

1.      **OFFICIAL PLAN AMENDMENT FILE OP.04.019  
ZONING BY-LAW AMENDMENT FILE Z.04.059  
AMARDEEP DEOL**

**P.2007.30**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.019 & Z.04.059 (AMARDEEP DEOL) 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted the following applications:

1.      An Official Plan Amendment Application to amend OPA #600 to redesignate the subject lands, shown on Attachment #1, from "Agricultural Area" to "Employment Area General".
2.      A Zoning by-law Amendment Application to:
  - i)      rezone the subject lands shown on Attachment #1 from "A" Agricultural Zone to "M2 – General Industrial Zone to permit a truck terminal with outside storage and a portable administrative office on the property as shown on Attachment #2, and
  - ii)     permit the necessary zoning exceptions to implement the proposed plan.

That applications would facilitate the development of the subject lands for a truck terminal comprised of the outside storage of truck trailers and storage containers. The proposed outside storage would occur to the interior of the site and be setback a minimum of 10 m from any property line. A two metre high berm is proposed along the west property line. A temporary administrative office having a gross floor area of approximately 223 m<sup>2</sup> is proposed at the south east corner of the property together with (10) parking spaces.

**Background - Analysis and Options**

The 3.74 ha site is located on the north side of Major Mackenzie Drive, east of Highway No. 50, municipally known as 7290 Major Mackenzie Drive, in Part of Lot 21, Concession 10, City of Vaughan. The surrounding land uses are:

- North - existing residential and agricultural (A Agricultural Zone)
- South - employment uses C.P. Intermodal Yard (Prestige Employment Area Zone)
- East - vacant (A Agricultural Zone)
- West - existing residential and agricultural (A Agricultural Zone)

The subject lands are designated "Future Employment Secondary Plan Study Area" by OPA #600, and zoned A Agricultural Zone, subject to Exception Paragraph 9(786), by By-law 1-88. The "Employment Secondary Plan Study Area" identified in OPA #600, applies to lands located east of Highway #50, west of the Kleinburg Nashville Community Plan and Regional Road #27, and between Nashville Road and Langstaff Road.

On November 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of November 22, 2007, one letter was received from the adjacent landowner to the west, objecting to the applications. The concerns relate to the following:

- the storage of trucks on the adjacent site will impact the current value of their property;
- the uses will directly impact the living conditions and comfort of their residence from a noise and privacy perspective; they will be unable to use their pool or deck; and,
- the safety and security of their property will be comprised due to close proximity of trucks and stacked containers adjacent to their property.

### **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) the applications will be reviewed in the context of the applicable Provincial policies and Regional and City Official Plan policies;
- ii) OPA # 600 states that the "Agriculture Area" policies of the official plan will continue to apply to this area until a Secondary Plan Amendment for the Study Area lands is adopted by the City and approved, giving the lands full urban status, and providing appropriate policies and detailed land uses; the appropriateness of permitting the proposed use prior to the completion of the Secondary Plan will need to be assessed;
- iii) permitting any uses within the Employment Secondary Plan Study Area may compromise the ability to implement the policies of the secondary plan once completed;
- iv) access to Major Mackenzie Drive will require approval from the Region of York; potential implications may include the realignment of Major Mackenzie Drive;
- v) an easement in favour of Trans-Canada Pipelines is located at the southeast corner of the property; the applications have been circulated to TransCanada Pipeline for review and comment;
- vi) all necessary studies to support the proposed applications must 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; The applicant must address the requirements of the Official Plan with respect to non-farm land uses in the Agricultural Area;
- vii) the compatibility of a truck terminal and storage area with the adjacent residential use to the west and surrounding land uses will be examined;
- viii) 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 layout, landscaping, and building elevations.

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

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

### **Regional Implications**

The applications must be reviewed by the Region of York and comments provided with respect to the potential re-alignment of Major Mackenzie provided.

### **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 applicable Provincial policies and the policies of the Regional and City Official Plan, including the appropriateness of this development proceeding prior to completion of the Future Employment Secondary Plan and compatibility with the surrounding land uses. The background information required in support of the applications must be submitted and reviewed prior to the applications being considered by the Committee of the Whole.

