

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 7, 2002

**1. ZONING BY-LAW AMENDMENT FILE Z.01.079
CITY OF TORONTO
PRELIMINARY REPORT**

P.2002.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.079 (The City of Toronto) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 23, 2001, the City of Toronto submitted an application to amend the Zoning By-law to permit the continued accessory waste management uses in the Primary Buffer Area at the Keele Valley Landfill Site and yard waste composting at the Avondale Clay Extraction Site, for a period of 1-1/2 years from June 1, 2002 to December 31, 2003. A temporary by-law can be in effect for up to a maximum of 3 years. The current temporary zoning expires on May 31, 2002.

Background - Analysis and Options

The 376 ha Keele Valley Landfill Site and the 66 ha Avondale Clay Extraction Site Area are located on the south and north sides of Teston Road respectively, in Part of Lots 21 to 28 inclusive, Concession 3, City of Vaughan. The subject lands are located within the Oak Ridges Moraine and are designated "Settlement Area" by Bill 122, "An Act to Conserve the Oak Ridges Moraine" and the Oak Ridges Moraine Conservation Plan. The Keele Valley - Primary Buffer Area is designated "Open Space - Special Policy Area 2" by OPA #332, as amended by OPA #535, and the Avondale Clay Extraction Site is designated "Open Space" by OPA #332, as amended by OPA #535. Both sites are zoned OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(756) and By-law 162-2001. The surrounding land uses are:

- North - vacant residential, valley lands (RM2-H Residential Multiple Zone, OS1 Open Space Zone)
- South - residential, agricultural (A Agricultural Zone)
- East - residential, agricultural, valley lands (OS1 and OS2 Open Space Zones, C1-H Restricted Commercial Zone)
- West - employment area, railway (M1-H Restricted, M2-H General and M3 Transportation Industrial Zones, OS2-H Open Space Zone)

On December 14, 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 responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

Following an initial review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- Section 3.3(e)(vi) of OPA #332 requires the uses within the Primary Buffer Area to cease when the Keele Valley Landfill Site reaches a volumetric capacity of waste, daily cover and interim cover of 33,125,254 cubic metres, or the end of a 12 month period where less than 500,000 tonnes of waste have been deposited, neither which are expected to be reached until December 2002, at the earliest, based on current estimates, nor is the flow of waste expected to be 500,000 tonnes or less a year before December 2002;
- Section 3.3(c)(viii) of OPA #332 requires the uses within the Avondale Site to cease no later than 12 months after the Keele Valley operations cease;
- the appropriateness of the term of the temporary zoning and the current status of the implementation of the March 22, 1999 Minutes of Settlement will be reviewed;
- the City of Toronto has applied to amend the Certificate of Approval under the Environmental Protection Act for yard waste composting to expire on December 31, 2003;
- review of the use in the context of the recent Official Plan policies for the Maple Valley Plan will be undertaken; and,
- Bill 122 "An Act to Conserve the Oak Ridges Moraine", which received Royal Assent in the Provincial Legislation on December 14, 2001, and the Oak Ridges Moraine Conservation Plan, designate the subject lands "Settlement Area"; the effect of the Bill and the Plan on the proposal will need to be determined.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting.

Staff will review the proposed zoning amendment in accordance with the policies of the Official Plan and Zoning By-law, Maple Valley Plan and Oak Ridges Moraine Conservation Plan.

