

**4. ZONING BY-LAW AMENDMENT FILE Z.08.053
2124396 ONTARIO LTD.**

P.2008.46

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.053 (2124396 Ontario Ltd.) 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 October 10, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of October 20, 2008, no comments 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 an application to amend the Zoning By-law, specifically By-law 1-88, to permit a metal sorting/recycling facility use with no outside storage, within the existing industrial building shown on Attachment #2, on the subject lands zoned EM2 General Employment Area Zone on Attachment #1.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southeast of Langstaff Road and Weston Road, known municipally as 562 Chrislea Road, being Lot 45 on Plan 65M-2588, in Part of Lot 10, Concession 5, City of Vaughan.

The subject lands are designated "Employment Area General" and subject to the "Waste Recycling" policies (Subsection 2.2.7.2) in OPA #450 (City Employment Area Plan). The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which does not permit recycling uses as-of-right. The applicant is proposing to amend By-law 1-88, to permit a metal sorting/recycling use in the EM2 Zone.

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 applicable City and Regional Official Plan policies, and By-law 1-88, including the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 Zone, and identifying any necessary zoning exceptions that may be required, if the application is supportable.

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, review will be given to the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 General Employment Area Zone, within an existing industrial building.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

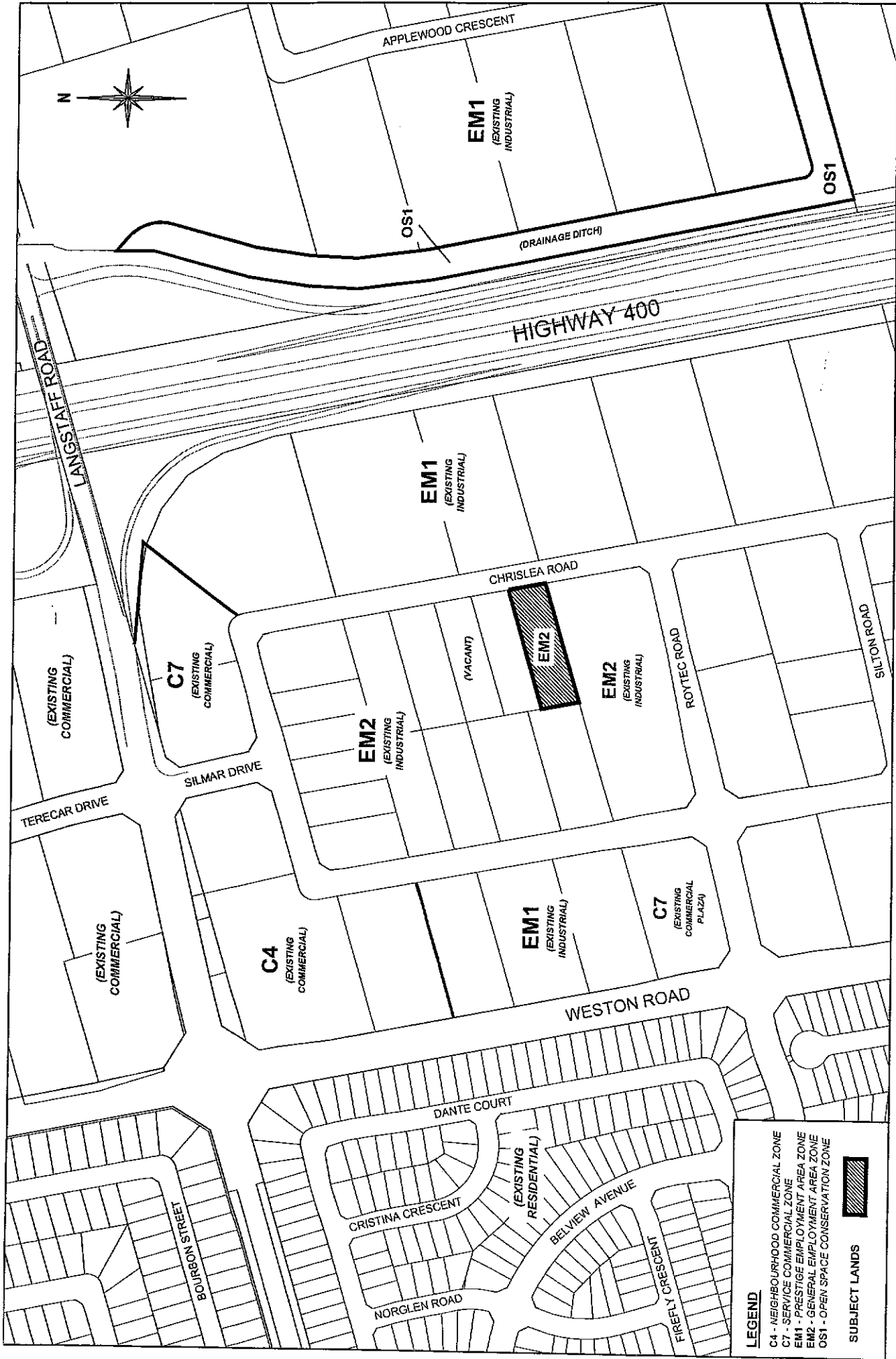
Christina Napoli, Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning


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LEGEND

- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS



Location Map

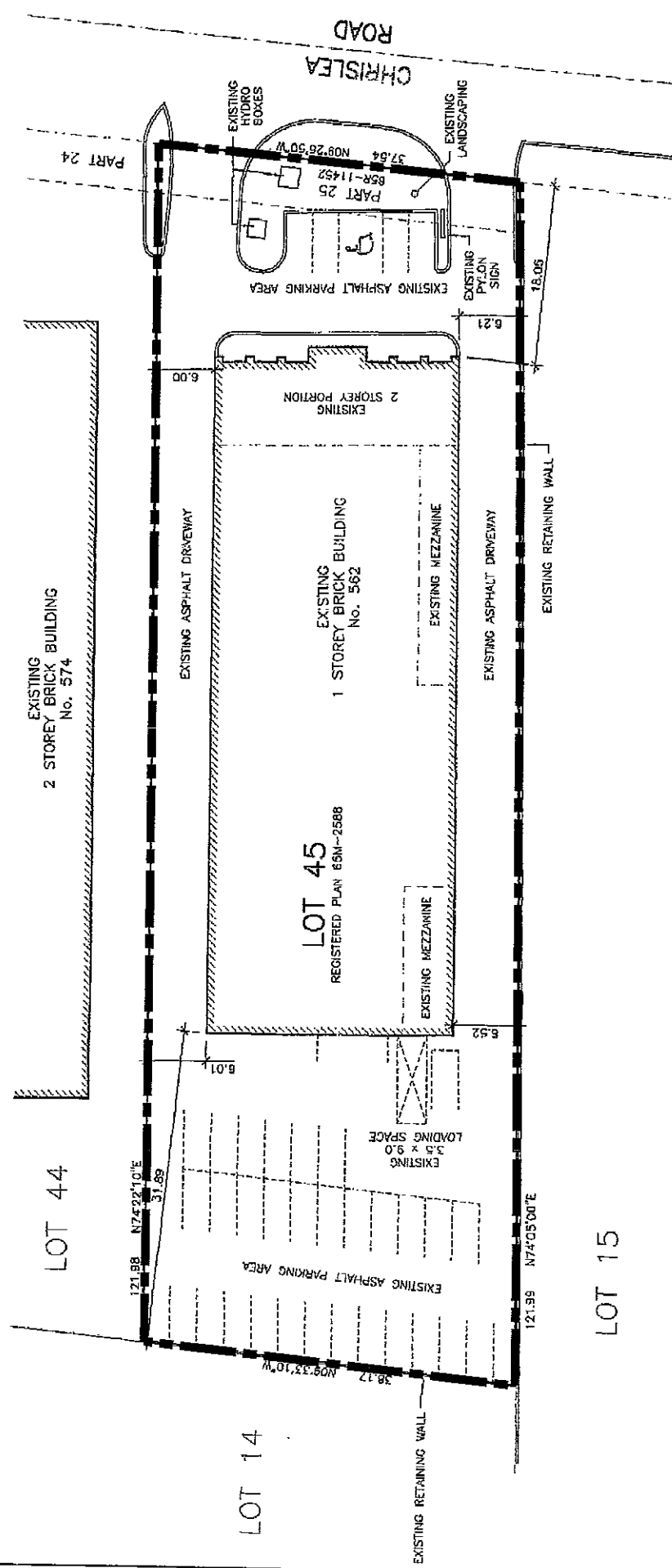
Part of Lot 10,
Concession 5
APPLICANT:
 2124396 ONTARIO LTD.
IN PART 1 ATTACHMENTS 2.1-08.053



Development Planning Department

Attachment 1

FILE No.:
Z.08.053
 Not to Scale
 September 15, 2008



SUBJECT LANDS ———

Site Plan

Part of Lot 10,
Concession 5
APPLICANT:
2124396 ONTARIO LTD.

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Development Planning Department

Attachment 2

FILE No.:
Z.08.053
Not to Scale
September 15, 2008