

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002

**6. ZONING BY-LAW AMENDMENT FILE Z.02.005
ROCCO BUSIELLO
PRELIMINARY REPORT**

P.2002.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.005 (Rocco Busiello) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 15, 2002, the Owner submitted an application to amend the Zoning By-law to permit commercial uses in the A Agricultural Zone on a 3-year temporary basis. The current 3-year temporary use by-law, permitting the same proposed use on this property, will expire on September 27, 2002. In addition, the application proposes to remove the minimum office space requirement currently in the temporary use by-law.

Background - Analysis and Options

The subject lands are located on the north side of Major Mackenzie Drive, west of Weston Road, being 4040 Major Mackenzie Drive, in Lot 21, Concession 6, City of Vaughan. The 4.08 ha site has 100m of frontage with 405m of depth, and is developed with a commercial building and a detached dwelling. The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - Major Mackenzie Drive; agricultural (A Agricultural Zone)
- East - agricultural (A Agricultural Zone)
- West - agricultural (A Agricultural Zone)

The subject lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600, and are within the Vellore Urban Village 1 area. The lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(1058).

On February 8, 2002, 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 a preliminary review of the proposed development, Staff has identified the following matters to be reviewed in greater detail:

- OPA #600 permits temporary uses in future urban areas, subject to a number of criteria; the proposed commercial use will be reviewed in accordance with these policies;
- the appropriateness of continuing the temporary use, and for which period of time to a maximum 3 years, will be reviewed; and
- the request to delete the minimum office space requirement, and the uses proposed in the alternative, will be reviewed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the 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, the appropriateness of permitting the commercial uses for an additional 3-year period will be reviewed.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

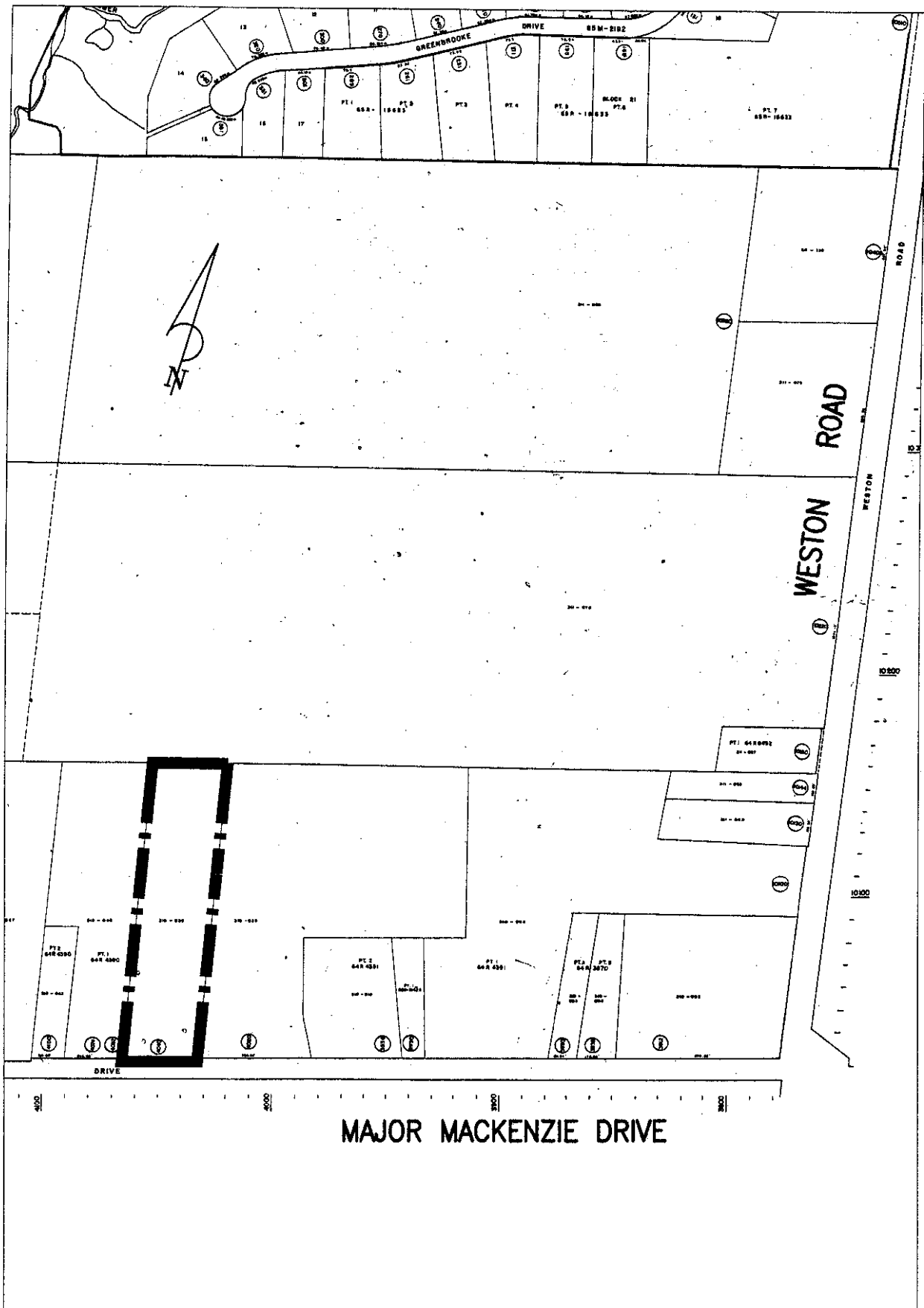
Todd Coles, Planner, ext. 8634
Art Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

