

**1. OFFICIAL PLAN AMENDMENT FILE OP.05.024
 ZONING BY-LAW AMENDMENT FILE Z.05.054
 CITY OF VAUGHAN (DONGARA PELLET FACTORY)
 PRELIMINARY REPORT**

P.2005.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.024 and Z.05.054 (City of Vaughan - Dongara Pellet Factory) 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 the following applications:

1. An Official Plan Amendment to redesignate the subject lands shown on Attachment #1 from "Public Open Space and Buffer Area" and "Road" under the Parkway Belt West Plan to "Prestige Area" with site specific provisions under OPA # 450 (Employment Area Plan) as shown on Attachment #2, with required site-specific policies to implement the proposed development.

2. A Zoning By-law Amendment Application to rezone the subject lands shown on Attachment #2 from PB1S Parkway Belt Linear Facilities Zone to EM1 Prestige Employment Area Zone with site specific provisions to permit the development of a waste recycling and processing facility that produces fuel pellets and extracts other recyclable material.

The applications would facilitate the development of the 2.38 ha subject lands as shown on Attachment #2 with a single storey (11.3m high), 8,100m² waste recycling and processing facility with a 982m² storage dome. The proposed facility recycles municipal solid waste to create fuel pellets, as well as, the extraction of other dry recyclable materials from the waste stream for sale in the recyclable marketplace.

Background - Analysis and Options

The 2.38 ha site shown on Attachment #1 is located on the east side of Regional Road 27, immediately north of Highway #407, and is bounded on the north by the hydro transmission corridor, in Part of Lot 2, Concession 8, City of Vaughan. The subject lands will require an easement over the adjacent Hydro One and MTO lands to gain access to Regional Road 27.

The subject lands are designated "Public Open Space and Buffer Area" and "Road" by the Parkway Belt West Plan and are zoned PB1S Parkway Belt Linear Facilities Zone by By-law 1-88.

- North - Hydro One Corridor and transformer facility (PB1S Parkway Belt Linear Facilities Zone)
- South - Highway No. 407 off ramp (PB1S Parkway Belt Linear Facilities Zone)
- East - Industrial use (PB1S Parkway Belt Linear Facilities Zone and EM1 Prestige Employment Area Zone)
- West - Regional Road 27; Proposed Office and Hotel Complex, Toronto RV Centre, Queen of Heaven Cemetery (PB2 Parkway Belt Complementary Use Zone)

On December 23, 2005 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no comments or letters have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to a future Committee of the Whole meeting.

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) the proposed redesignation and rezoning of the subject lands, and proposed uses will be reviewed in consideration of waste recycling facilities policies contained in OPA #450 (Employment Area Plan);
- ii) the proposal will be reviewed with respect to compatibility and appropriateness with the surrounding area and adjacent uses; in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses;
- iii) the applicant has submitted a traffic impact study, a floodplain analysis study a functional servicing report, a Phase 1 Environmental Site Assessment report for review; the following additional studies addressing noise, dust, odour, stormwater management, land use and urban design, will also be required for review in accordance with the policies of OPA #450;
- iv) application has been made to remove the lands from the Parkway Belt West Plan, a decision from the Ministry of Municipal Affairs and Housing will be required; and Ministry of the Environment and Energy approvals will be required for the proposed use.

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 proposal will be reviewed in light of Official Plan policies regulating recycling operations, and compatibility with the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

