

**4.    ZONING BY-LAW AMENDMENT FILE Z.08.018  
CANADIAN NATIONAL RAILWAY COMPANY**

**P.2008.22**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.018 (Canadian National Railway Company) 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**

On April 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of May 12, 2008, no written comments or letters have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application to remove a site-specific exception that permits railway uses (Exception 9(435)) in conjunction with CN Rail's larger landholding, as shown on Attachment #1, in order to return these lands to the underlying zoning permission of EM2 General Employment Area Zone. The current zoning exception permits only railway and related uses, and greater flexibility for outdoor storage. CN Rail has identified these lands as serving no significant railway purpose and intends to sever and sell these lands to others for general employment uses

**Background - Analysis and Options**

The lands subject to the zoning amendment comprise approximately 16 ha (40 acres) and are located on the east side of Creditstone Road, north of Regional Road 7. These lands are part of a greater landholding held by CN. CN has identified these lands as serving no significant railway purpose and intends to sever and sell these lands to others for more productive employment uses. CN intends to remove the existing rail lines running through the property and the small building fronting on Creditstone Road.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(435). The surrounding land uses are shown on Attachment #1.

**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 proposal will be reviewed in consideration of the "Employment Area General" policies in OPA #450 (Employment Area Plan), to determine the appropriateness of the by-law amendment;

- ii) the proposal will be reviewed in the context of the surrounding land uses, including consideration of the dimensions of the proposed future lots; and,
- iii) the applicant is required to submit an Environmental Site Assessment Phase 1 Report for review and approval by the appropriate agencies/departments, in support of the application.

### **Relationship to Vaughan Vision 2020**

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

### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed 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 application will be reviewed in the context of the "Employment Area General" policies of the Official Plan, and in the context of the surrounding land uses, including consideration of the dimensions of the proposed future employment lots.

### **Attachments**

1. Location Map
2. Lands Subject to Zoning Amendment

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/LG



# Location Map

Part of Lots 6, 7, 8,  
Concession 4

APPLICANT:  
CANADIAN NATIONAL RAILWAY COMPANY

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*The City Above Toronto*

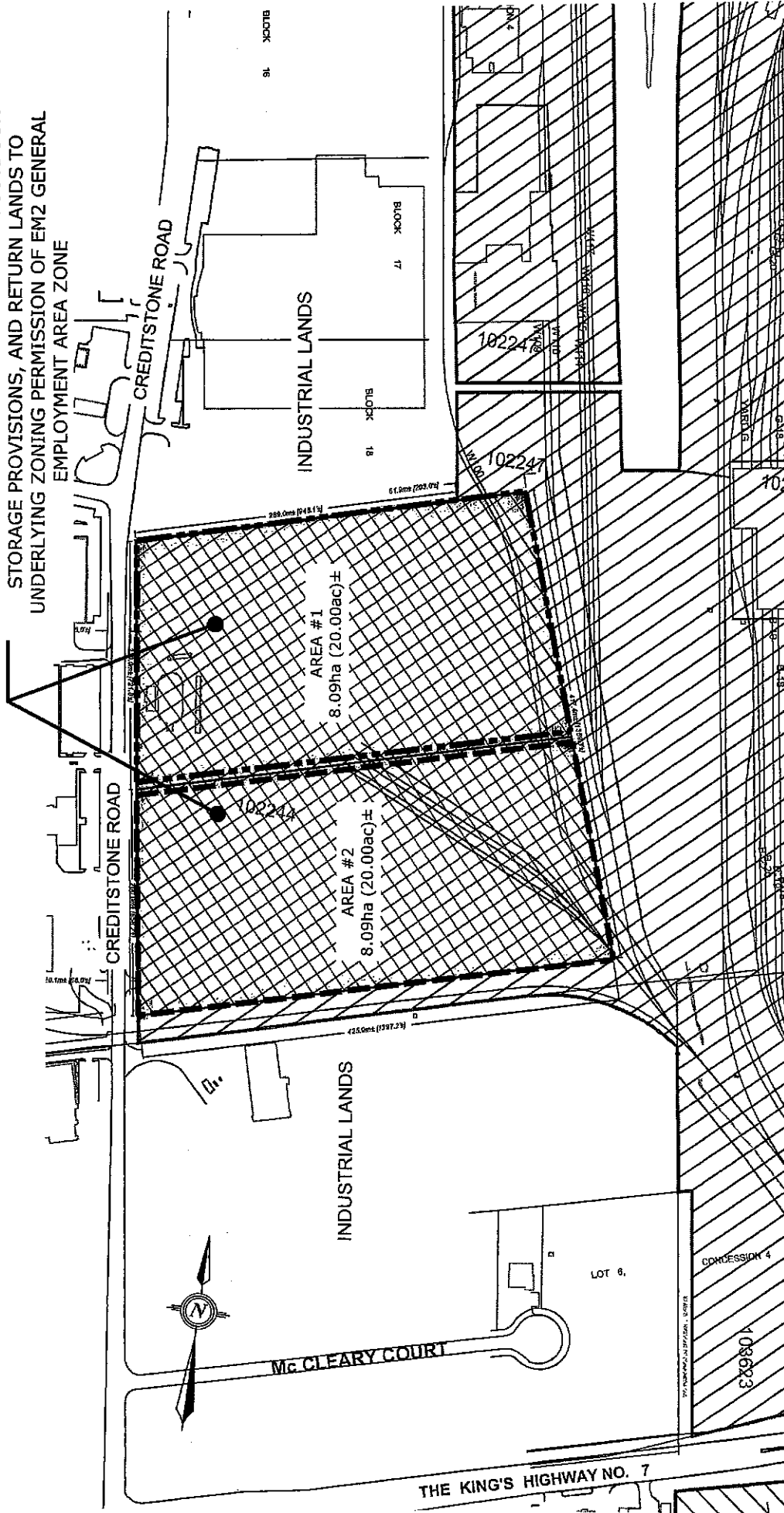
Development Planning Department

# Attachment 1

FILE No.:  
Z.08.018

May 5, 2008

PROPOSAL TO AMEND SITE-SPECIFIC ZONING EXCEPTION  
 TO REMOVE RAILWAY USES AND GREATER OUTDOOR  
 STORAGE PROVISIONS, AND RETURN LANDS TO  
 UNDERLYING ZONING PERMISSION OF EM2 GENERAL  
 EMPLOYMENT AREA ZONE



-  FUTURE SEVERED LANDS (CN RAIL TO SEVER AND SELL TO OTHERS)
-  FUTURE RETAINED LANDS (BY CN RAIL)

Not to Scale

# Lands Subject to Zoning Amendment

APPLICANT: CANADIAN NATIONAL RAILWAY COMPANY  
 Part of Lots 6, 7, 8, Concession 4

Development Planning Department



# Attachment 2

FILE No.: Z.08.018  
 May 5, 2008