

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 3, 2002**

**3. OFFICIAL PLAN AMENDMENT FILE OP.02.009  
ZONING BY-LAW AMENDMENT FILE Z.02.037  
DANLAUTON HOLDINGS LTD.  
PRELIMINARY REPORT**

**P.2002.39**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.02.009 and Zoning By-law Amendment File Z.02.037 (Danlauton Holdings Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On April 26, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit a commercial use (sale of used cars, including outside storage of vehicles and a portable sales office) in the Agriculture Area as a temporary (maximum 3 years) use. The development will be restricted to the front 0.607 ha portion of the total 14.64 ha site.

**Background - Analysis and Options**

The site is located on the east side of Highway #50, north of Major Mackenzie Drive, municipally known as 10355 Highway #50, in Lot 23, Concession 10, City of Vaughan. The 14.64 ha site has 180.47m of frontage on Highway #50. The surrounding land uses are:

- North - farmland, detached residence (A Agricultural Zone)
- South - farmland, detached residence (A Agricultural Zone)
- East - hydro corridor, farmland (A Agricultural Zone)
- West - Highway #50; City of Brampton

The lands are designated "Agriculture Area" and "Valley and Stream Corridor" by OPA #600. The zoning is A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

On May 10, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- an amendment is required because OPA #600 does not permit commercial uses in the "Agriculture Area" and also, does not contain policies permitting temporary uses in the Agriculture Area; the appropriateness of permitting commercial uses on a temporary basis in the Agriculture Area will be reviewed;
- the lands are within the Study Area for the Future Employment Secondary Plan; the implications or prematurity of permitting the proposed use prior to the completion of the Secondary Plan will need to be assessed;
- the compatibility of a vehicle-oriented commercial use with the surrounding agricultural uses will be examined;

- OPA #600 requires that a justification analysis be submitted for any non-farm uses proposed in the Agriculture Area; the analysis will be reviewed in context of the policies of the Official Plan as input into the technical report;
- there is concern for setting a precedent for similar proposals, contributing to strip development along Highway #50;
- an amendment to the York Region Official Plan may be required;
- access to Highway #50 for a commercial use will require approval of the Region of York; and
- the site may be affected by the alignment of the Highway 427 extension.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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 appropriateness of temporary commercial uses in the "Agriculture Area", and development proceeding prior to completion of the Future Employment Secondary Plan, will be reviewed. Also, the implications of strip development along Highway #50 and the future alignment of Highway #427 will be considered. The results of the review of the justification analysis required in support of the application will form part of the technical report.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

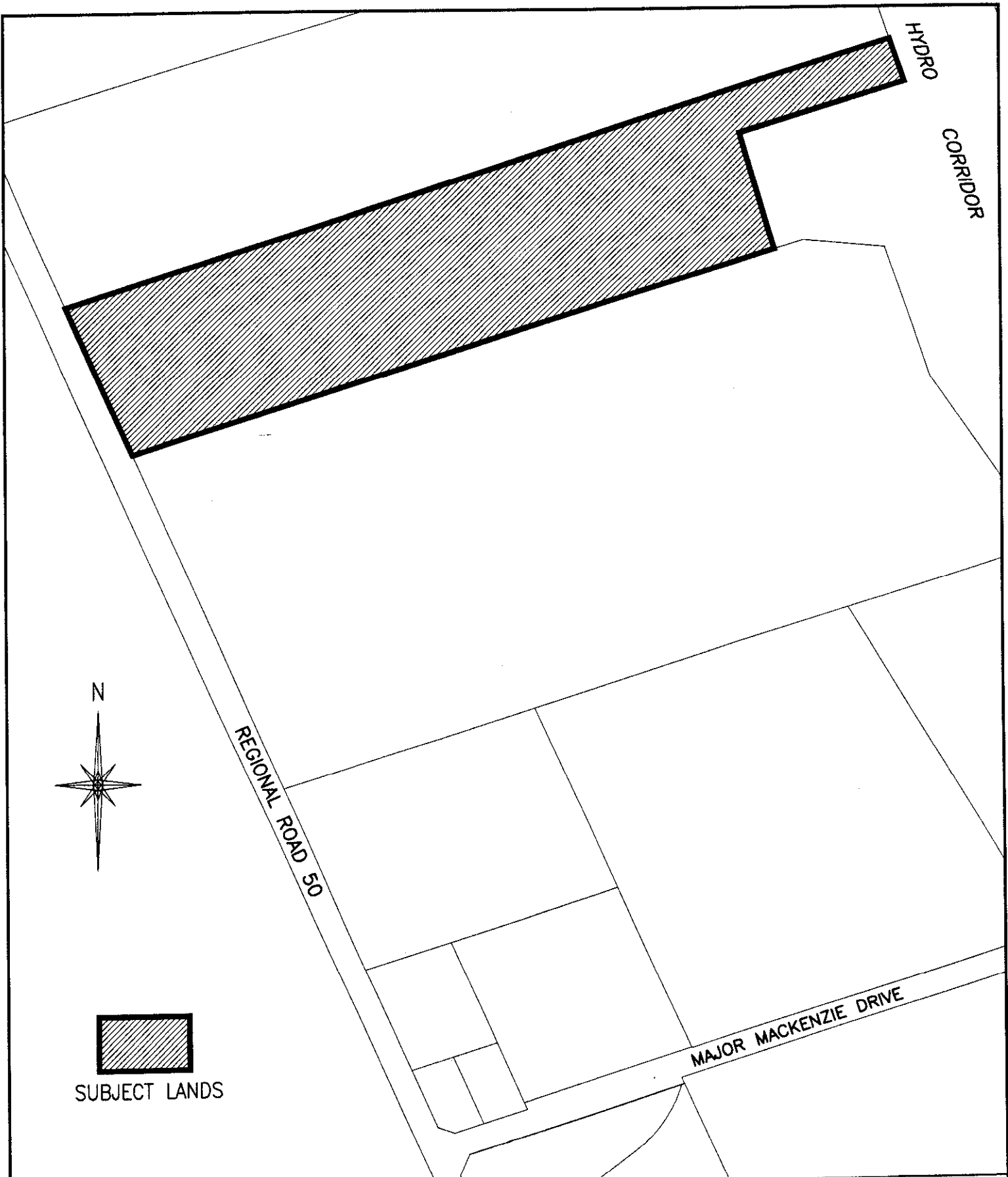
Todd Coles, Planner, ext. 8634  
Art Tikiryan, Senior Planner, ext. 8212  
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

