

**6.      ZONING BY-LAW AMENDMENT FILE Z.05.061  
SEANG INVESTMENTS LIMITED**

**P.2006.17**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.061 (Senang Investments Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law in order to permit the continuation of the following uses, on the subject lands shown on Attachment #1:

- a)      retail store for the sale of agricultural produce not grown on the subject lands;
- b)      preparation, production and sale of baked goods; and
- c)      operation of a winery, the selling of wine (alcoholic beverages) and associated retail items.

The proposed uses exist on the subject lands (Southbrook Farms) in accordance with a 3-year temporary use by-law. The Owner is proposing to continue the temporary use until July 2007.

**Background - Analysis and Options**

On February 16, 1996, Council enacted By-law 31-96, which permitted the selling of agricultural produce not grown on the subject lands, and the production and selling of baked goods, wine and wine products, for a temporary 3 year period, on the subject lands shown on Attachment #1.

Subsequently, on July 10, 2000, Council enacted By-law 259-2000 to extend the temporary permitted uses for an additional 3 years.

By-law 259-2000 has lapsed. The Owner is seeking to extend the proposed temporary uses until July 2007 at which time the sale of the subject lands, and subsequent relocation of the use to the north side of Major Mackenzie Drive, will be completed.

The subject lands are located on the south side of Major Mackenzie Drive, between Dufferin Street and Bathurst Street (1061 Major Mackenzie Drive), in Part of Lot 20, Concession 2, City of Vaughan. The 3.03 ha irregular-shaped lot has 239m frontage along Major Mackenzie Drive and a depth of 127m. The site is presently developed with a barn converted to a winery and retail sales establishment.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, and zoned "A" Agricultural Zone by By-law 1-88. Under the approved Block 11 Plan, the subject lands form the northerly portion of a larger overall 9.88 ha District Park.

The surrounding land uses are:

- North - Major Mackenzie Drive; Block 12 future residential/other lands owned by applicant for relocation of agricultural/winery uses (A Agricultural Zone)
- South - vacant; future District Park (A Agricultural Zone)
- East - valleylands (OS5 Open Space Environmental Protection Zone)

West - vacant; future road and high school (A Agricultural Zone)

On February 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) OPA #600 permits temporary uses in future urban areas, subject to a number of criteria; the proposal will be reviewed in accordance with these policies and the surrounding land use context;
- ii) the application will be reviewed in the context of the approved Block 11 Plan, which identifies a District Park on the subject lands and lands to the south; and,
- iii) the appropriateness of continuing the temporary use until July 2007 (or a period not to exceed 3 years under the Planning Act), will be reviewed in light of the timing and development of the District Park located within Phase 2 of the Block 11 Plan.

### **Relationship to Vaughan Vision 2007**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

### **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 report to a future Committee of the Whole meeting. In particular, the proposal to extend the temporary use by-law applicable to the subject lands until July 2007, will be reviewed in the context of the Official Plan policies respecting temporary uses; the approved Block 11 Plan and the timing of development within the block; and the surrounding land use context.

### **Attachments**

1. Location Map

### **Report prepared by:**

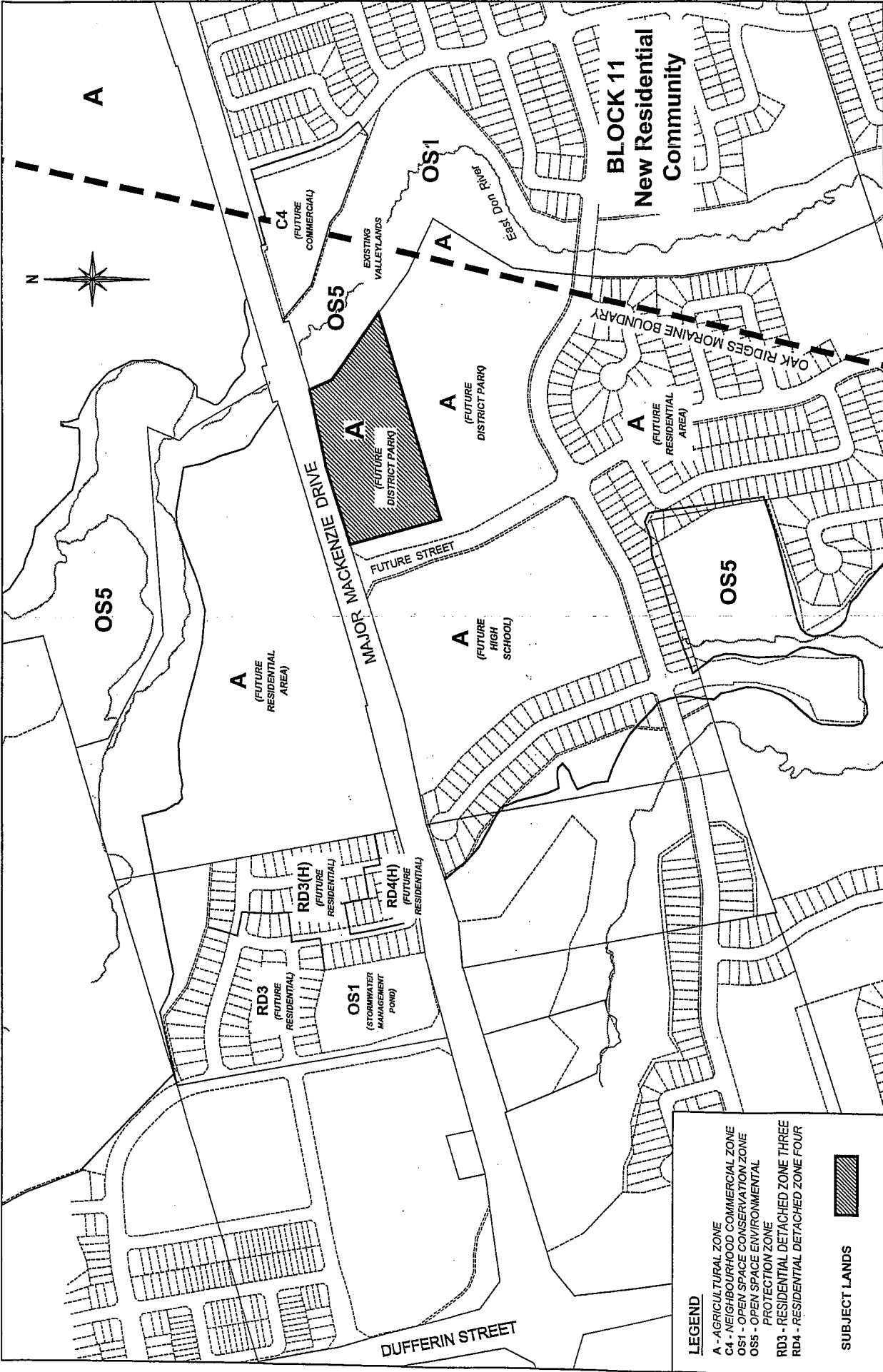
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning


/LG



**LEGEND**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR

**SUBJECT LANDS**



# Location Map

Part of Lot 20,  
Concession 2

APPLICANT:  
SENANG INVESTMENTS LIMITED

MAP/PL/1 ATTACHMENT 1 Z.05.061



Development Planning Department

# Attachment 1

FILE No.:  
Z.05.061

Not to Scale

February 7, 2006