

**3.    ZONING BY-LAW AMENDMENT FILE Z.04.010  
1238239 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2004.72**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.010 (1238239 Ontario Limited) BE RECEIVED, and that any issue identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 26, 2004 the Owner submitted an application to amend the Zoning By-law to permit the outside storage of a trailer and construction vehicles in the A Agricultural Zone on the front portion of the subject lands for a 3-year temporary basis.

**Background - Analysis and Options**

The 9.795 ha vacant property is located on the east side of Weston Road, north of Major Mackenzie Drive, in Lot 21, Concession 6, City of Vaughan (Planning Block 33W). The surrounding land uses are:

- North - farmland, future residential 19T-00V03 (A Agricultural Zone)
- South- vacant, future residential/commercial (A Agricultural Zone)
- East - farmland, future residential 19T-03V08 (A Agricultural Zone)
- West - Weston Road; vacant (A Agricultural Zone)

The lands are designated "Village Core", "Village Square" and "Low Rise Residential" by OPA #650 (Vellore Village District Centre) and "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600. The zoning is A Agricultural Zone by By-law 1-88, subject to Exception 9(76).

On May 14, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, Millwood Woddend Ratepayers' Association and Columbus Trail Residents' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- OPA #600 permits temporary uses within new community areas subject to an amendment to the zoning by-law and conformity with a number of criteria, including:
  - if they are substantially less intensive than the planned use;
  - entails limited capital investment;
  - does not require municipal services; and
  - does not require outside storage.

- conformity with the Official Plan criteria will be confirmed;
- the lands are within Block 33W of OPA 600, and specifically in the Vellore Village District Centre;
- the lands are also the subject of a Zoning Amendment application (Z00.065) and Draft Plan of Subdivision 19T-00V13 to implement the Official Plan designations. The impact on these applications will need to be assessed; and
- consideration will be given to the site plan requirements, including access and landscape buffering from Weston Road.

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

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

### **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 a particular, conformity with the Official Plan, site plan requirements, and the relationship to the future development of the lands will be reviewed.

### **Attachments**

1. Location Map
2. Concept Plan

### **Report prepared by:**

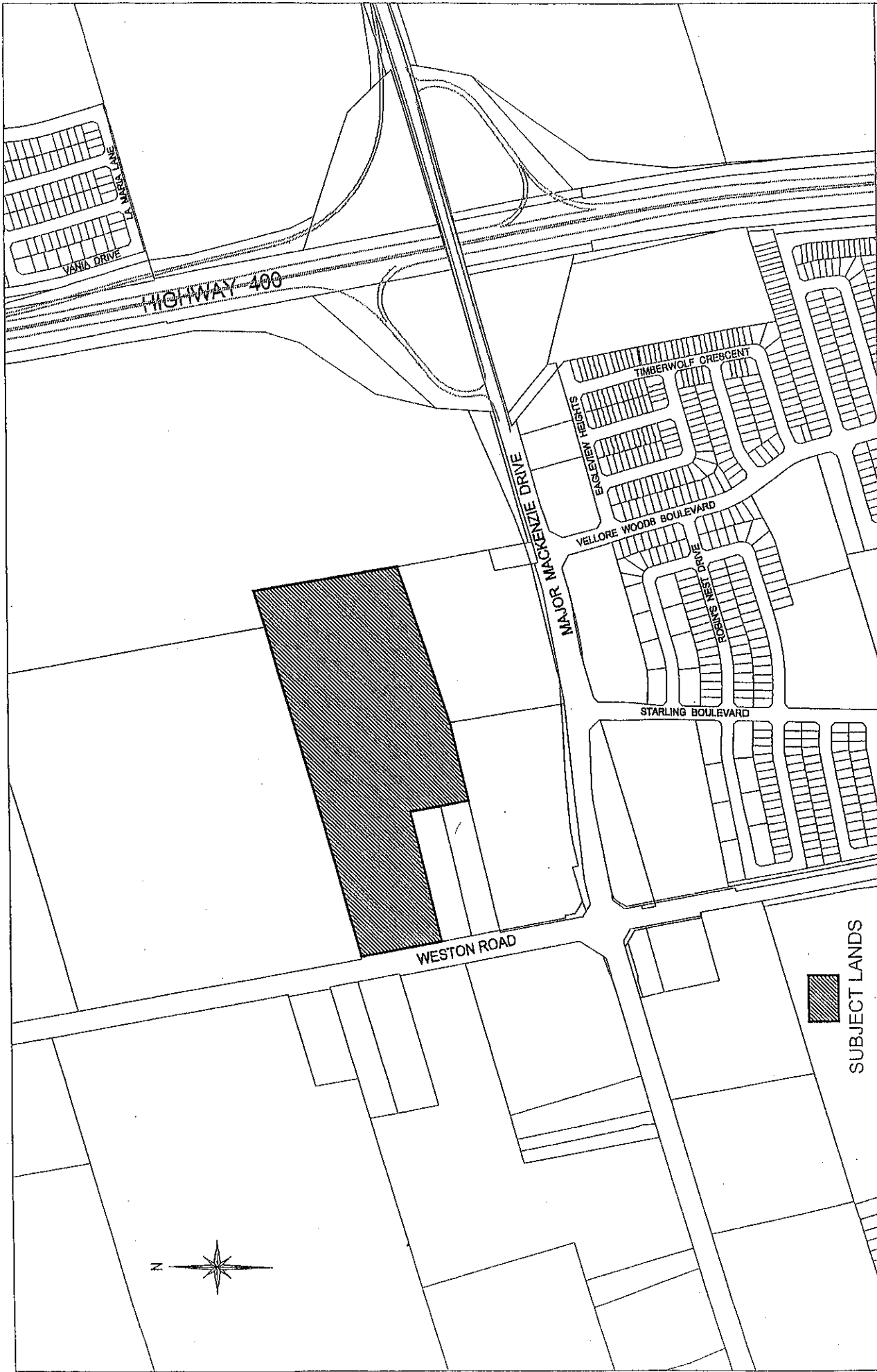
Todd Coles, Planner, ext. 8634  
Arto Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Attachment 1

