

**3. ZONING BY-LAW AMENDMENT FILE Z.03.085
LEONARDO & MARIA RUSSO
PRELIMINARY REPORT**

P.2004.19

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.085 (Leonardo & Maria Russo) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 17, 2003, the Owner submitted an application to amend the Zoning By-law to permit a nursery use within a trailer structure for a temporary period of 3 years. No outside storage is proposed.

Background - Analysis and Options

The site is located on the north side of Major Mackenzie Drive, west of Weston Road, (3836 Major Mackenzie Drive) within Lot 21, Concession 6, City of Vaughan.

The 1.02 ha property is designated "Village Core" by OPA #600 and zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(105). The site is currently vacant. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - Major Mackenzie Drive; vacant (A Agricultural Zone)
- East - agricultural (A Agricultural Zone with a site-specific zoning)
- West - detached dwelling (RR Rural Residential Zone)

On November 17, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents Association and Millwood Woodend Ratepayers Association. To date, no comments have been received. 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 has identified the following matters to be reviewed in greater detail:

- OPA #600 permits temporary uses in future urban areas, subject to several criteria, including: the use does not require municipal water or sanitary services; any structure be temporary in nature; there is no outside storage/display; and, the use does not conflict with the planned road pattern. Upon meeting these criteria, the proposed use would conform to the Official Plan;
- the Vellore District Centre Plan adopted by Council depicts the approximate location of the ring road for the Plan through this property;

- the appropriateness of a temporary garden nursery use in this location will be determined in context of the surrounding uses and the potential timing for future development in this area;
- access to Major Mackenzie Drive must be approved by the Region of York, as part of the site development application process; and,
- further review of the zoning standards is required to determine whether additional exceptions are required.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

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 in context of the official plan policies and the surrounding and planned uses in the area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

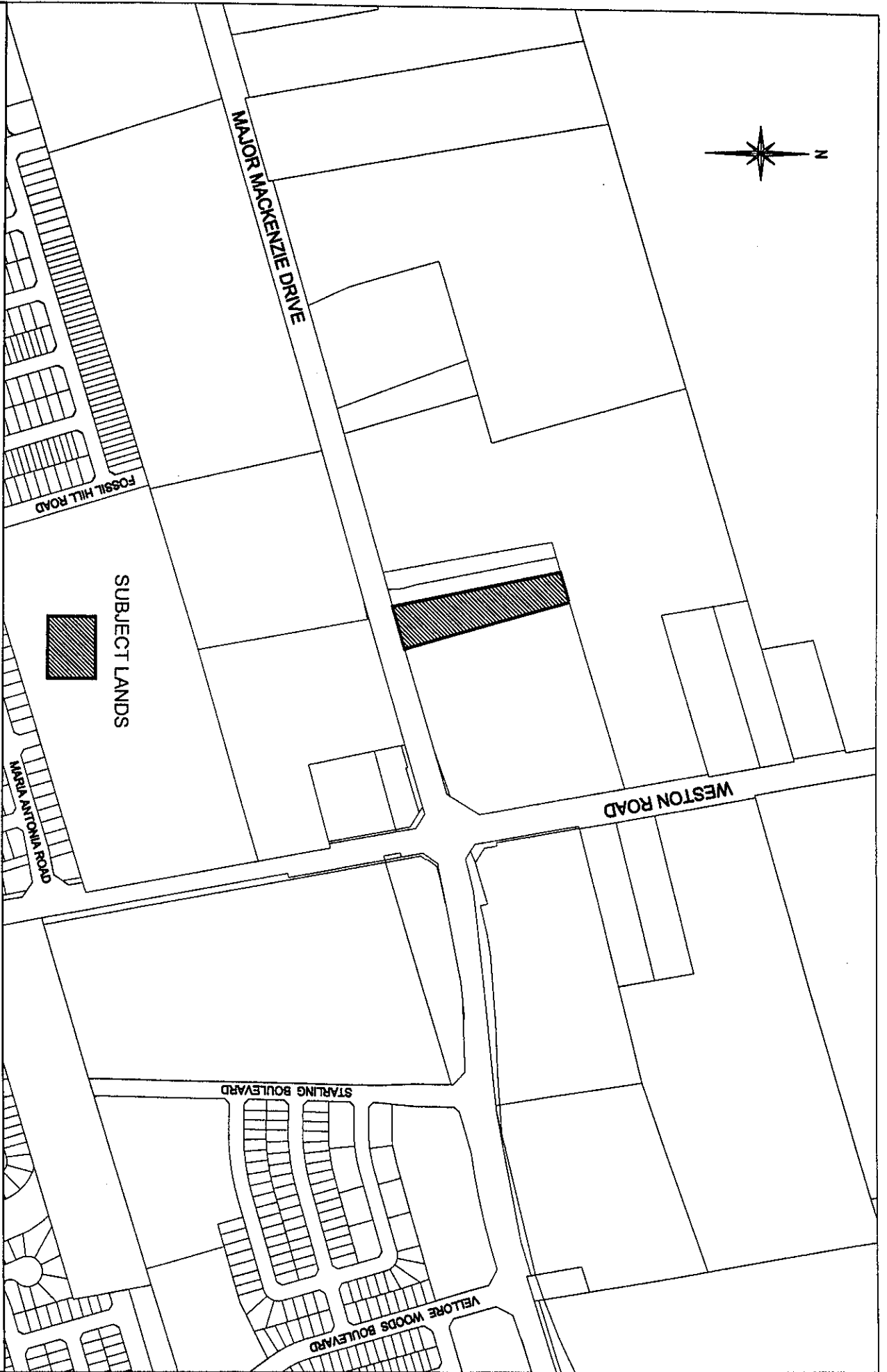
Margaret Holyday, Planner 1, ext. 8216
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part Lot 21,
Concession 6