Arto Tikiryan , Senior Planner, ext. 8212

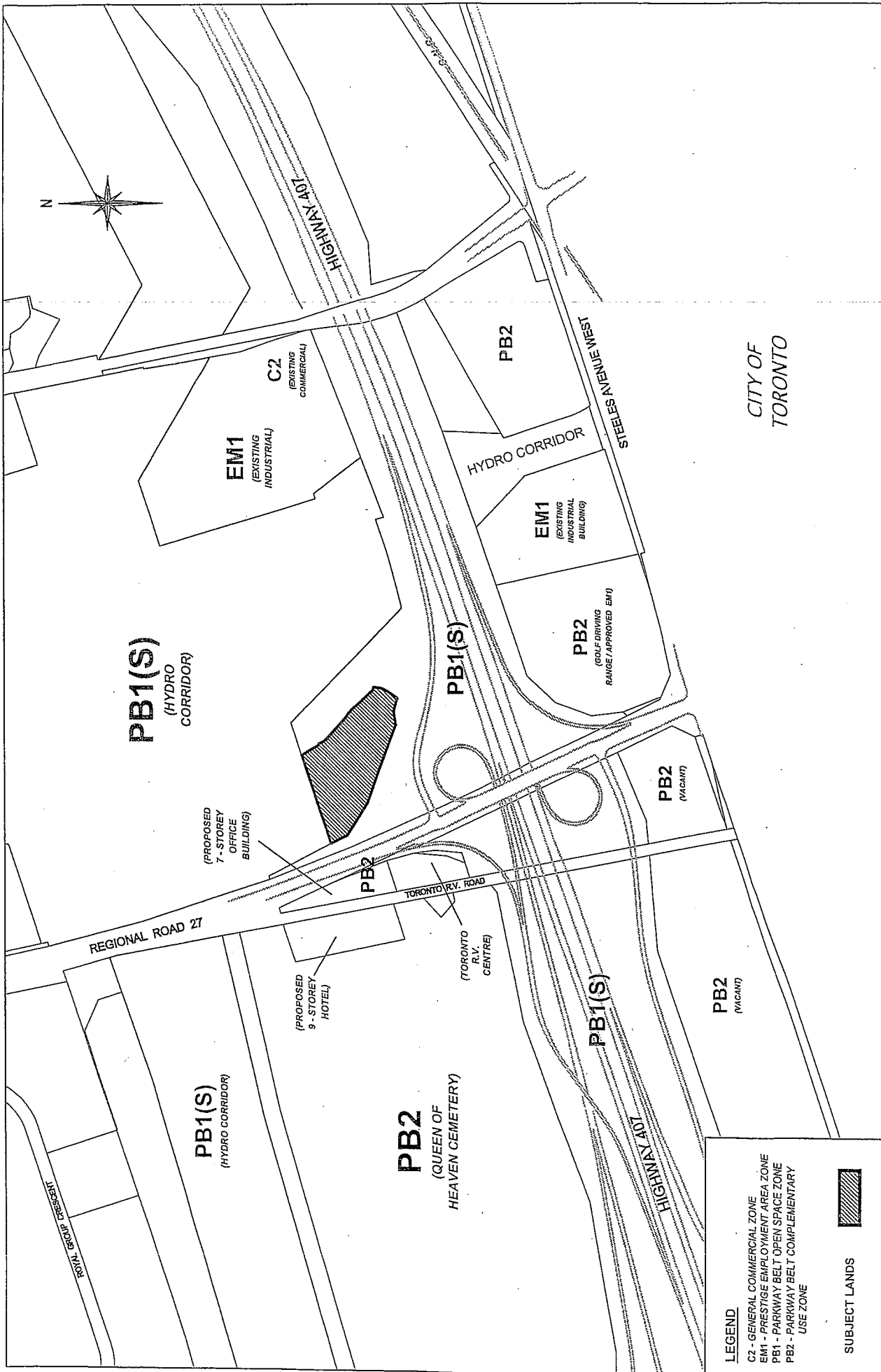
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE

