

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 3, 2001

**3. ZONING BY-LAW AMENDMENT APPLICATION Z.01.073
1300048 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2001.78

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.073 (1300048 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 26, 2001, the Owner submitted an application to amend the Zoning By-law to permit a garden centre in the Rural Residential Zone as a 3-year temporary use.

Background - Analysis and Options

The subject lands are located on the west side of Weston Road, north of Major Mackenzie Drive (10160 Weston Road), in Part of Lot 22, Concession 6, City of Vaughan. The 0.81 ha site has 60.5m of frontage and 133.5m depth, and is developed with a detached residence and detached garage. The lands are designated "Medium Density Residential/Commercial" by OPA #600 and zoned RR Rural Residential Zone by By-law 1-88. The surrounding land uses are:

- North - farm (A Agricultural Zone)
- South - detached residential (A Agricultural Zone)
- East - Weston Road; farm (A Agricultural Zone)
- West - farm (A Agricultural Zone)

On November 9th, 2001, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any response received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

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

- the Temporary Use Policies of OPA #600 do not permit outside storage uses; the proposed garden center will include outdoor storage of rocks and garden supplies;
- the garden center use will be reviewed in context of its potential effect on the designated long-term urban development of the Block;
- the proposed temporary zoning would lapse in a maximum of 3 years, at which time the suitability of the use can be re-evaluated through a new application;
- a site plan application, including a landscape plan indicating appropriate buffering, would be required for the proposed use; the existing house is intended to be used as an office; and
- access to Weston Road must be confirmed by the Region of York.

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 particular, conformity with the policies of the Official Plan will be reviewed in greater detail.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

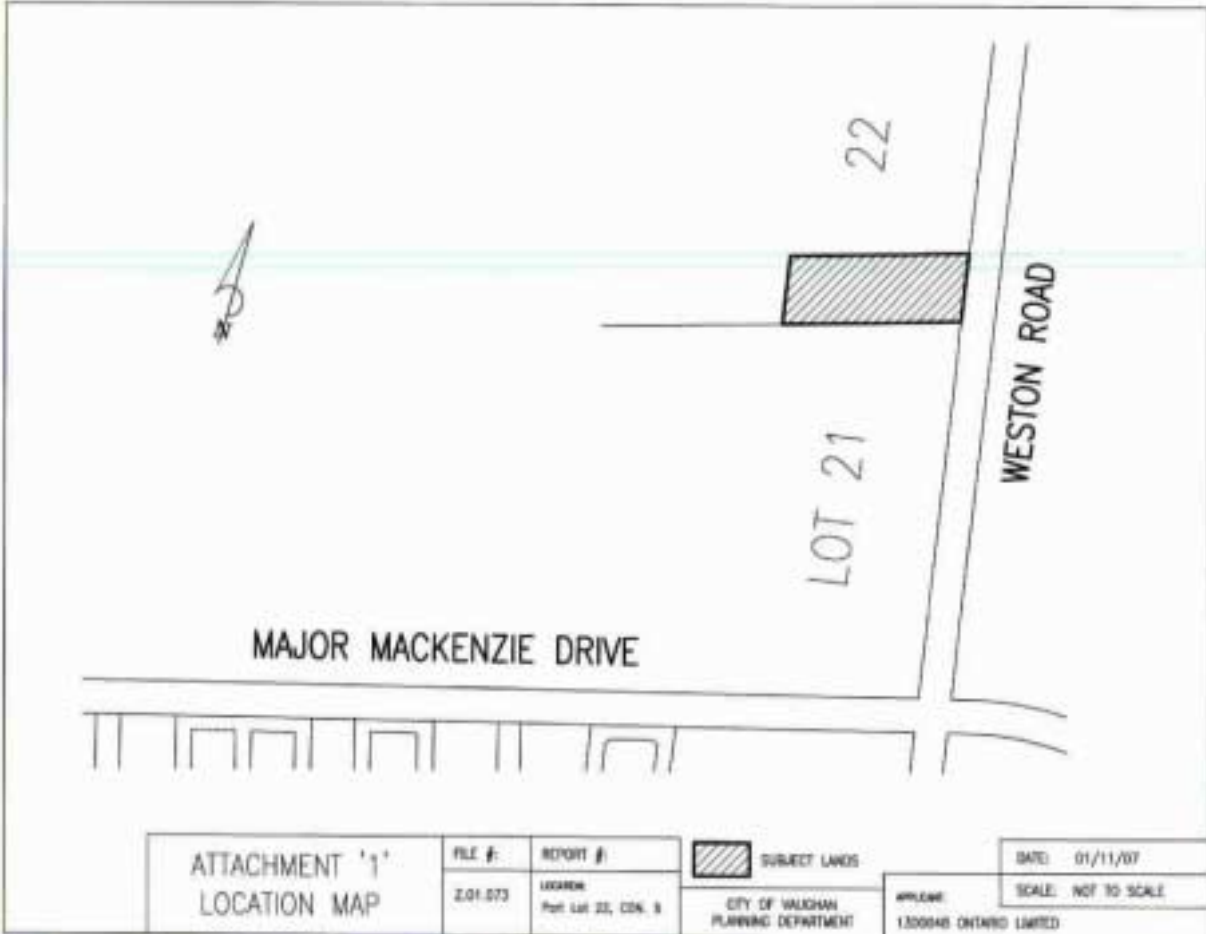
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ABROUR
Director of Community Planning

