

COMMITTEE OF THE WHOLE JUNE 8, 2005

INTERIM CONTROL BY-LAW - EXTENSION **KLEINBURG – NASHVILLE HERITAGE CONSERVATION DISTRICT**

Recommendation:

The Commissioner of Planning recommends:

- 1) That a By-law to extend Interim Control By-law 220-2004, as amended, for a period of one year be forwarded to Council for enactment.
- 2) That the following report of the Commissioner of Planning be received.

Economic Impact

N/A

Purpose

To seek Council's authorization for the extension of Interim Control By-law 220-2004 to provide additional time to enable the City's consultant and staff to prepare the *Kleinburg Core Area Land Use Study*.

Location

The lands subject to the Interim Control By-law can be described as those that abut Islington Avenue north of Pennon Road to Regional Road 27 and lands along Nashville Road between Islington Avenue and Regional Road 27 and more specifically, those lands shown on Attachment 1.

Background – Analysis and Options

On June 21, 2004, the Committee of the Whole adopted the terms of reference for the *Kleinburg Core Area Land Use Study* and forwarded a recommendation to Council to adopt an Interim Control By-law pursuant to Section 38 of the *Planning Act*.

The purpose of the *Kleinburg Core Area Land Use Study* is "to determine and establish more effective planning instruments to protect the scale and character of development in the historical Kleinburg Core Area". This study will aid in implementing the *Kleinburg – Nashville Heritage Conservation District Study and Plan*. In order to complete the land use study and amend OPA 601, additional study and time are required.

The Interim Control By-law is scheduled to expire on June 28, 2005. The *Planning Act* permits the By-law to be extended by up to an additional 12 months. To provide sufficient time to finalize planning documents implementing the study, and to permit such documents to proceed through City and Regional approval and appeal periods, additional time is needed. Therefore, it is recommended that the By-law be extended through a second year. The implementing documents are in the process of being prepared and are on target to be completed in the Fall of 2005. Once the appropriate amendments to the various documents have been completed, Council may rescind the Interim Control By-law.

Relationship to Vaughan 2007

The staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #601.

Conclusion

The original Interim Control By-law was adopted in order to allow for the completion of the *Kleinburg Core Area Land Use Study*. As this study, additional reports and implementing documents are in the process of being prepared and should be completed and ready for adoption upon Council's return early in the Fall, an extension of the Interim Control By-law for a period of 12 months is warranted. Council may consider rescinding the Interim Control By-law in all or part of the lands at any time during the year when the process is completed.

Attachments

- 1) Lands Subject to Interim Control By-law
- 2) Draft By-Law to extend Interim Control By-law

