

**1.    ZONING BY-LAW AMENDMENT FILE Z.03.025  
434738 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2003.36**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Z.03.025 (434738 Ontario Limited) 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 a zoning by-law amendment application to permit the development of a golf driving range in the A Agricultural Zone, as a 3-year temporary use. The development will include a pro-shop and practice green and will require a site development application.

**Background - Analysis and Options**

The lands are located on the north side of Major Mackenzie Drive, west of Weston Road (4020 Major Mackenzie Drive), in Part of Lot 21, Concession 6, City of Vaughan. The lands are currently vacant, with a gravel parking lot. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - Major Mackenzie Drive, farmland (A Agricultural Zone)
- East - non-farm residential, farmland (A Agricultural Zone)
- West - commercial, residential (A Agricultural Zone)

The lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "District Park" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The lands are within the Vellore Urban Village 1.

On February 8, 1999, Council approved Zoning By-law Amendment Application Z.98.042 (434738 Ontario Ltd.) to permit a golf driving range as a 3-year temporary use on the subject lands. A condition of approval was that the related site plan application (DA.99.004) be approved by Council, which was granted on May 10, 1999. The applicant was unable to complete the site plan process at that time, and subsequently both applications were closed.

On April 28, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Millwood Woodend 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 #600 permits temporary uses in future urban areas, subject to several criteria; the proposed use is considered to conform to the policies of the Official Plan;
- the appropriateness of the proposed temporary driving range in this location is to be determined; and

- access to Major Mackenzie Drive must be approved by the Region of York, as part of the site development application process.

### **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 the proposed temporary use in this location will be reviewed.

### **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

/CM



# Attachment 1

FILE No.:  
Z.03.025

April 23, 2003



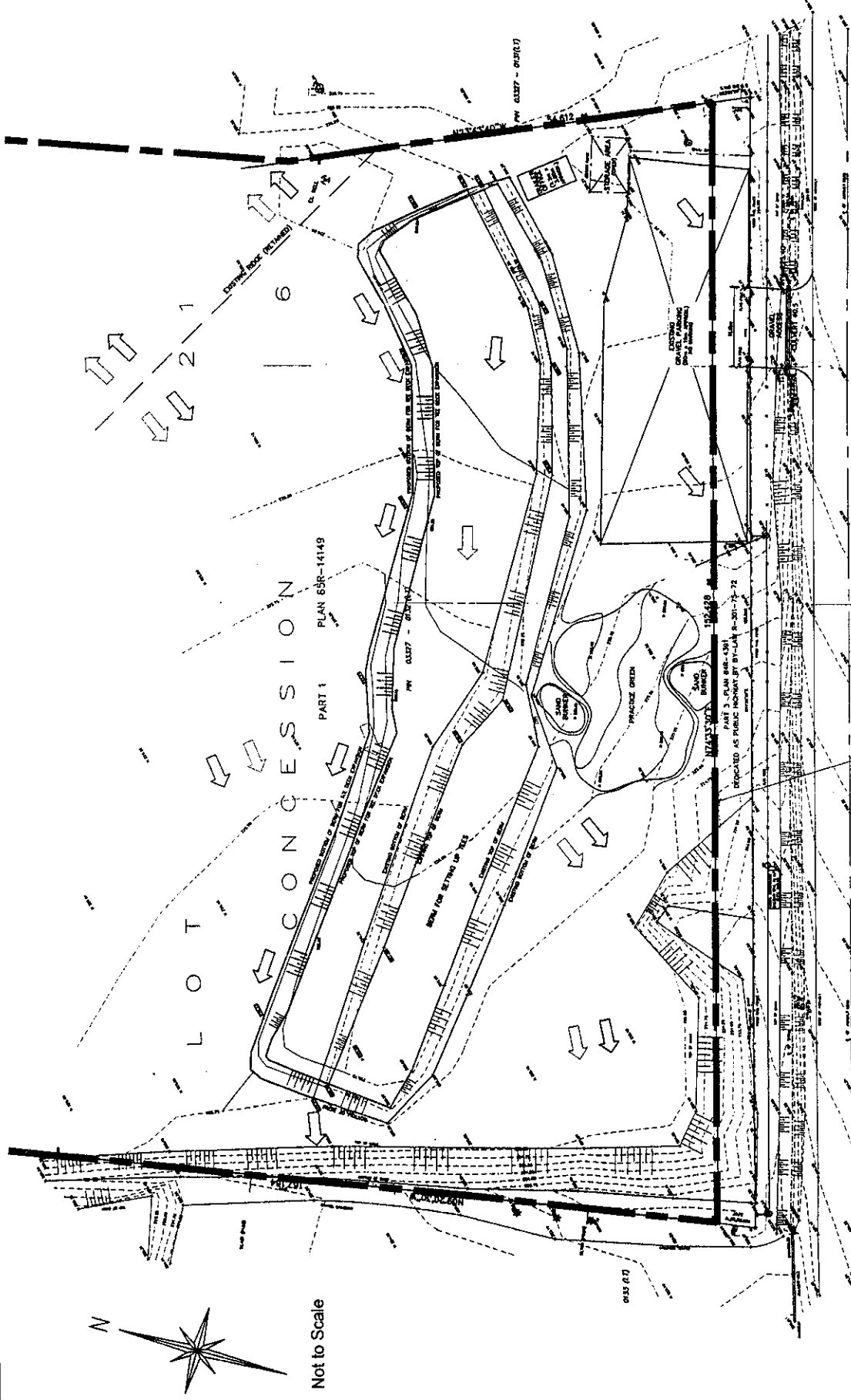
Community Planning Department

## Location Map

Location: Part Lot 21,  
Concession 6

APPLICANT:  
434738 ONTARIO LIMITED

NA/PTA/1 ATTACHMENTS/Z.03.025



Not to Scale

# Site Plan

Location: Part Lot 21,  
Concession 6

APPLICANT:  
434738 ONTARIO LIMITED

N:\DPT\1 ATTACHMENTS\A\03.025



Community Planning Department

# Attachment 2

FILE No.:  
Z.03.025

April 23, 2003

--- SUBJECT LANDS

MAJOR MACKENZIE DRIVE  
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 6  
P/N 03337-0001 (R.1)

192478  
PART 3 - PLAN 636-14149  
REPORTED AS PUBLIC HIGHWAY BY B.I.L. 64-201-72

PLAN 636-14149  
PART 1

LOT  
CONGRESSION

2-1  
2-1  
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