

1. **OFFICIAL PLAN AMENDMENT FILE OP.99.014 P.2006.61**
ZONING BY-LAW AMENDMENT FILE Z.99.034
DANLAUTON HOLDINGS LTD. (FRANK MAMMONE IN TRUST)

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.99.014 and Z.99.034 (Danlauton Holdings Ltd. (Frank Mammone in Trust)) 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 the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #600 to redesignate the tableland portion of subject lands from "Agriculture Area" (primary use is farming) to "Industrial"; and;
2. Amend Zoning By-law 1-88 to:
 - a) rezone the westerly 120m of the subject lands from A Agricultural Zone to C6 Highway Commercial Zone as shown on Attachment #2, to permit an automobile gas bar/service station, an automobile repair shop and an eating establishment with drive-through, on 2.16 ha of the subject lands; and,
 - b) rezone the balance of the tableland portion of the subject lands from A Agricultural Zone to EM2 General Employment Area Zone as shown on Attachment #2, to permit a recycling operation, including concrete crushing and wood grinding, and ancillary recycling operation uses, on approximately 12.48 ha of the subject lands.
3. The easterly portion of the subject lands within the valley (OS1 Open Space Conservation Zone) and in the hydro corridor (A Agricultural Zone) as shown on Attachment #1, are not subject to development.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Highway #50, north of Major MacKenzie Drive, municipally known as 10335 Highway #50, in Part of Lot 23, Concession 10, City of Vaughan. The subject lands are designated "Agriculture Area" and "Valley and Stream Corridor" and are located within the "Employment Secondary Plan Study Area" by OPA #600.

The applicant currently owns lands at 8940 Jane Street (south of Rutherford Road), where a recycling operation is located. The subject applications have been submitted to address the intended relocation of the existing Jane Street waste recycling operation to the subject Highway #50 location, along with additional commercial uses.

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - existing agricultural lands and valleyland (A Agricultural Zone and OS1 Open Space Conservation Zone)
- South - existing agricultural lands and valleyland (A Agricultural Zone and OS1 Open Space Conservation Zone)
- East - hydro corridor (A Agricultural Zone)
- West - Regional Road 50; agricultural area (Town of Caledon)

On August 25, 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 comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies; the appropriateness of the proposed uses will be assessed in the context of the site location, building form, intensity of development of the site, and compatibility with the existing and permitted land uses in the surrounding area;
- ii) a Site Development Application should be submitted in support of the applications to address the appropriateness of the proposal, in consideration of site design, parking, landscaping, and building elevations, prior to proceeding to a future Committee of the Whole meeting; particular attention will be given to access and traffic impact on Regional Road #50, which will require review and approval by the Region's of York and Peel;
- iii) all necessary studies to support the proposed applications will need to be submitted by the applicant for review and approval by the City and appropriate public agencies, including but not limited to, a planning justification report, traffic impact assessment, noise report, and functional servicing report;
- iv) the disposition of the applicant's easterly valleylands and lands within the hydro corridor will need to be determined; and,
- v) the proposed use of the site will need to be reviewed by the Toronto and Region Conservation Authority to identify potential impacts on the valleylands located in the easterly portion of the applicant's lands, and to confirm the limits of the valleyland and buffer;
- vi) the subject lands are located within the "Employment Secondary Plan Study Area" identified in OPA #600, which affects lands located east of Highway #50, west of the Kleinburg Nashville Community Plan and Regional Road #27, and between Nashville Road and Langstaff Road; OPA #600 indicates that the "Agriculture Area" policies shall apply to the subject lands until a Secondary Plan Amendment for the Study Area lands is adopted by the City, giving the lands full urban status, and providing appropriate policies and a detailed land use schedule; review will be given to determine if the subject applications can proceed in advance of a Secondary Plan for the area; and
- vii) review will be given to identify if the proposed development of the subject lands will have any impact upon the Province's Environmental Assessment, which will determine the

preferred alignment for the Highway #427 extension (from its current terminus at Regional Road #7), which is currently on-going.

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 applications, 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 applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies, and compatibility with the existing and permitted land uses in the area. Consideration will also be given to traffic impact, site design and access to Regional Road 50; proceeding in advance of a Secondary Plan for the area as envisioned in OPA #600; and, in consideration of the Province's Environmental Assessment, which will determine the preferred alignment for the Highway #427 extension.

