

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 4, 2002**

**2. OFFICIAL PLAN AMENDMENT FILE OP.01.017  
ZONING BY-LAW AMENDMENT FILE Z.01.085  
CARMEN LIVINGSTON  
PRELIMINARY REPORT**

**P.2002.10**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.01.017 and Z.01.085 (Carmen Livingston) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 21, 2001, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands for a commercial/industrial use. The proposed development is for an equipment (hydraulics) sales and service facility, including the outdoor storage of hydraulic equipment and vehicles.

**Background - Analysis and Options**

The site is located on the east side of Highway #50, north of Nashville Road, being Part 4 on Reference Plan 65R-19710, in Lot 28, Concession 11, City of Vaughan. The lands are designated "Rural Use Area" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The through lot of 4.475 ha has approximately 205m frontage on both Highway #50 and Cold Creek Road, and is vacant. The surrounding land uses are:

- North - detached residence, farmland (A Agricultural Zone)
- East - Cold Creek Road; detached residence, farmland (A Agricultural Zone)
- South - detached residential (A Agricultural Zone)
- West - Highway #50; farmland (City of Brampton)

On January 11, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association (KARA). 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 a preliminary review of the proposed development, Staff has identified the following matters to be reviewed in greater detail:

- the site is designated "Rural Policy Area" by the York Region Official Plan, which permits agricultural, conservation and farm-related uses; also, limited commercial uses may be permitted subject to an amendment to the Official Plan; the site is not within the Regional OPA #19 future industrial area;
- the lands are designated "Rural Use Area" by OPA #600, which permits limited commercial uses subject to an amendment to the Official Plan; the proposed development will be reviewed in accordance with such policies;

- a justification report has been submitted in support of the application, and will be reviewed to determine whether the proposal satisfies the development criteria of OPA #600;
- a Traffic Study, Agricultural Report, Geotechnical Investigation and Traffic Impact Studies have been submitted and must be reviewed;
- a Phase I Environmental Site Assessment has been submitted and must be peer-reviewed to ensure the site is suitable for the proposed development;
- the impact of the proposed development on the Highway #427 Environmental Assessment and the Boundary Area Transportation Study (York-Peel) must be determined;
- the appropriateness of significant industrial/commercial development in the rural area shall be reviewed to ensure compatible development with the surrounding area;
- the proposal does not address the intended use for the southerly portion of the lands; and
- there is concern that site-specific proposals for similar uses continue to be received in this rural area, outside of the designated industrial expansion area to the south.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of an equipment sales and service operation in the "Rural Use Area" will be reviewed in context of the current Official Plan policies, the recent designation of a nearby industrial expansion area, and the precedent for similar proposals. Also, the supporting studies will need to be assessed prior to forwarding the technical report to Committee of the Whole.

### **Attachments**

1. Location Map
2. Site Plan
3. Letter from Resident

### **Report prepared by:**

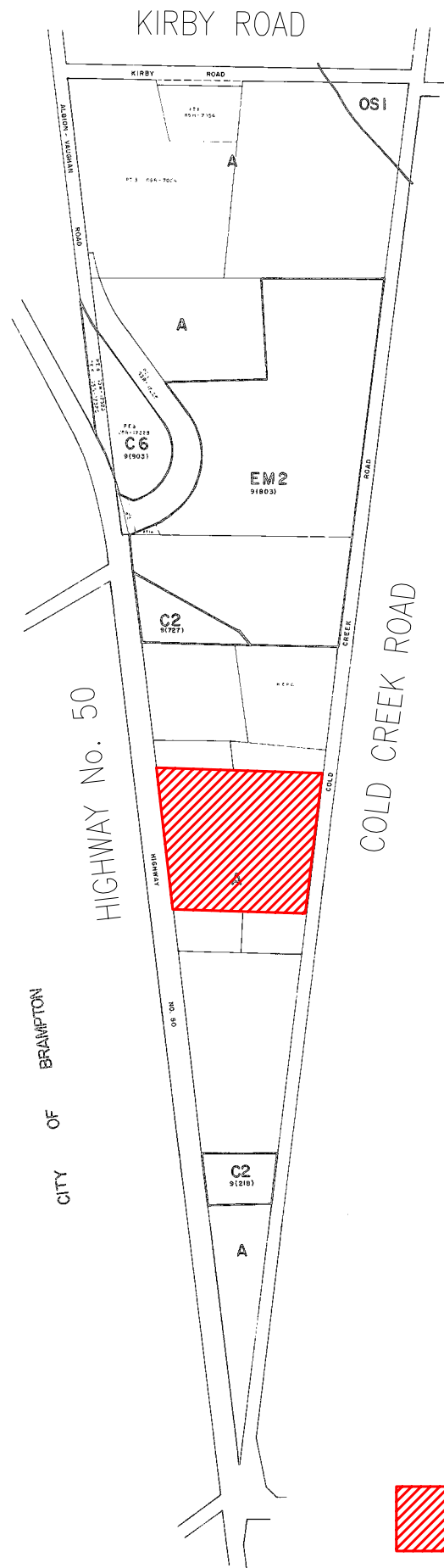
Todd Coles, Planner, ext. 8634  
 Art Tikiryán, Senior Planner, ext. 8212  
 Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