SUBJECT LANDS

Location Map

Part of Lot 2,
Concession 8
APPLICANT:
CITY OF VAUGHAN
(DONGARA PELLET FACTORY)
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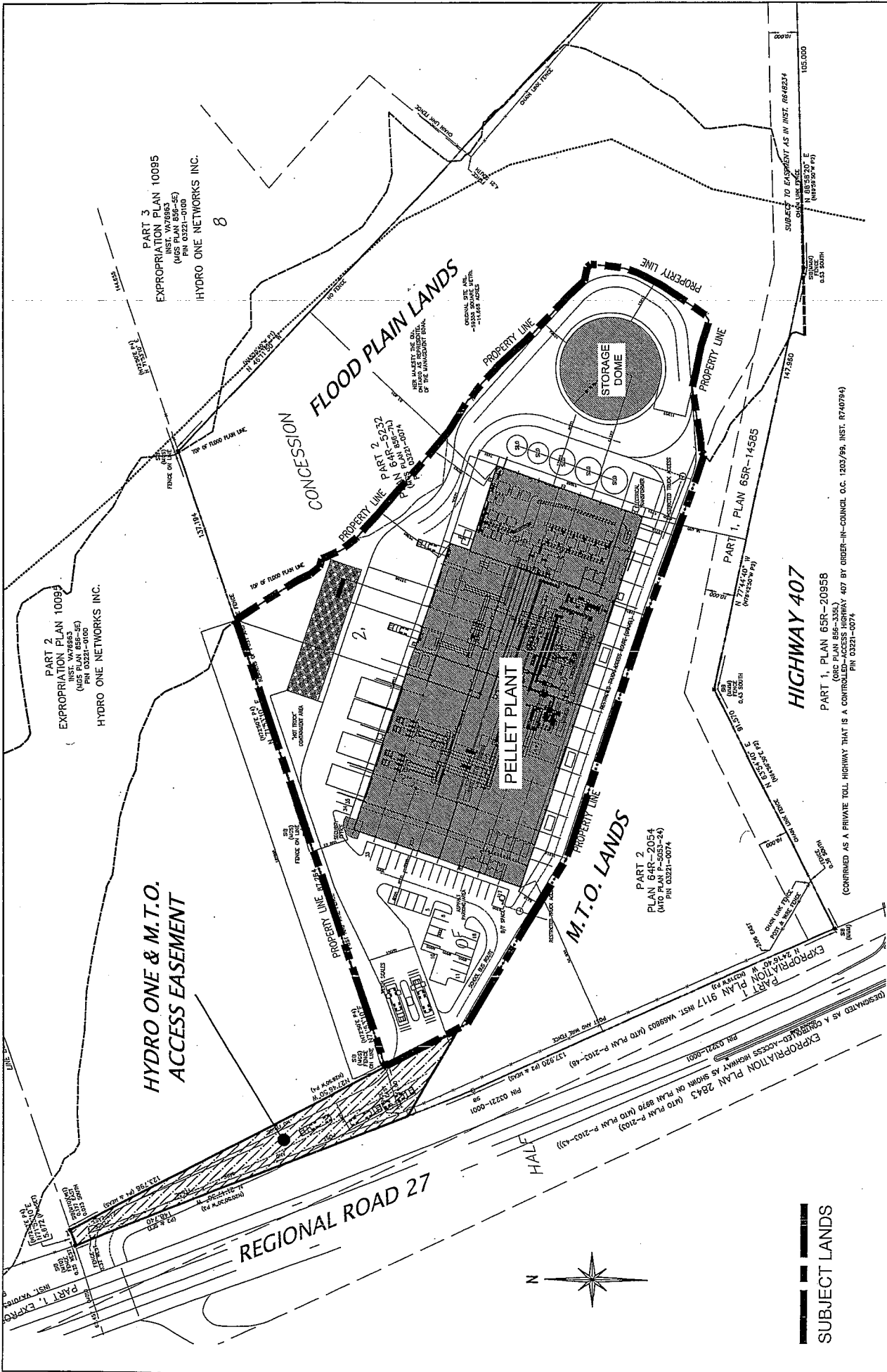
City of Vaughan

Development Planning Department

Attachment
 FILE No's:
 Z.05.054 & OP.05.024
 Not to Scale
 December 14, 2005



CITY OF
TORONTO



Conceptual Site Plan

Part of Lot 2,
Concession 8

APPLICANT:
CITY OF VAUGHAN
(DONGARA PELLET FACTORY)

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Development Planning Department

Attachment 2

FILE NO'S:
Z.05.054 & OP.05.024

Not to Scale

December 22, 2005