APPLICANT:
LEONARDO & MARIA RUSSO

SUBJECT LANDS



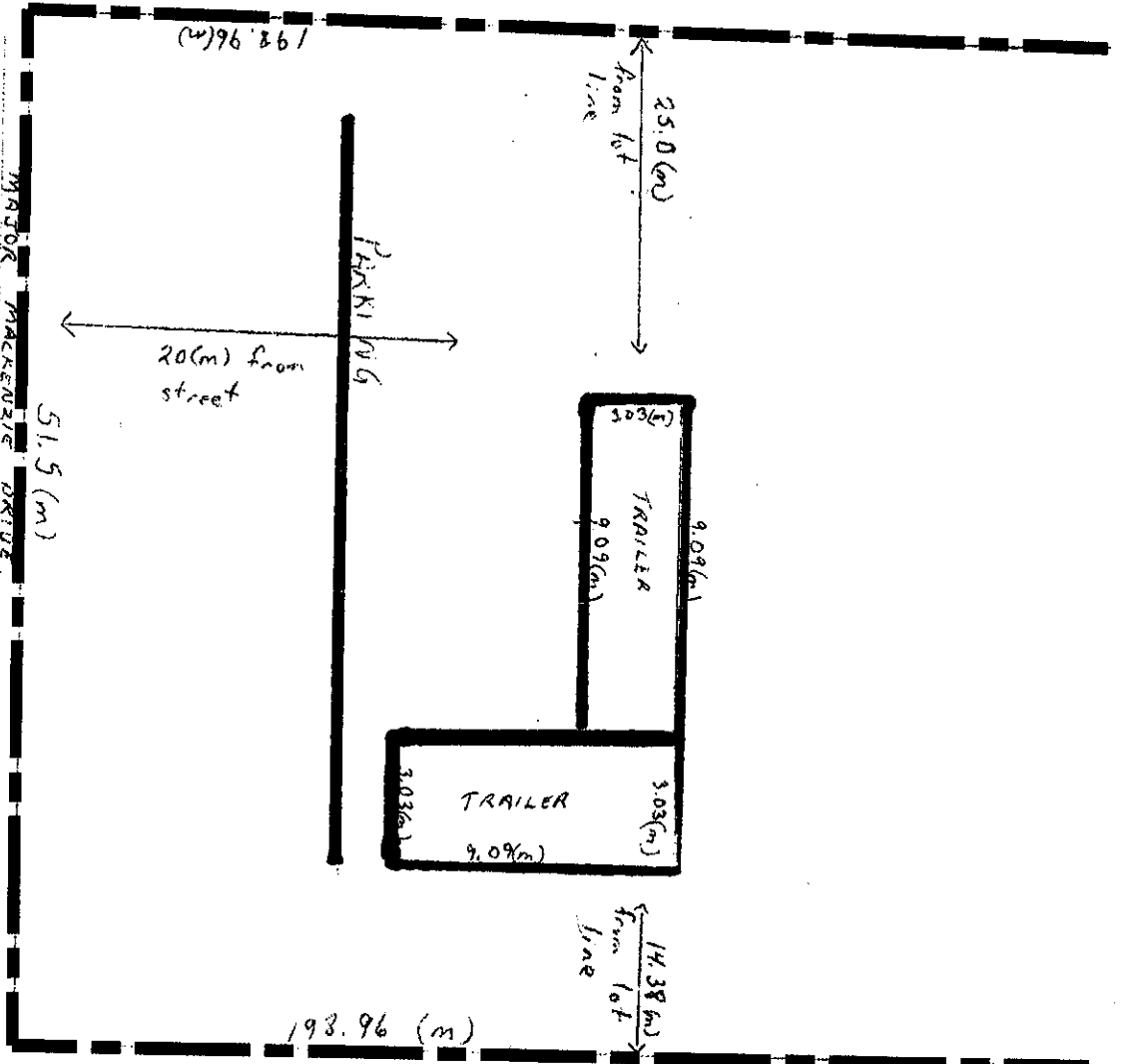
Community Planning Department

Attachment

FILE No.:
Z.03.085

Not to Scale
November 25, 2003





SUBJECT LANDS

Site Plan

Part Lot 21,
Concession 6

APPLICANT:
LEONARDO & MARIA RUSSO



Community Planning Department

Attachment

FILE No.:
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Not to Scale
November 25, 2003

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