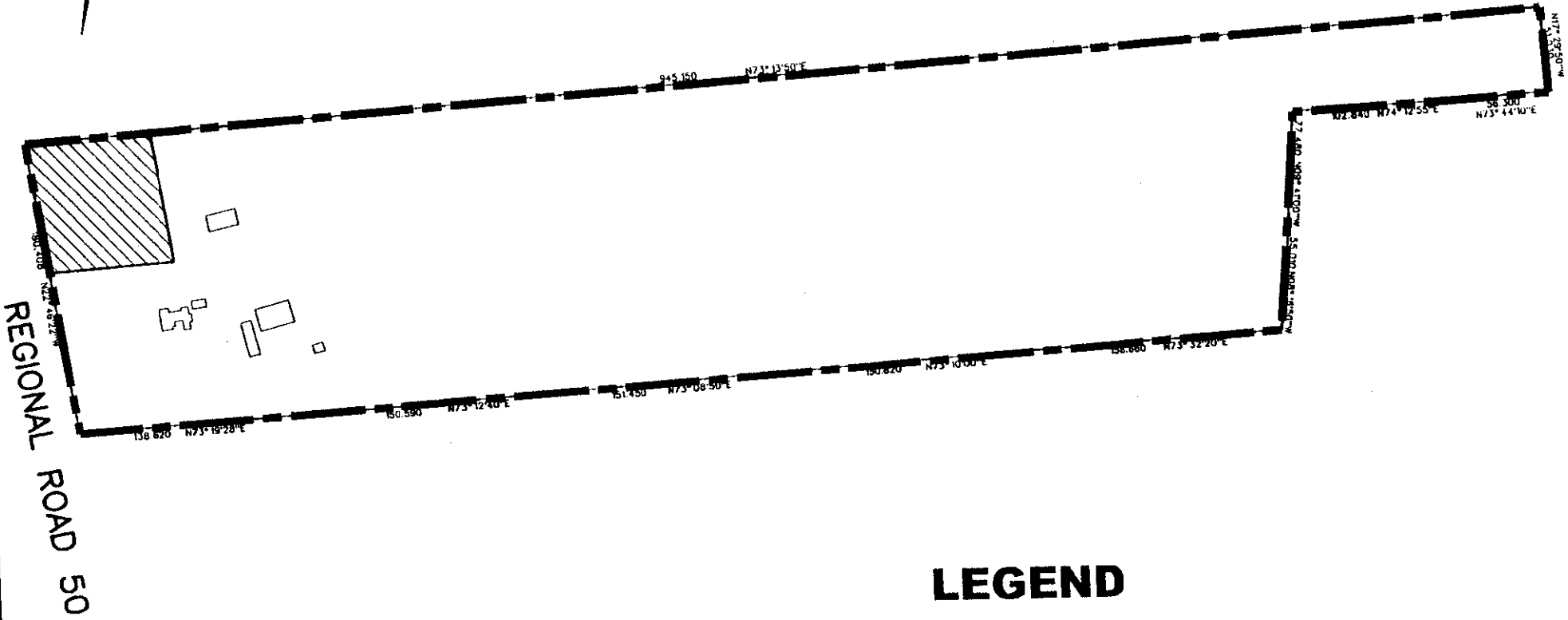
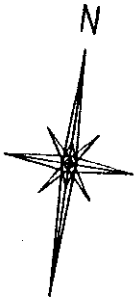
MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 03/15/2002
	OP.02.009 Z.02.037	LOCATION: PART OF LOT 23, CON. 10	APPLICANT: SCALE: NOT TO SCALE DANLAUTON HOLDINGS LTD.
CITY OF VAUGHAN PLANNING DEPARTMENT			



### LEGEND

- SUBJECT LANDS
- AREA SUBJECT TO TEMPORARY ZONING BY-LAW (O.607 11A)

<p>ATTACHMENT '2' SITE PLAN</p>	FILE #:	REPORT #:		DATE: 03/15/2002
	OP.02.009 Z.02.037	PART OF LOT 23, CONCESSION 10	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: DANLAUTON HOLDINGS LTD.
				SCALE: NOT TO SCALE