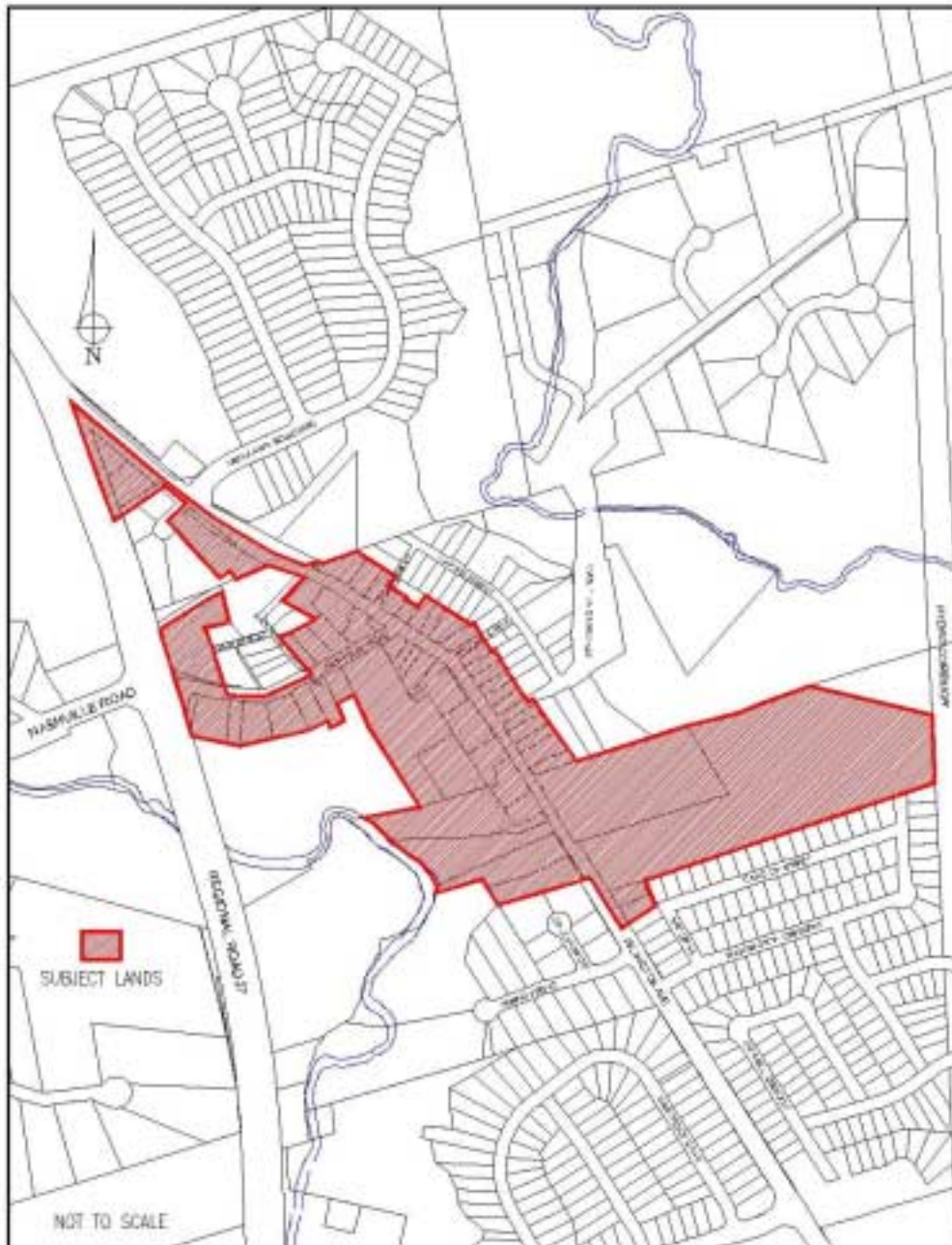
Reports prepared by:

Aaron Hershoff, Planner 1, extension 8320.

Respectfully Submitted,

John Zipay
Commissioner of Planning

Diana Birchall
Director of Policy Planning/Urban Design



THIS IS SCHEDULE '1'
TO BY-LAW _____ - 2005
PASSED THE _____ DAY OF _____, 2005

LOCATION: PT LOT'S 23, 24, 25, CONCESSION 8
KLEINBURG CORE INTERIM CONTROL BY-LAW - EXTENSION
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2005

A By-law to amend City of Vaughan By-law Number 220-2004 to extend the By-law for a further period of one year.

WHEREAS the Council for The Corporation of the City of Vaughan directed that a study – the “Kleinburg Core Area Land Use Study” - be undertaken in respect of land use planning policies for the Kleinburg Core Area;

AND WHEREAS on June 28th, 2004 the Council for the City of Vaughan enacted an interim control by-law, being By-law Number 220-2004, pursuant to subsection 38(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to prohibit the use of those lands within the Kleinburg Core Area, shown as the "Subject Lands" on Schedule '1' to the said By-law, until the Kleinburg Core Area Land Use Study was completed;

AND WHEREAS Council deems it desirable, pursuant to subsection 38(2) of the *Planning Act*, to extend By-law Number 220-2004, as amended, for a further period of one year;

