

**1. ZONING BY-LAW AMENDMENT FILE Z.02.077
1377647 ONTARIO INC.
PRELIMINARY REPORT**

P.2003.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.02.077 (1377647 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 14, 2002, the Owner submitted a Zoning By-law Amendment application to permit a nursery garden centre as a 3-year temporary use, including the outside storage of nursery stock and landscaping equipment.

Background - Analysis and Options

The lands are located on the south side of Nashville Road, east of Huntington Road, in Lot 25, Concession 9, City of Vaughan. The lands are part of the Canadian Pacific Railway right-of-way. The surrounding land uses are:

- North - Nashville Road, storage yard, railway (M2 General Industrial Zone, M3 Transportation Industrial Zone)
- South - farmland, valley land (A Agricultural Zone)
- East - railway (M3 Transportation Industrial Zone)
- West - storage yard (A Agricultural Zone)

The lands are designated "Core Area" and "Valley Area" by OPA #601 (Kleinburg Nashville Community Plan), and zoned M3 Transportation Industrial Zone by By-law 1-88.

On December 13, 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. 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:

- the Official Plan does not contain policies for temporary uses; the "Core Area" designation does not permit outside storage;
- appropriateness of the proposed use on a temporary basis in the "Core Area" will be reviewed;
- the property is intended to be severed from the Canadian Pacific Railway lands to create a separate lot;
- a site visit with the Toronto and Region Conservation Authority is required to determine the boundary of the valley land at the rear of the property; and

- the possibility of rezoning the valley land to an Open Space Zone will be examined.

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 3-year temporary use in the "Core Area" to be determined.

Attachments

1. Location Map
2. Site Plan
3. Detailed Site Plan

Report prepared by:

Todd Coles, Planner, ext. 8634

Art Tikiryan, Senior Planner, ext. 8212

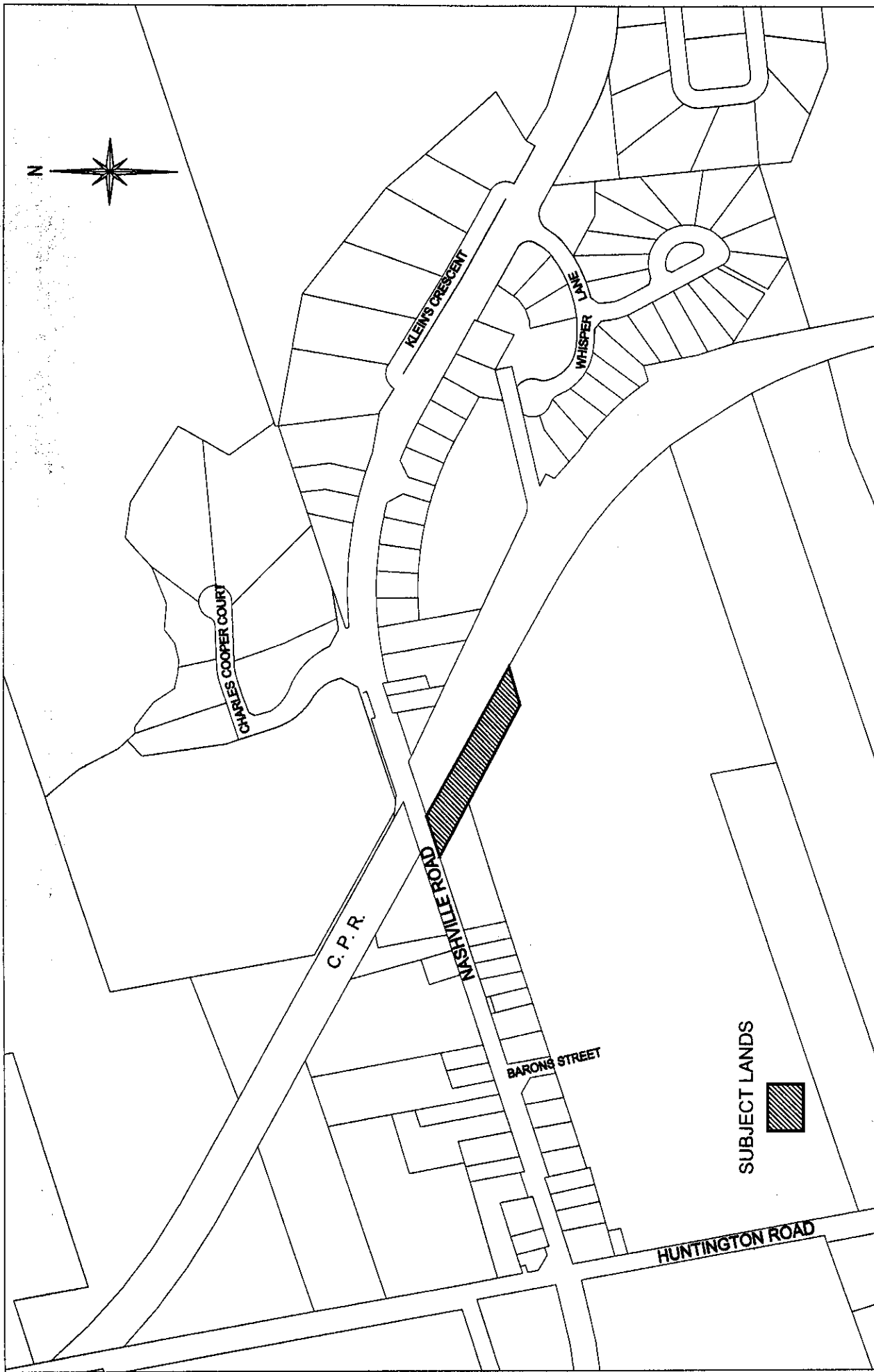
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lot 25,
Concession 9