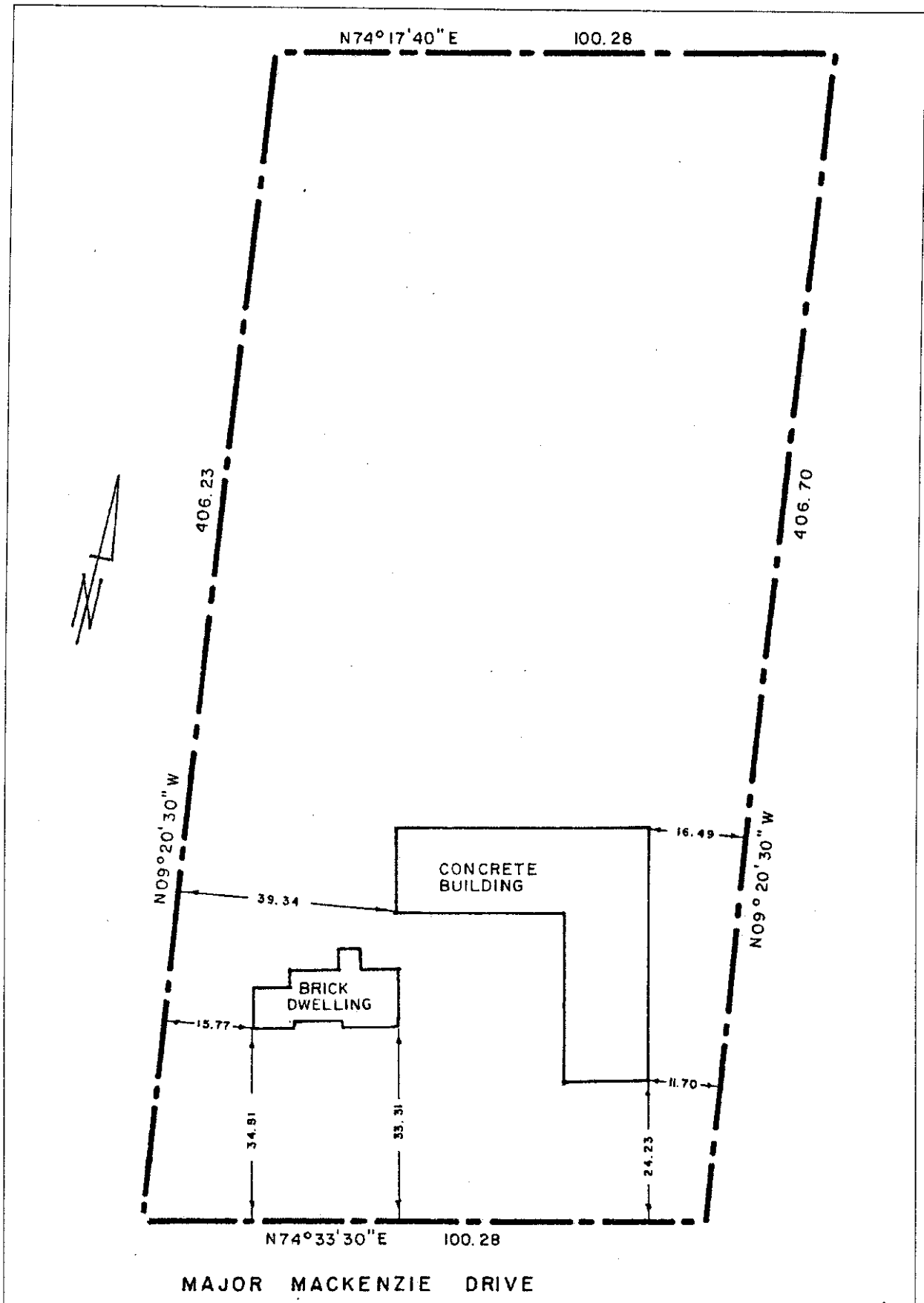
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.02.005	LOCATION: PART OF LOT 21, CON. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ROCCO BUSIELLO

DATE: 01/21/2002
SCALE: NOT TO SCALE



ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
Z.02.005	LOCATION: PART OF LOT 21, CON. 6



SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
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DATE: 01/21/2002
SCALE: NOT TO SCALE