood Commercial" overlay by OPA #600. The lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception Paragraph 9(914). The surrounding land uses are:

- North - residential, agricultural, valley lands (A Agricultural Zone and OS1 Open Space Zones)
- South - Major Mackenzie Drive, residential, valley lands (RR Rural Residential, A Agricultural and OS1 Open Space Zones)
- East - residential, agricultural (A Agricultural Zone)
- West - Dufferin Street future golf course and commercial (OS2-H Open Space Zone and C1-H Restricted Commercial Zone)

On December 14, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

Following an initial review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- OPA #600, which redesignated the lands from "Future Urban Area" to "Low Density Residential", "Medium Density Residential/Commercial" with "Neighbourhood Commercial" and "Valley Lands", was approved by Council on September 25, 2000, and is currently before the Region of York;

- the Block 12 Plan application was submitted on September 17, 1999 and held in abeyance pending the approval of OPA #600; a revised Block Plan was submitted on November 7, 2001, which was circulated for comment;
- the impact of Bill 122, "An Act to Conserve the Oak Ridges Moraine", which received Royal Assent in the Provincial Legislature on December 14, 2001, and the Oak Ridges Moraine Conservation Plan, designating the subject lands as "Settlement Area", needs to be determined;
- OPA #600 allows temporary uses subject to an amendment to the Zoning By-law, provided the use is less intensive than the proposed use, requires limited capital investment and no municipal water or sanitary services, and buildings/structures are of a temporary nature; and,
- review of the proposed use will be within the context of the temporary uses policies, the Block Plan application and Oak Ridges Moraine Conservation Plan.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting.

Staff will review the proposed zoning amendment in accordance with the policies of the Official Plan and Zoning By-law, and Oak Ridges Moraine Conservation Plan.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

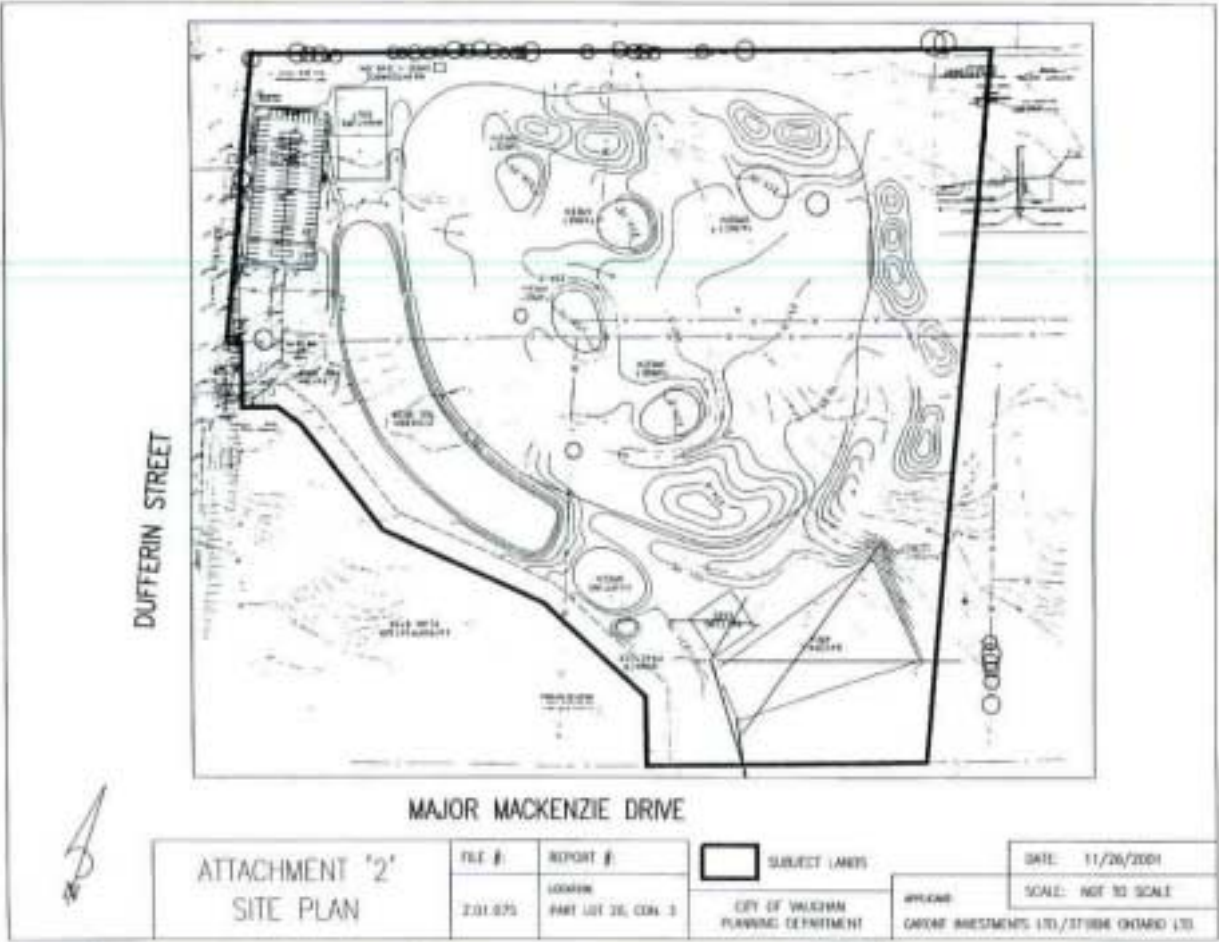
Judy Jeffers, Planner, ext. 8645
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



DUFFERIN STREET

MAJOR MACKENZIE DRIVE



ATTACHMENT '2'
SITE PLAN

FILE #	REPORT #
2.01.075	100808 PART LOT 20, CO. 1

 SUBJECT LANDS
CITY OF VULCAN
PLANNING DEPARTMENT

DATE: 11/26/2001
SCALE: NOT TO SCALE
APPLICANT: CARON INVESTMENTS LTD./STORGE GROUP LTD.