### **Attachments**

1. Location Map
2. Conceptual Site Plan

### **Report prepared by:**

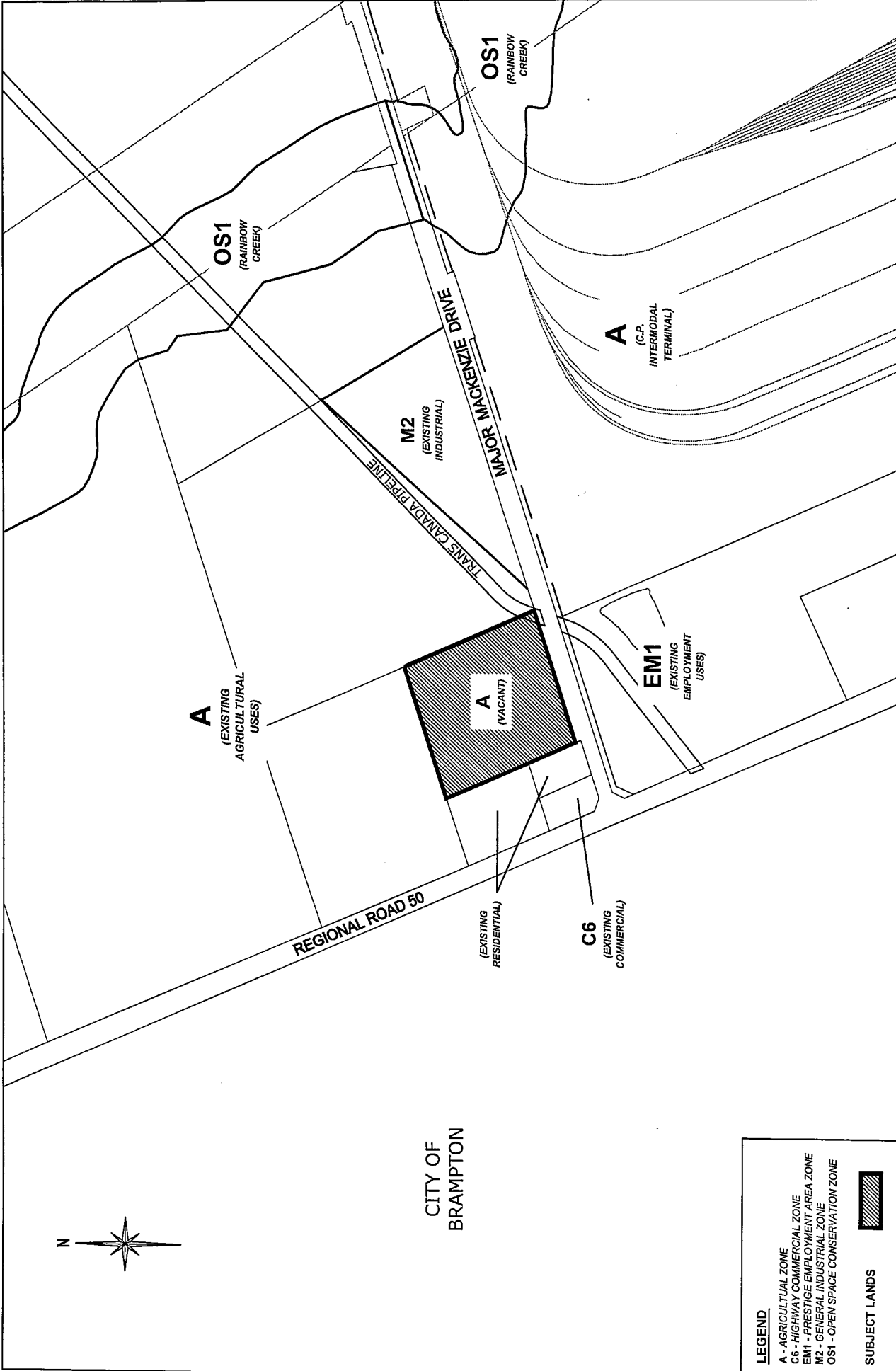
Carmela Marrelli, Planner, ext. 8791  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning


/CM



CITY OF  
BRAMPTON

- LEGEND**
- A - AGRICULTURAL ZONE
  - C6 - HIGHWAY COMMERCIAL ZONE
  - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
  - M2 - GENERAL INDUSTRIAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE

**SUBJECT LANDS**

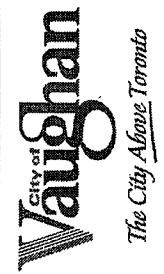


# Location Map

Part of Lot 21,  
Concession 10

APPLICANT:  
AMARDEEP DEOL

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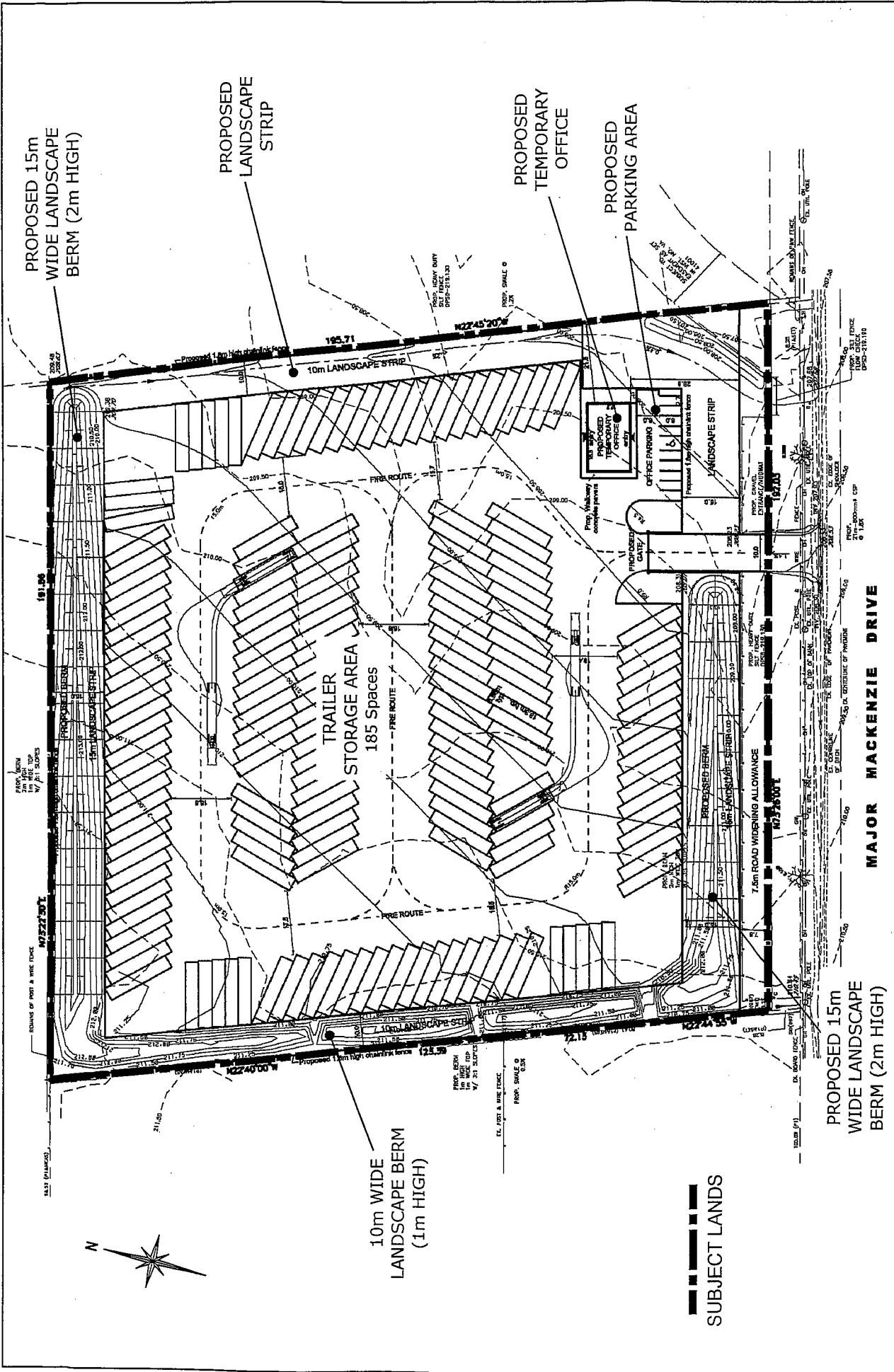
Development Planning Department

# Attachment 1

FILE No.:  
OP.04.019 & Z.04.059

Not to Scale

November 26, 2007



PROPOSED 15m WIDE LANDSCAPE BERM (2m HIGH)

PROPOSED LANDSCAPE STRIP

PROPOSED TEMPORARY OFFICE

PROPOSED PARKING AREA

TRAILER STORAGE AREA 185 Spaces

MAJOR MACKENZIE DRIVE

PROPOSED 15m WIDE LANDSCAPE BERM (2m HIGH)

10m WIDE LANDSCAPE BERM (1m HIGH)

--- SUBJECT LANDS

# Attachment 2

FILE No.: OP.04.019 & Z.04.059  
 Not to Scale  
 November 26, 2007



Development Planning Department

# Conceptual Site Plan

Part of Lot 21, Concession 10  
 APPLICANT: AMARDEEP DEOL  
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