

**2.    OFFICIAL PLAN AMENDMENT FILE OP.03.018  
ZONING BY-LAW AMENDMENT FILE Z.03.044  
BULK TRANSFER SYSTEMS  
PRELIMINARY REPORT**

**P.2003.51**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment OP.03.018 and Zoning By-law Z.03.044 (Bulk Transfer Systems) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The Owner has submitted applications to amend the Official Plan and Zoning By-law to permit a motor vehicle sales establishment in the C6 Highway Commercial Zone, in addition to the uses permitted for the subject lands.

**Background - Analysis and Options**

The lands are located at the northeast corner of Highway #50 and Albion-Vaughan Road, being Parts 3, 4, and 5 on Plan 65R-18771, in Lots 29 and 30, Concession 11, City of Vaughan. The lands are currently vacant. The surrounding land uses are:

- North - residential (Town of Caledon)
- South - Albion-Vaughan Road; truck centre (EM2 Employment Area General Zone)
- East - Albion-Vaughan Road; truck centre (EM2 Employment Area General Zone)
- West - Highway #50 (Town of Caledon)

The lands are designated "Rural Use Area" by OPA #600, subject to site specific OPA #477. The zoning is C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(803).

The subject lands are part of a proposed annexation by the Town of Caledon. In the mid-1990's, Albion Vaughan Road was realigned to its current location. An agreement between Vaughan, Caledon and the owner of the subject lands recognized that once construction was completed, Caledon would proceed to annex the subject lands and the closed section of the Albion-Vaughan Road. On June 9, 2003, Council adopted the following recommendation, in part:

"That the City of Vaughan support the Town of Caledon in respect of the annexation and cooperate in respect of their preparation of the restructuring proposal and report."

On July 25, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- OPA #477 permits the following uses on the subject lands: automobile service station, car wash, car rental agency accessory to a main use, restaurant, hotel, motel, tourist information

centre accessory to a main use and limited retail uses accessory to a main use; a motor vehicle sales establishment is not permitted, therefore an official plan amendment is required.

- the site specific C6 Highway Commercial Zone permits the same uses permitted by OPA #477; a motor vehicle sales establishment is not permitted, therefore a zoning amendment is required.
- the policies of OPA #477 permit the car wash, restaurant, and hotel/motel use only on the basis of full municipal services; municipal services are not available from Vaughan and would be required from the Region of Peel.
- a consideration of the proposed uses will need to be coordinated with the Town of Caledon and Region of Peel

### **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, the appropriateness of a motor vehicle sales establishment will be reviewed, in coordination with the Town of Caledon and Region of Peel

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

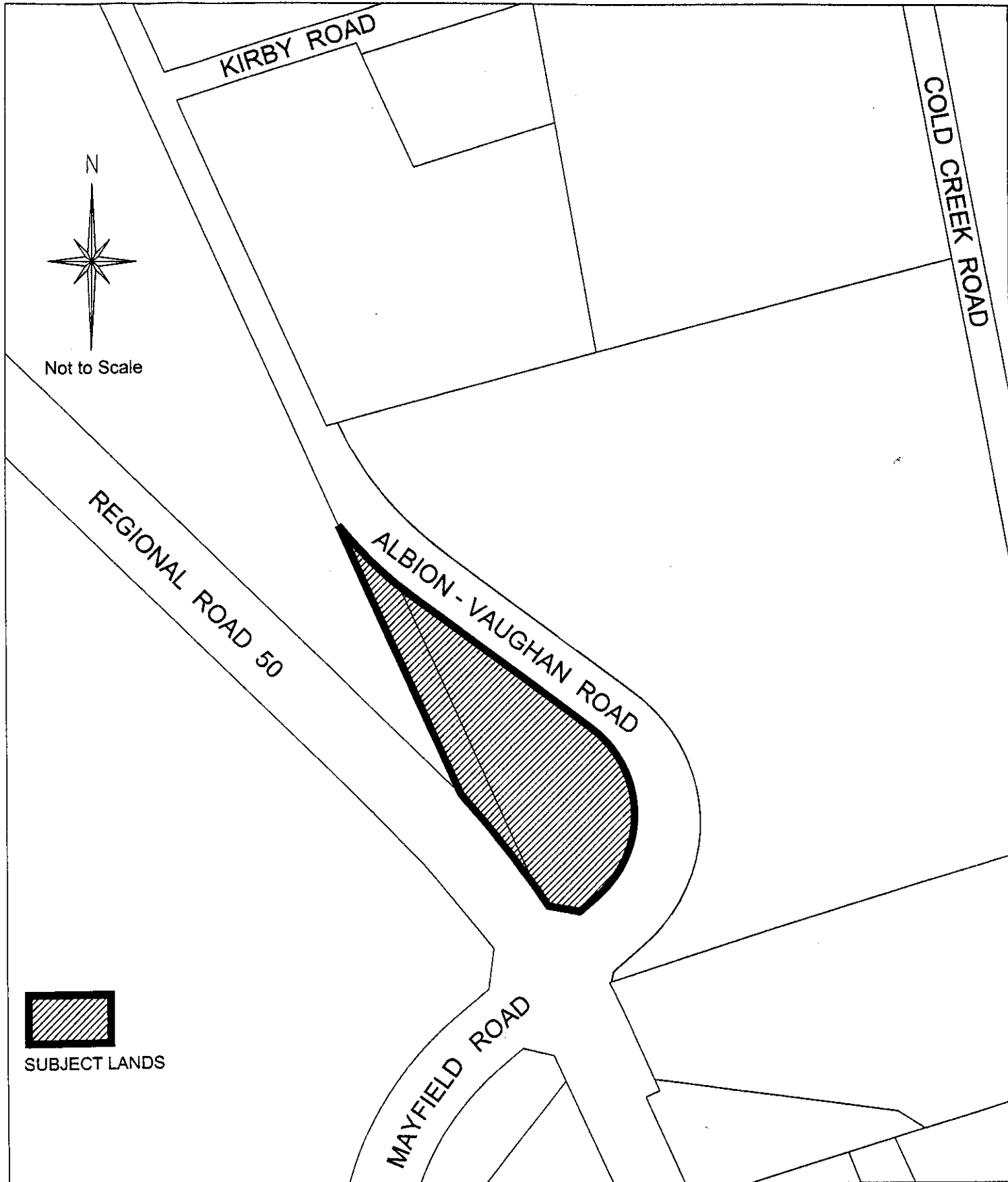
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



