

**3. OFFICIAL PLAN AMENDMENT FILE OP.05.022
ZONING BY-LAW AMENDMENT FILE Z.05.045
1411069 ONTARIO INC.
PRELIMINARY REPORT**

P.2005.60

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.022, and Z.05.045, (1411069 Ontario 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 applications to:

1. Amend the "Agriculture Area" designation of OPA 600 to permit a "golf driving range"; and
2. Amend the Zoning By-law to permit a "golf driving range" as an additional use in the Agricultural Zone.

An accompanying site development application (File DA.05.052) has also been submitted by the Owner to facilitate the development of the lands and in order to coordinate the siting of the raised tee area, putting greens, parking area, any proposed expansions, and the proposed pro shop. In addition to the existing brick house and block shed totaling 280.0m², a 71.1m² building is proposed on site for the purposes of a pro shop use

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Kirby Road, west of Keele Street in Part of Lot 31, Concession 4, City of Vaughan.

The subject lands are identified partly within the "Natural Heritage System" within the Protected Countryside" by The Greenbelt Plan. The subject lands are designated "Agriculture Area" and "Valley and Stream Corridor" by OPA 600 and zoned "A-Agricultural" by By-law 1-88, as amended. The surrounding land uses are:

- North - existing agriculture use (A - Agricultural Zone)
- South - existing agriculture use (A - Agricultural Zone)
- East - existing agriculture use and existing CN Rail (A - Agricultural Zone; M3 - Transportation Industrial Zone)
- West - existing agriculture use (A - Agricultural Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravine Community Association. As a result of the Public Hearing Notice the Development Planning Department received one (1) written response in support of the applications.

Preliminary Review

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

- i) a portion of the subject lands is located within Protected Countryside Designation of the Greenbelt Plan, and more particularly within the Natural Heritage System sub-designation. The applicant will be required to conform with the requisite provisions of the Greenbelt Plan prior to this application proceeding to a technical report to the Committee of the Whole. It is uncertain at this time whether the lands subject to the proposed "driving range use" are within the Protected Countryside area. Further information will be required from the application to determine the precise limits of the Greenbelt Designation on the subject lands;
- ii) the applications will be reviewed in the context of the applicable Official Plan policies and the Zoning By-law; and
- iii) the proposed land use will be reviewed with respect to compatibility with the existing surrounding land uses.

Relationship to Vaughan Vision 2007

The applicability of these 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 appropriateness of the applications will be reviewed in consideration of the Greenbelt Plan policies, the applicable Official Plan policies, and the requirements of the By-law 1-88, as amended.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

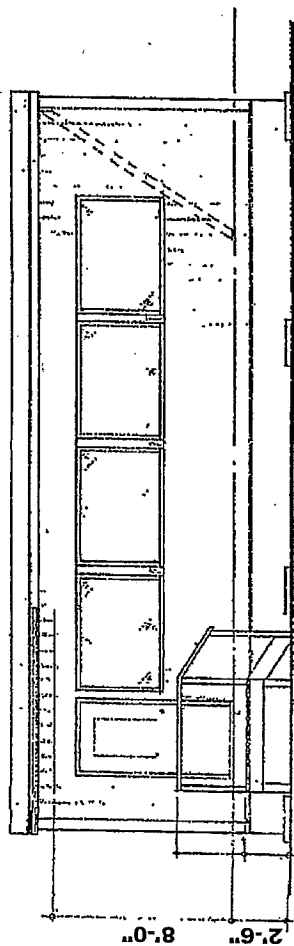
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Respectfully submitted,

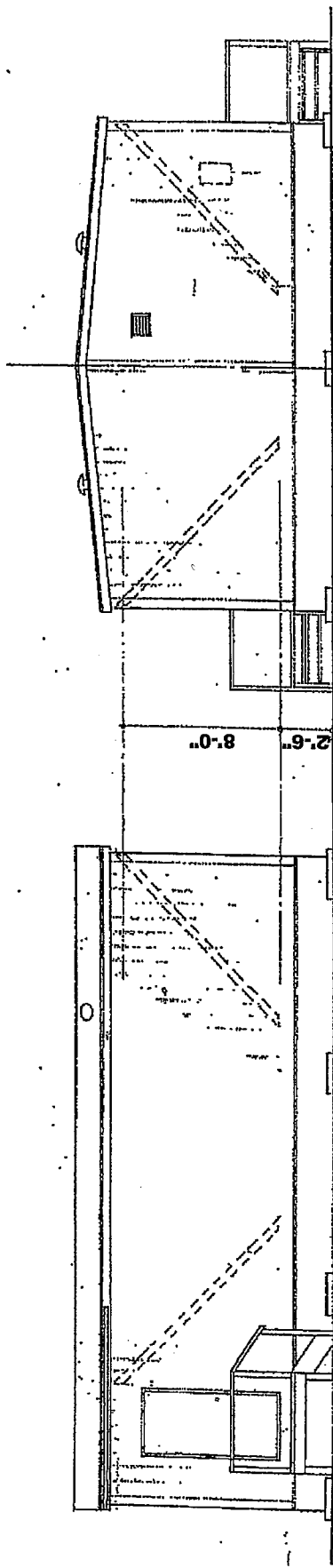
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

LG



ELEVATION 'B'



ELEVATION 'A' & 'C'

ELEVATION 'D'

Not to Scale

Elevation Plan

Part of Lot 31,
Concession 4
APPLICANT: 1411069 ONTARIO INC. C/O
TOWNWOOD HOMES INC.

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Development Planning Department

Attachment 3

FILE No.:
OP.05.022 & Z.05.045
RELATED FILE:
DA.05.052

October 13, 2005