Attachments

1. Location Map
2. Site Plan - Keele Valley Landfill Site
3. Site Plan - Avondale Composting Site

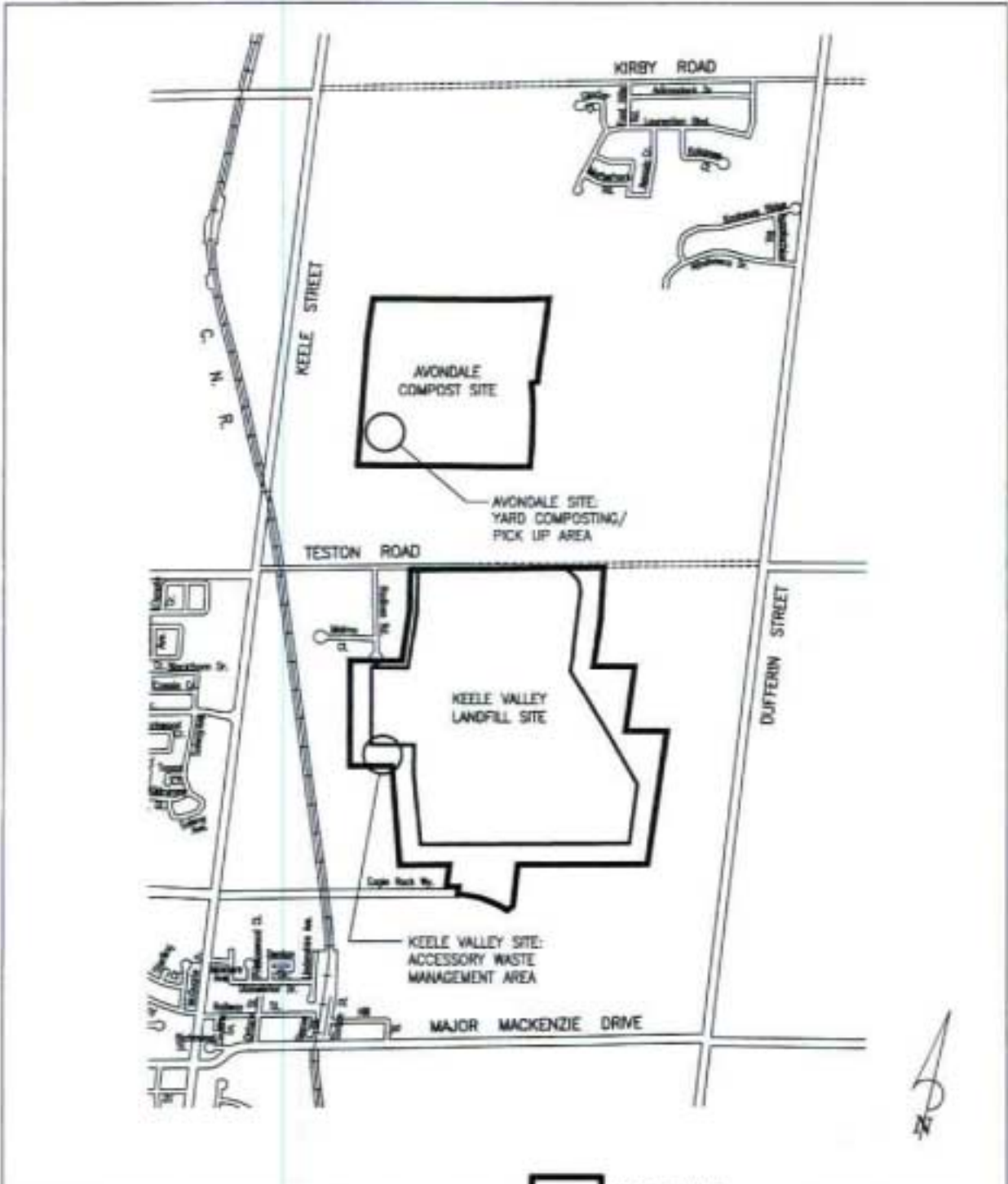
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Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning
 /CM

JOANNE R. ARBOUR
 Director of Community Planning



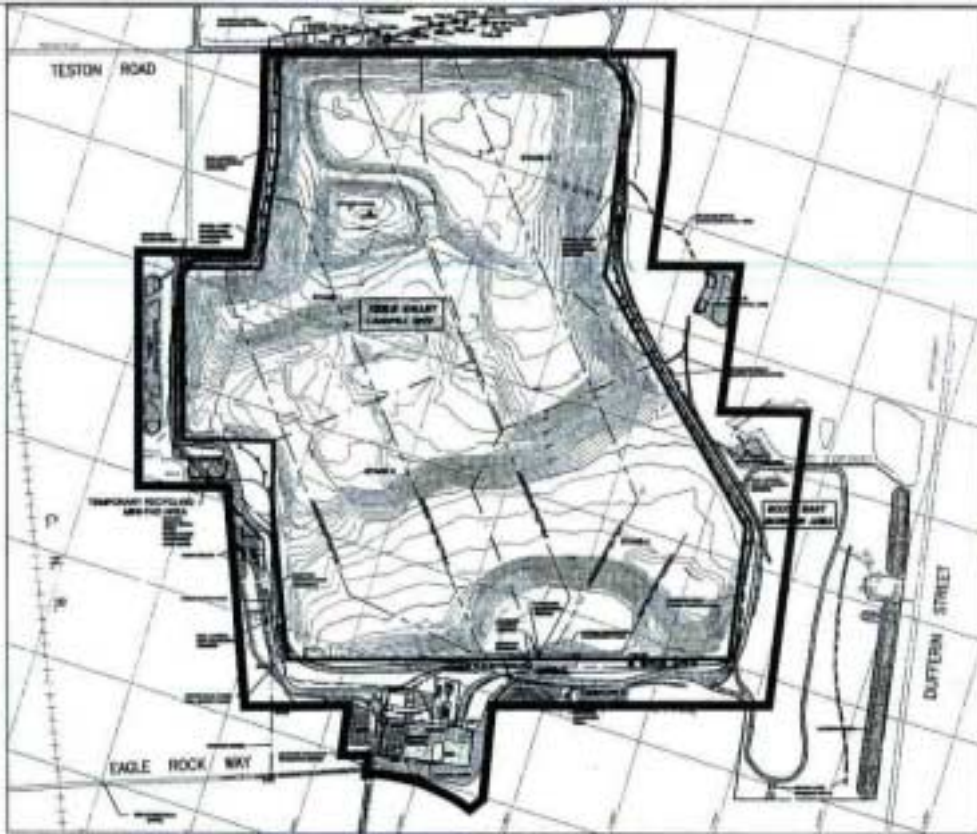
**ATTACHMENT '1'
LOCATION MAP**

FILE #:	REPORT #:
Z.01.079	LOCATION: PT. LTS. 21-28, CON.3

 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	11/29/2001
SCALE:	NOT TO SCALE
APPLICANT:	CITY OF TORONTO



ATTACHMENT '2'

FILE #
2.01.079

REPORT #
UGA08
PL/PL21-08, CON.2

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
CITY OF TORONTO

DATE: 11/28/2001
SCALE: NOT TO SCALE