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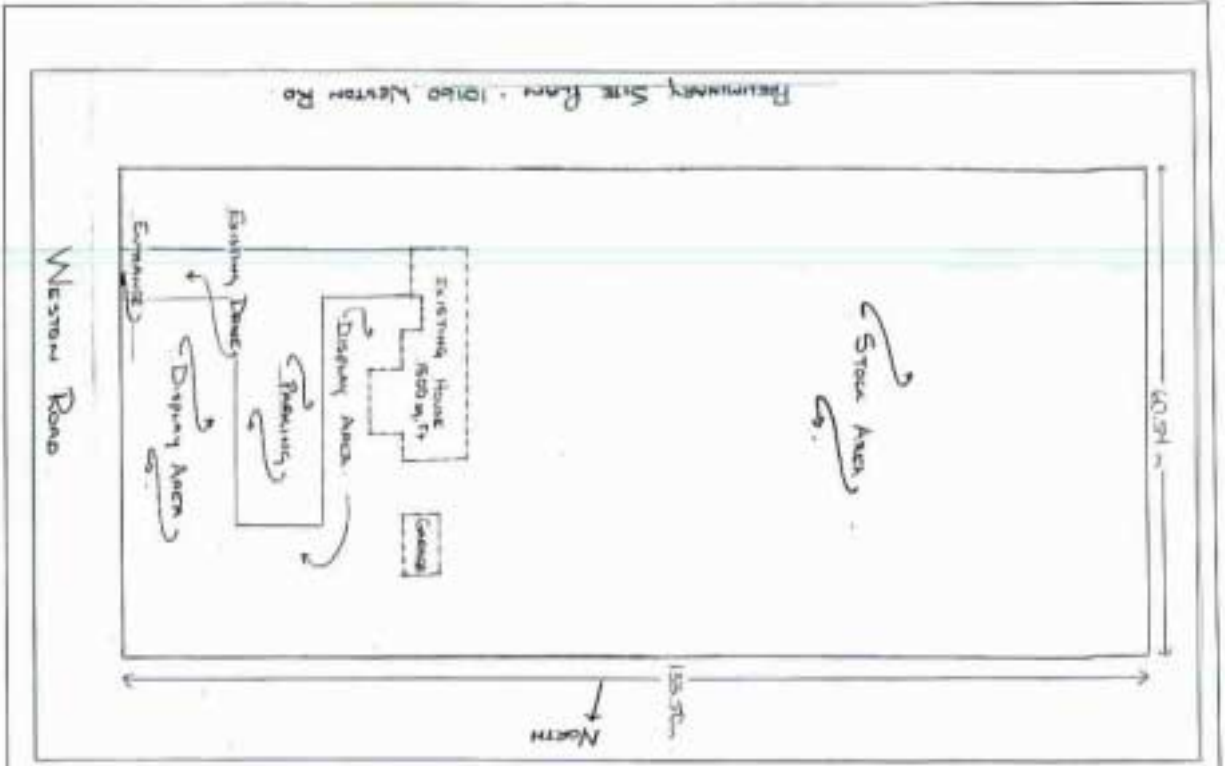


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.01.073	LEGEND Part Lot 22, CON. 8

 SUBJECT LANDS
CITY OF WALTON
PLANNING DEPARTMENT

DATE:	01/11/07
SCALE:	NOT TO SCALE
APPLICANT: 1300948 ONTARIO LIMITED	



ATTACHMENT '2' SITE PLAN	FILE #	REPORT #	DATE: 01/11/07
	2.01.073	102000 Part Lot 22, CON. 8	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 1.300048 ONTARIO LIMITED	