APPLICANT:
1377647 ONTARIO INC.



Community Planning Department

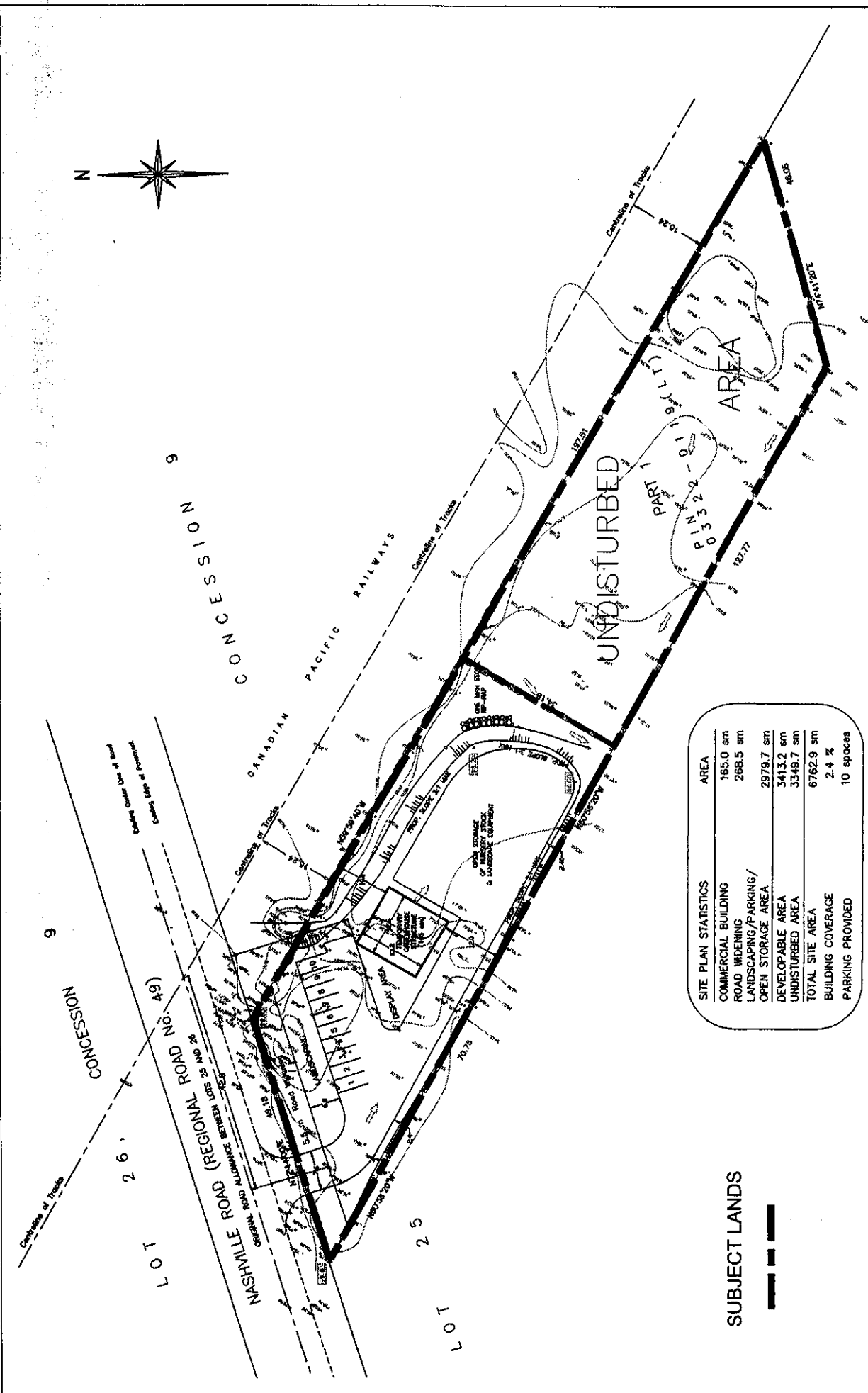
Attachment

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FILE No.:
Z.02.077

December 3, 2002

Not to Scale



Site Plan

Lot 25,
Concession 9
APPLICANT:
1377647 ONTARIO INC.

City of Vaughan

Community Planning Department

Attachment

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Z.02.077
December 3, 2002
Not to Scale