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

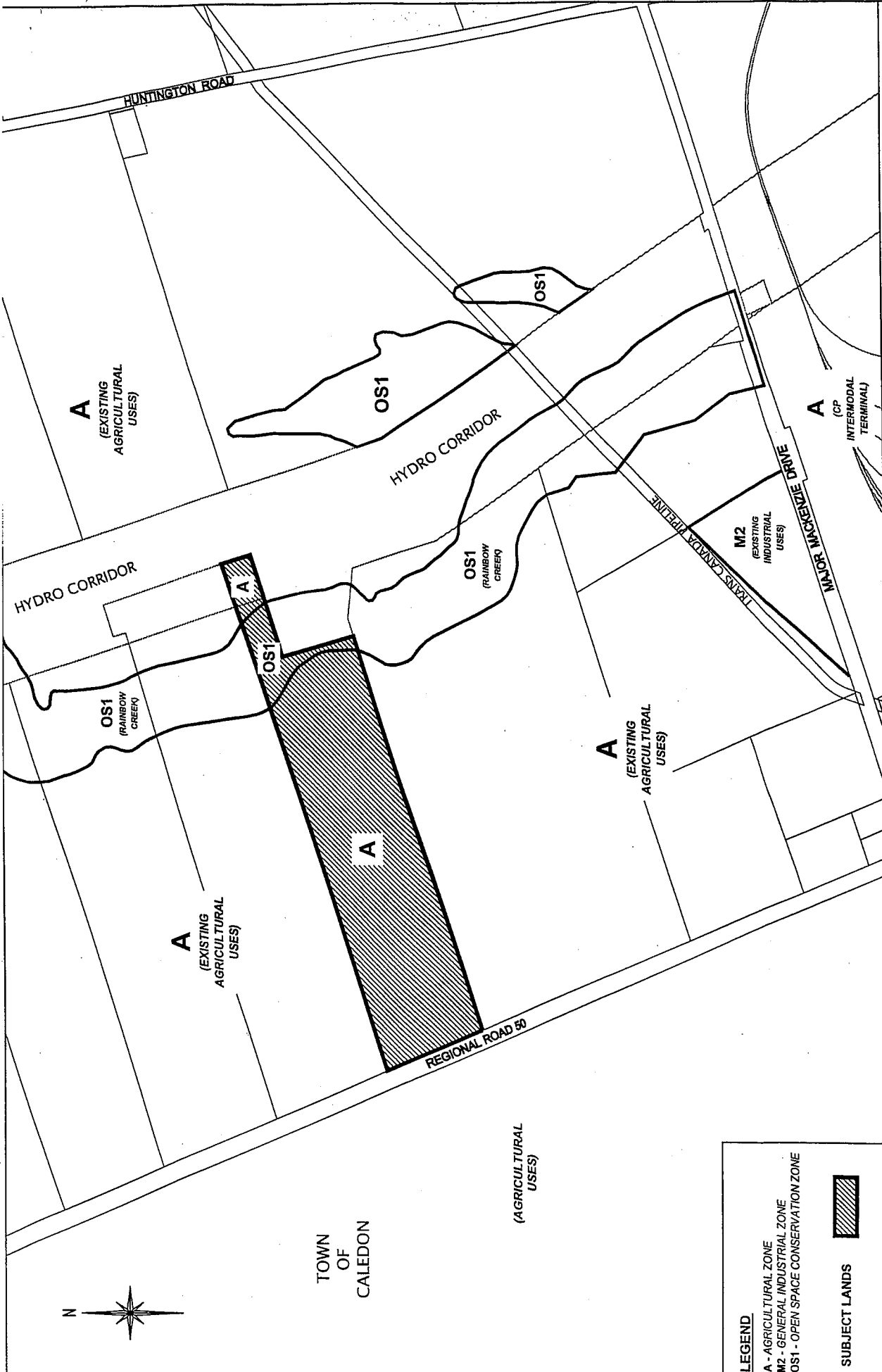
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

TOWN OF CALEDON

Location Map

Part of Lot 23,
Concession 10
APPLICANT:
FRANK MAMMONE IN TRUST



Development Planning Department

Attachment 1

FILE No.:
OP.99.014 & Z.99.034

Not to Scale
August 22, 2006

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