

COMMITTEE OF THE WHOLE JUNE 16, 2003

BY-LAW 224-2002 (INTERIM CONTROL BYLAW) CARRVILLE DISTRICT CENTRE STUDY ZONING BYLAW AMENDMENT FILE Z.00.081 GIUSEPPE MORELLI

Recommendation

The Commissioner of Planning recommends:

That Council provide direction with respect to the extension of Interim Control By-law 224-2002 for a period of one year.

Purpose

To seek Council authorization for the extension of Interim Control By-law 224-2002.

Background - Analysis and Options

By-law 224-2002 restricts the use of the lands within the Carrville District Centre Study Area (Attachment 1) for no other purpose than for those uses existing as of the date of enactment for the period of one year. This interim control bylaw was enacted by Council on June 24, 2002, to permit completion of the Carrville District Centre Study and preparation of land use planning policies for the subject lands, in keeping with the policy provisions of Official Plan Amendment 600. This interim control bylaw applies to lands on all four corners of the intersection of Dufferin Street and Rutherford Road, in Blocks 10, 11, 17 and 18.

The purpose of extending By-law 224-2002 for a period of one additional year is to provide additional time for the City's consulting team to complete the District Centre. The By-law will enable completion of the Study without development applications proceeding on an independent basis.

On August 11, 2000, an application to amend the Zoning By-law was submitted by the Owner, Giuseppe Morelli, to rezone the property at the south-west corner of Dufferin Street and Rutherford Road, from A Agricultural Zone to C5 Community Commercial Zone, to permit a shopping center use.

On February 26, 2001, Council approved the Terms of Reference for a study to develop Tertiary Plans for the District Centres in the Vellore and Carrville communities, defined by OPA #400 and OPA #600.

On May 17, 2001, the Province initiated a review of the Oak Ridges Moraine, effectively suspending further planning approvals for a 6-month period. Consequently, Council resolved to defer work on the Carrville District Centre pending completion of the Provincial process. On April 22, 2002, the Province released the Oak Ridges Moraine Conservation Plan.

On June 24, 2002, Council approved By-law 224-2002, an interim control by-law applicable to the lands within the Carrville District Centre Study Area. This step was needed:

- to provide the City with greater control and certainty over the approval process
- to ensure the integrity of the study process
- to provide a mechanism to hold applications in the Study Area in abeyance
- to properly consult with affected stakeholders

On August 26, 2002, Council approved the Terms of Reference for the Carrville – Urban Village 2 District Centre Study. Subsequently, the City retained a consulting team led by The Planning Partnership to carry out the Study. A Stakeholder Consultation Group (SCG), comprised of residents and landowners within the Study Area, was established to inform the public and receive public input to the Study process.

On April 15, 2003, an application to amend the Official Plan on the Morelli property was submitted in support of the rezoning application noted above.

On June 9, 2003, York Region approved OPA 550 as it applies to the Morelli property – previously the property had been deferred from OPA 550 at Morelli's request – thus permitting OPA 550 and the Morelli referral to be dealt with in a consolidated manner at the upcoming OMB hearing. The Subject Lands are included within the Carrville – Urban Village 2 District Centre designated by OPA 600, which requires a tertiary plan to be approved by Council prior to development within the District Centre.

The Morelli applications have been referred to the Ontario Municipal Board, with a Prehearing on July 25, 2003, and a hearing scheduled to begin on December 1, 2003.

Conclusion

By-law 224-2002 expires on June 24, 2003. An extension is required to allow the completion of the study.

Attachments

1. Carrville District Centre Study Area (from By-law 224-2002)

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Community Planning Department

Carrville District Centre Study Area

APPLICANT: GIUSEPPE MORELLI
 Part Lots 15 & 16, Concessions 2 & 3
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