

**6. ZONING BY-LAW AMENDMENT FILE Z.00.006
281187 ONTARIO INC. AND 1377647 ONTARIO INC.
PRELIMINARY REPORT**

P.2004.62

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for File Z.00.006 (281187 Ontario Inc. and 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 January 19, 2000, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone to permit prestige employment uses.

Background - Analysis and Options

The subject lands consist of two vacant parcels totaling 4.58 ha, at the southwest corner of Rutherford Road and Highway 400, in Lot 15, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA 450 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Rutherford Road
- South - vacant, future employment (A Agricultural Zone)
- East - Highway 400
- West - vacant, future employment (A Agricultural Zone)

On March 26, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Weston Downs Ratepayers' Association. To date, no responses have been received. Any comments 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed EM1 Zone would conform to the Official Plan;
- the subject lands are being added to a previously approved draft plan of subdivision (Rutherford Business Park, File 19T-87014) as a result of a land exchange to accommodate a ramp to Highway 400 from Bass Pro Mills Drive; the subdivision owner has recently submitted a revised draft plan of subdivision; and
- the subject lands will have access and frontage from a local road within the plan of subdivision; the triangular portion will be combined with an adjacent block to the west, and the remainder will be developed as a separate block.

Relationship to Vaughan Vision 2007

The applicability of this proposal 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 from the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, the disposition of the lands will be determined in conjunction with the proposed revised draft plan of subdivision for the Rutherford Business Park.

Attachments

1. Location Map
2. Contextual Plan

Report prepared by:

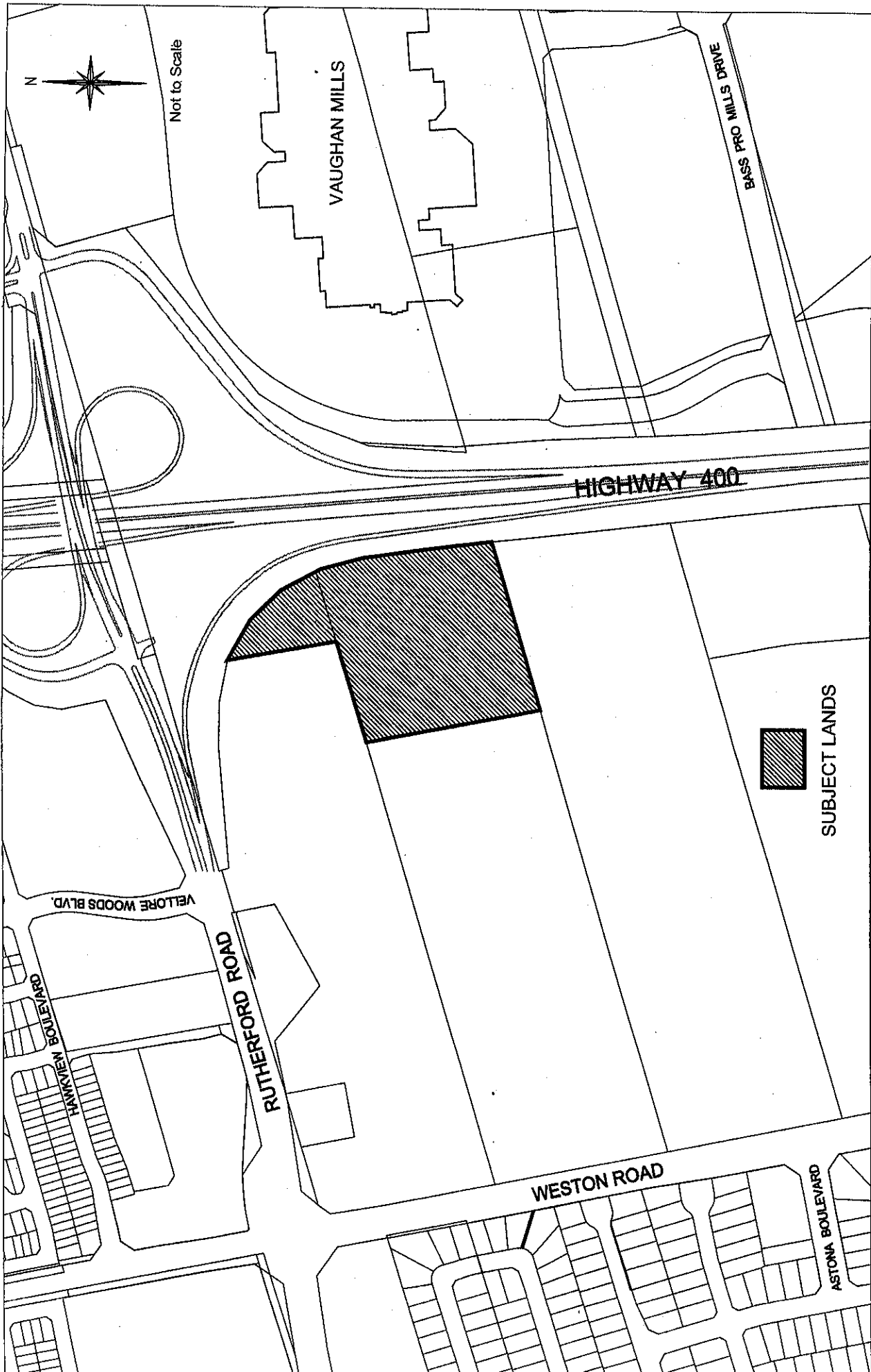
Duncan MacAskill, Planner, ext. 8017
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Attachment **1**