FILE No.:  
Z.04.010  
Not to Scale  
May 7, 2004

## City of Vaughan

Community Planning Department

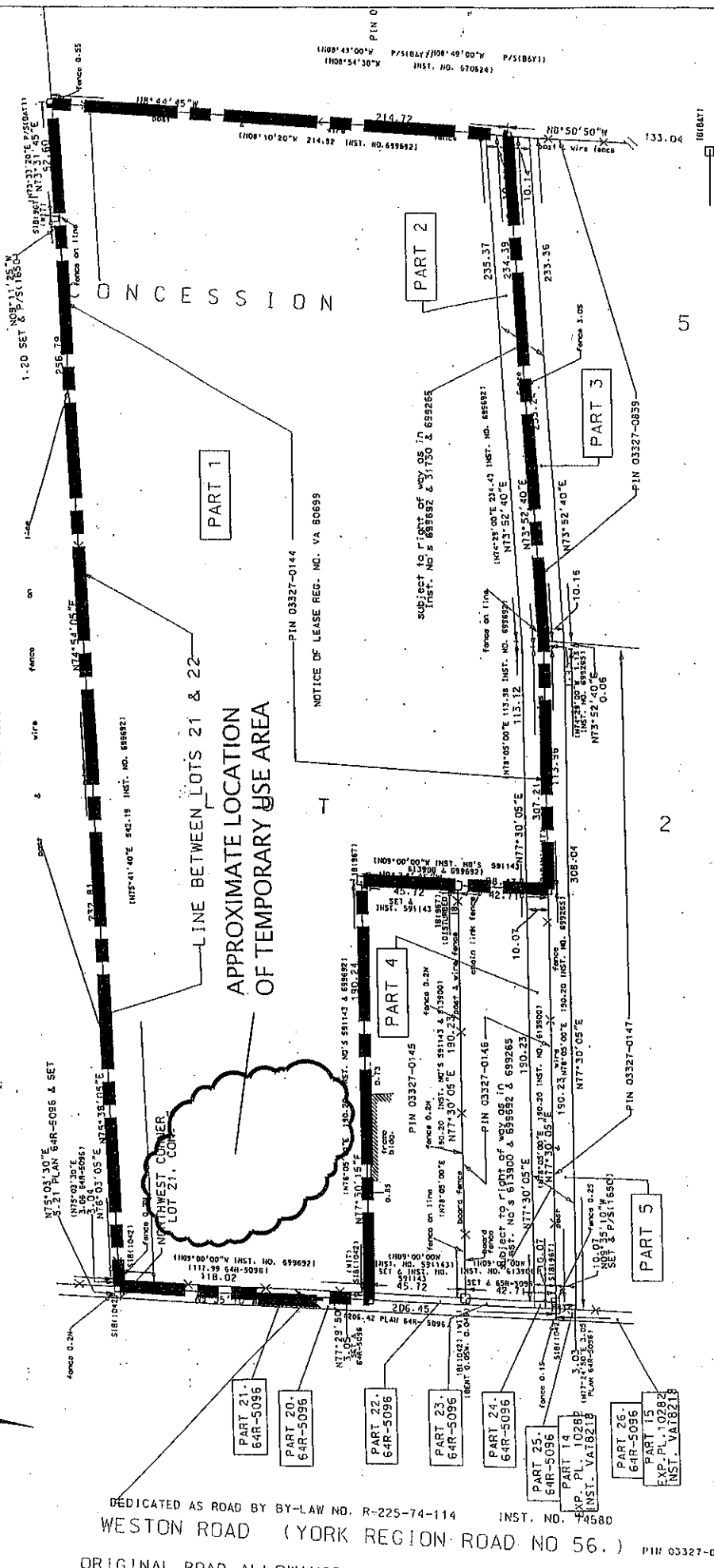
### Location Map

Lot 21,  
Concession 5  
APPLICANT:  
1238239 ONTARIO LTD.



LOT 22

PIN 03327-2496(LT)



CONCESSION

PART 1

PART 2

PART 3

PART 4

PART 5

PART 21  
64R-5096

PART 20  
64R-5096

PART 22  
64R-5096

PART 23  
64R-5096

PART 24  
64R-5096

PART 25  
64R-5096

PART 14  
EXP. PL. 1028E  
INST. VA18219

PART 15  
EXP. PL. 1028E  
INST. VA18219

PART 26  
64R-5096

DEDICATED AS ROAD BY BY-LAW NO. R-225-74-114 INST. NO. 74580  
WESTON ROAD (YORK REGION ROAD NO 56.) PIN 03327-0103

ORIGINAL ROAD ALLOWANCE

SUBJECT LANDS

CITY of  
**Vaughan**

Community Planning Department

**Attachment 2**  
FILE No.: Z.04.010  
Not to Scale  
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**Concept Plan**

Lot 21,  
Concession 5

APPLICANT:  
1238239 ONTARIO LTD.

ATTACHMENTS\19\187-00\13E-00.00.05