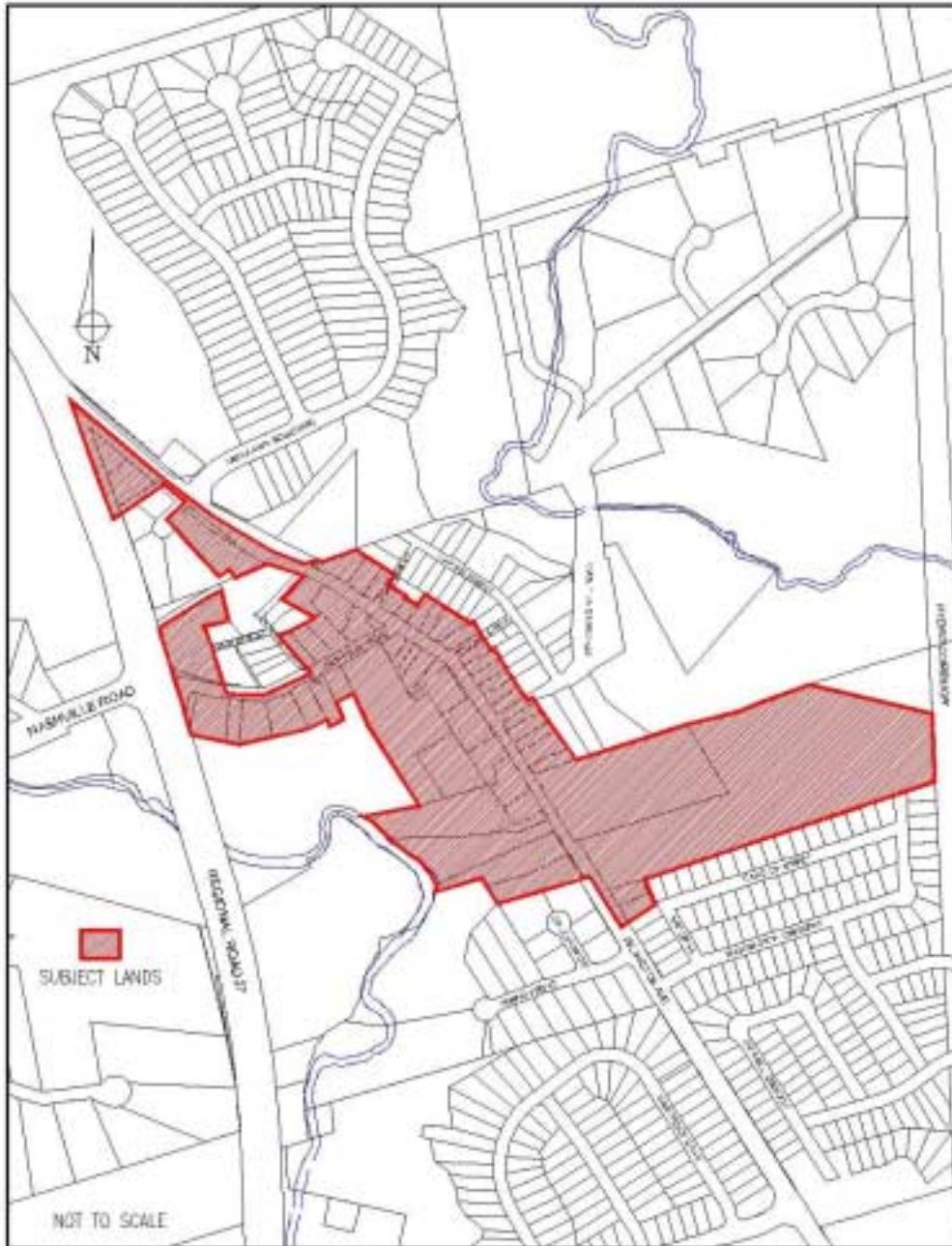
NOW THEREFORE the Council for the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. By-law Number 220-2004 shall be and is hereby amended to extend the period of time the By-law shall be in effect for a period of one (1) year, commencing on the 27th day of June, 2005, with respect to the 'Subject Lands' set out on Schedule '1' attached hereto.

READ a FIRST, SECOND and THIRD time and finally passed this day of June 2005.

Michael DiBiase, Mayor

John D. Leach, City Clerk



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