

**1. ZONING BY-LAW AMENDMENT FILE Z.08.023
HYDRO ONE NETWORKS INC.**

P.2008.27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.023 (Hydro One Networks Inc.) 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 May 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 9, 2008, no comments have been received. 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 an application to amend the Zoning By-law, specifically By-law 1-88, on the subject lands shown on Attachment #1, to permit the (existing) open storage of plastic pipes in the hydro corridor (on lands zoned PB1(S) Parkway Belt Linear Facilities Zone) in association with the business at 131 Regalcrest Court (Royal Pipe). The business has entered into a lease agreement with Hydro One to permit the open storage within the hydro corridor. By-law 1-88 permits only public uses to locate within the PB1(S) Zone.

The open storage area is approximately 2.69 ha in size, and will be completely enclosed by a 2.0m high fence. The plastic pipes will not be stacked higher than 4.9 m.

Background - Analysis and Options

The subject lands are located southeast of Regional Roads #7 and #27, and directly east of 11 Regalcrest Court, within the hydro corridor, in Part of Lot 4, Concession 8, City of Vaughan.

The subject lands are designated "Public Use Area – Electric Power Facility" by the Parkway Belt West Plan, and zoned PB1(S) Parkway Belt Linear Facilities Zone by By-law 1-88. The lands within this Zone shall be used for no other purpose than public uses in accordance with Subsection 3.10 "Public Uses" of By-law 1-88. The proposal to permit the (existing) open storage of plastic pipes for a non-public use is not in accordance with the Zoning By-law, and therefore, an amendment is required.

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 application will be reviewed in the context of the policies contained within the Parkway Belt West Plan, Zoning By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposal to permit the (existing) open storage of plastic pipes within the hydro corridor and stacking heights;
- ii) the applicant currently has zoning in place and is storing plastic pipes to the north of the subject lands, as shown on Attachment #1; the impact of permitting additional open storage of plastic pipes within the hydro corridor will be reviewed; and;
- iii) the (existing) open storage of plastic pipes will require the submission of a formal site plan application to review access, potential landscaping and screening, and fencing.

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 was circulated to the Region of York Transportation Services Department, who has no objections to the proposal.

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, review will be given to the proposal in light of the policies in the Parkway Belt West Plan, the zoning requirements in By-law 1-88, and the area context, including the existing approved outside storage of plastic pipes to the north of the subject lands within the hydro corridor.

Attachments

1. Location Map

Report prepared by:

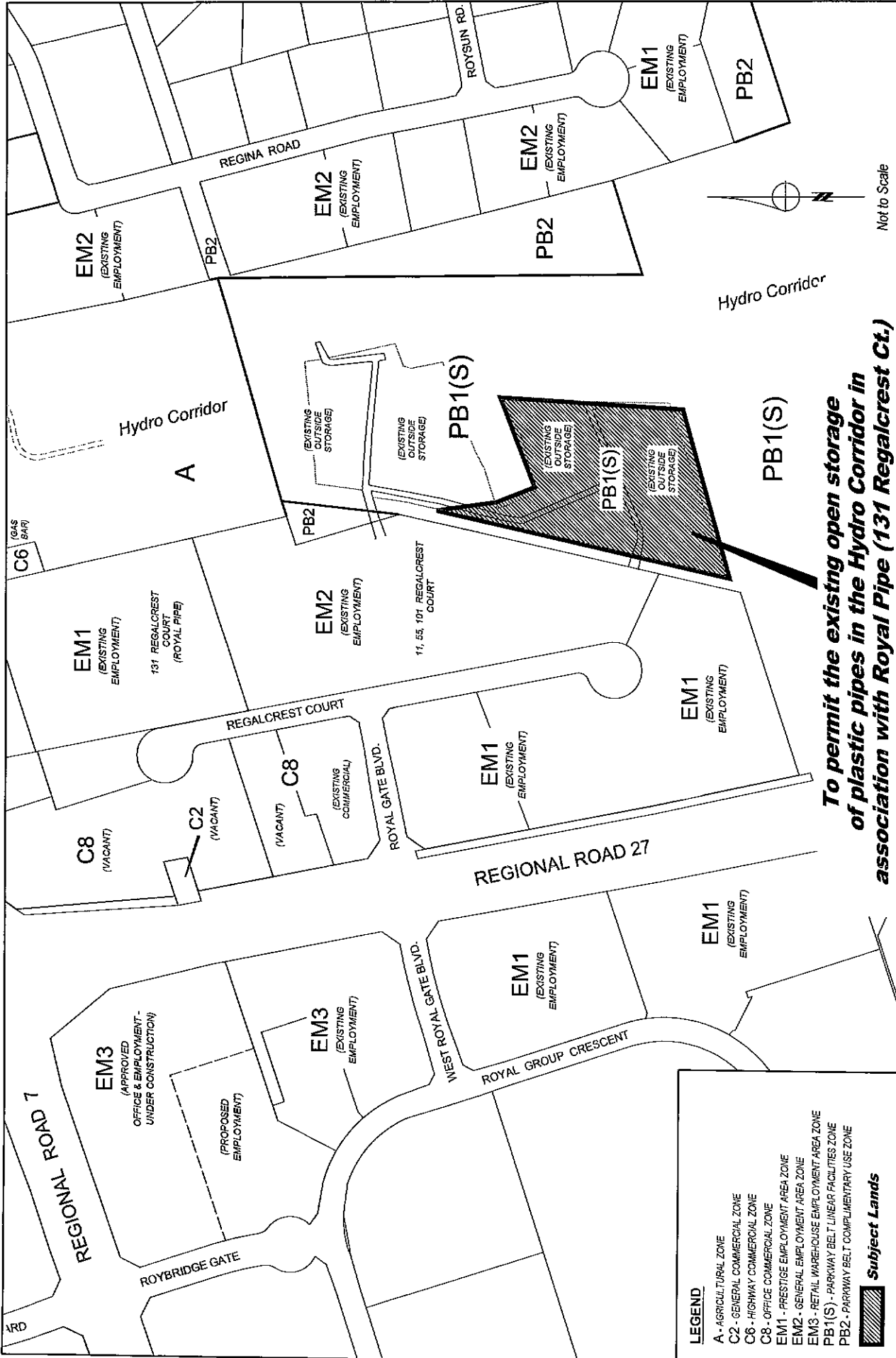
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



To permit the existing open storage in the Hydro Corridor in association with Royal Pipe (131 Regalcrest Ct.)

- LEGEND**
- A - AGRICULTURAL ZONE
 - C2 - GENERAL COMMERCIAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
 - PB2 - PARKWAY BELT COMPLIMENTARY USE ZONE
- Subject Lands**

Location Map

Part of Lot 4,
Concession 8

APPLICANT:
HYDRO ONE NETWORKS INC.

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The City Above Toronto

Development Planning Department

Attachment

FILE No.:
Z.08.023

May 12, 2008