JOANNE R. ARBOUR  
 Director of Community Planning

/CM



SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

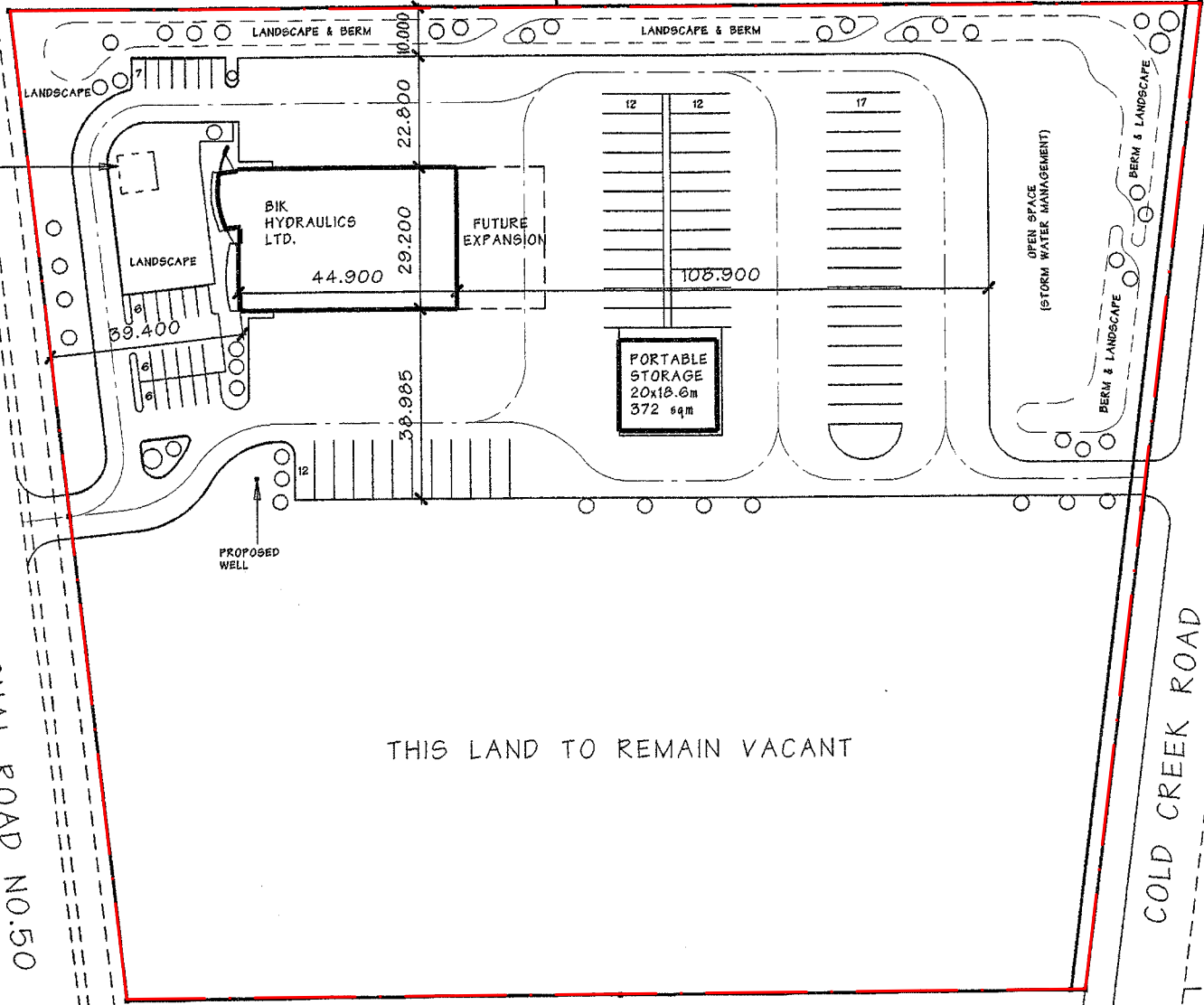
FILE #:	REPORT #:
OP.01.017	LOCATION:
Z.01.085	Part Lot 28, Con. 11

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
CARMEN LIVINGSTON

DATE:	01/08/2002
SCALE:	NOT TO SCALE

PROPOSED AREA FOR SEPTIC SYSTEM



REGIONAL ROAD NO.50

COLD CREEK ROAD

THIS LAND TO REMAIN VACANT



SUBJECT LANDS

ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:	DATE:	01/08/2002
OP.01.017	LOCATION:	CITY OF VAUGHAN	APPLICANT:
Z.01.085	Part Lot 28, Con. 11	PLANNING DEPARTMENT	CARMEN LIVINGSTON
		SCALE:	NOT TO SCALE

Community Planning  
City of Vaughan

ATTACHMENT NO. 3

Jan. 15/2002 - II

Carmen Livingston  
OP 01.017 and Z 01.085

JAN 22 2002

Subject Lands are north of and  
bordering 11050 Coldcreek Rd.

On this property is a pond that  
fills in the spring with water  
from field on the north. Would  
appreciate some note made for  
future runoff management

What does "This land to remain  
vacant" infer? Grass or outside  
storage? If we lose our pond  
who would be responsible for  
filling in.

Thankyou

Jace & Don Leter  
11050 Coldcreek Rd  
Kleinburg Ont.  
L0V1C0