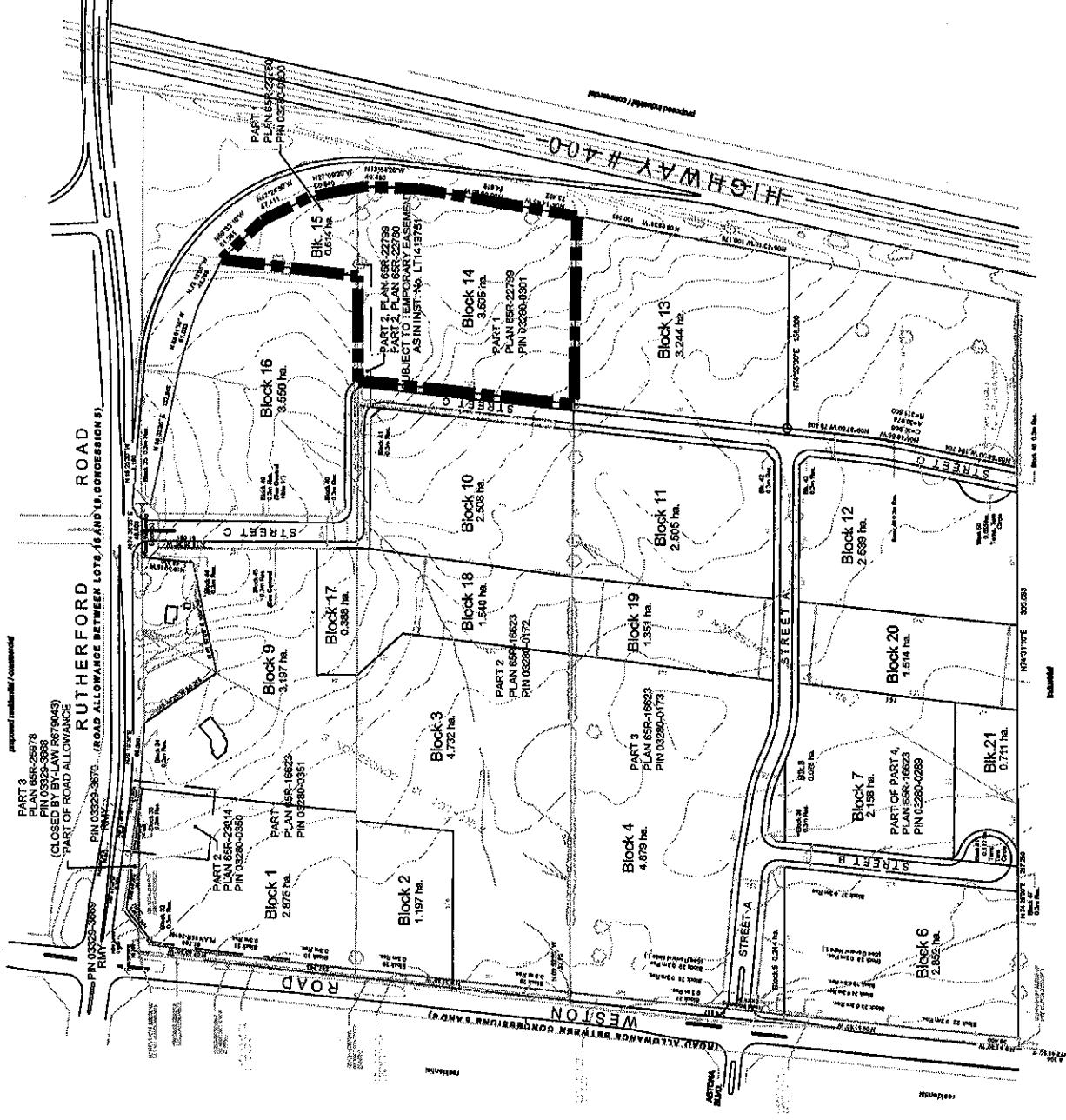
FILE No.: Z.00.006
 RELATED FILES: 19T-87014
 March 22, 2004

City of **Vaughan**

Community Planning Department

Location Map

Part of Lots 14 & 15,
 Concession 5
 APPLICANT:
 281187 ONTARIO LIMITED &
 1377647 ONTARIO INC.



SUBJECT LANDS



Attachment 2

FILE No.:
Z.00.006
RELATED FILES:
19T-87014
March 22, 2004



Community Planning Department

Contextual Plan

Part of Lots 14 & 15,
Concession 5
APPLICANT:
281187 ONTARIO LIMITED &
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