**Location Map**

Part Lots 29, 30  
 Concession 11  
 APPLICANT:  
 BULK TRANSFER SYSTEMS



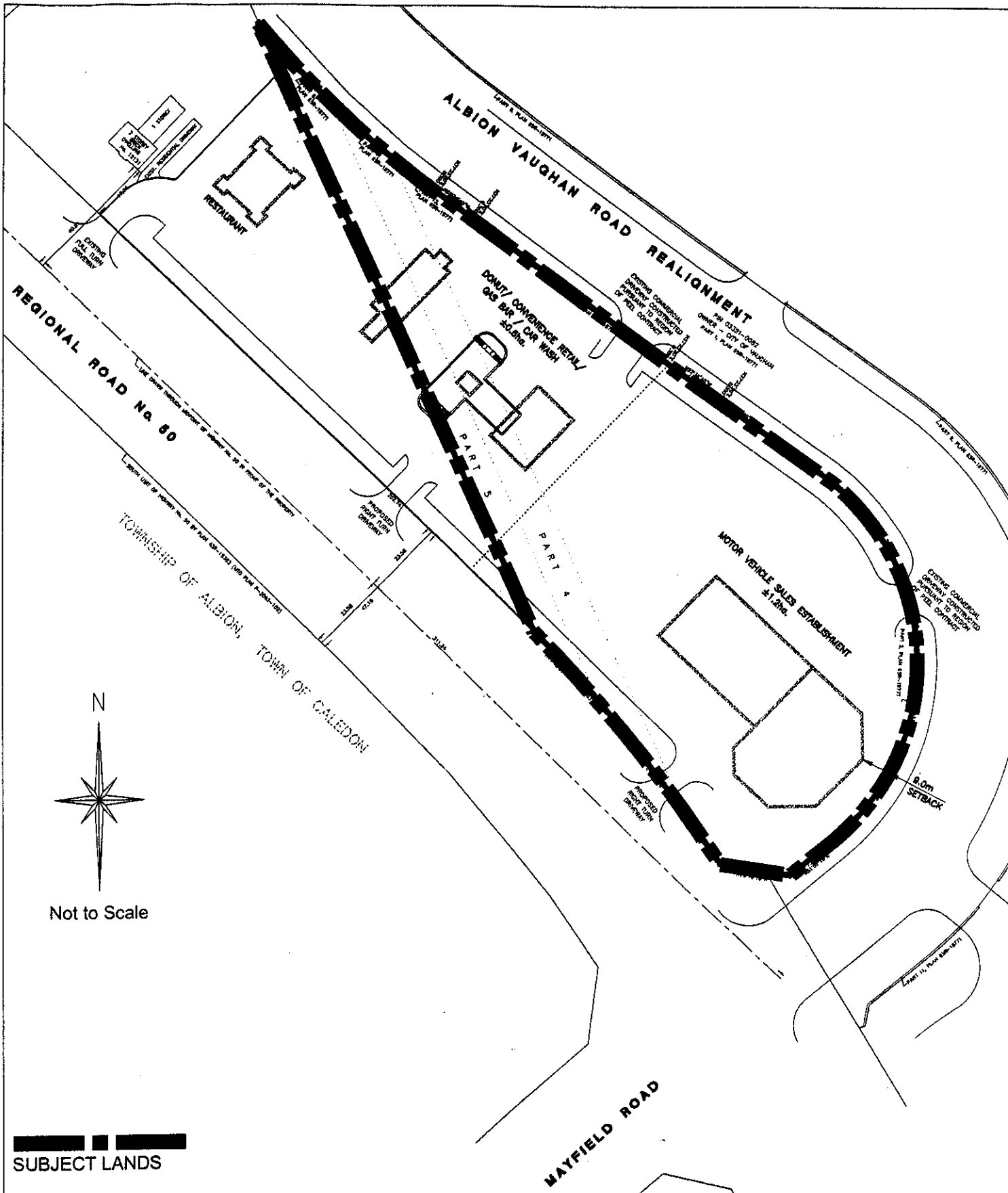
Community Planning Department

**Attachment**

FILE No.:  
 OP.03.018, Z.03.044

July 2, 2003

**1**



# Site Plan

Part Lots 29, 30  
Concession 11

APPLICANT:  
BULK TRANSFER SYSTEMS



Community Planning Department

# Attachment

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July 2, 2003

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