

**COMMITTEE OF THE WHOLE (PUBLIC HEARING)      NOVEMBER 17, 2008**

1.      **ZONING BY-LAW AMENDMENT FILE Z.08.058**      **P.2008.47**  
**1510904 ONTARIO LIMITED AND 1510905 ONTARIO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.058 (1510904 Ontario Limited and 1510905 Ontario Limited) 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 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 6, 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 rezone the subject lands shown on Attachment #1, from "A" Agricultural Zone to EM1 Prestige Employment Area Zone (Attachment #2), to permit the future development of the site for industrial/employment uses (no outside storage).

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located southeast of Fogal Road and Regional Road 50, in Part of Lot 7, Concession 10, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and by the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #3. The applicant is proposing to rezone the subject lands from "A" Agricultural Zone to EM1 Prestige Employment Area Zone, which would permit industrial/employment uses with no outside storage, in conformity with the Official Plan and Block Plan. 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 applicable City and Regional Official Plan policies, and the approved Block 57/58 Huntington Business Park Plan and By-law 1-88, including identifying any necessary exceptions to the EM1 Zone standards that may be required.

### **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 and the Region of Peel 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 proposed rezoning to EM1 Prestige Employment Area Zone will be reviewed in consideration of the policies in the Official Plan, the requirements of By-law 1-88, the approved Block Plan, and with existing and planned uses in the surrounding area. Any exceptions to the EM1 Zone standards that may be required, will be identified and reviewed.

### **Attachments**

1. Location Map
2. Proposed Zoning Change
3. Huntington Business Park – Approved Block Plan

### **Report prepared by:**

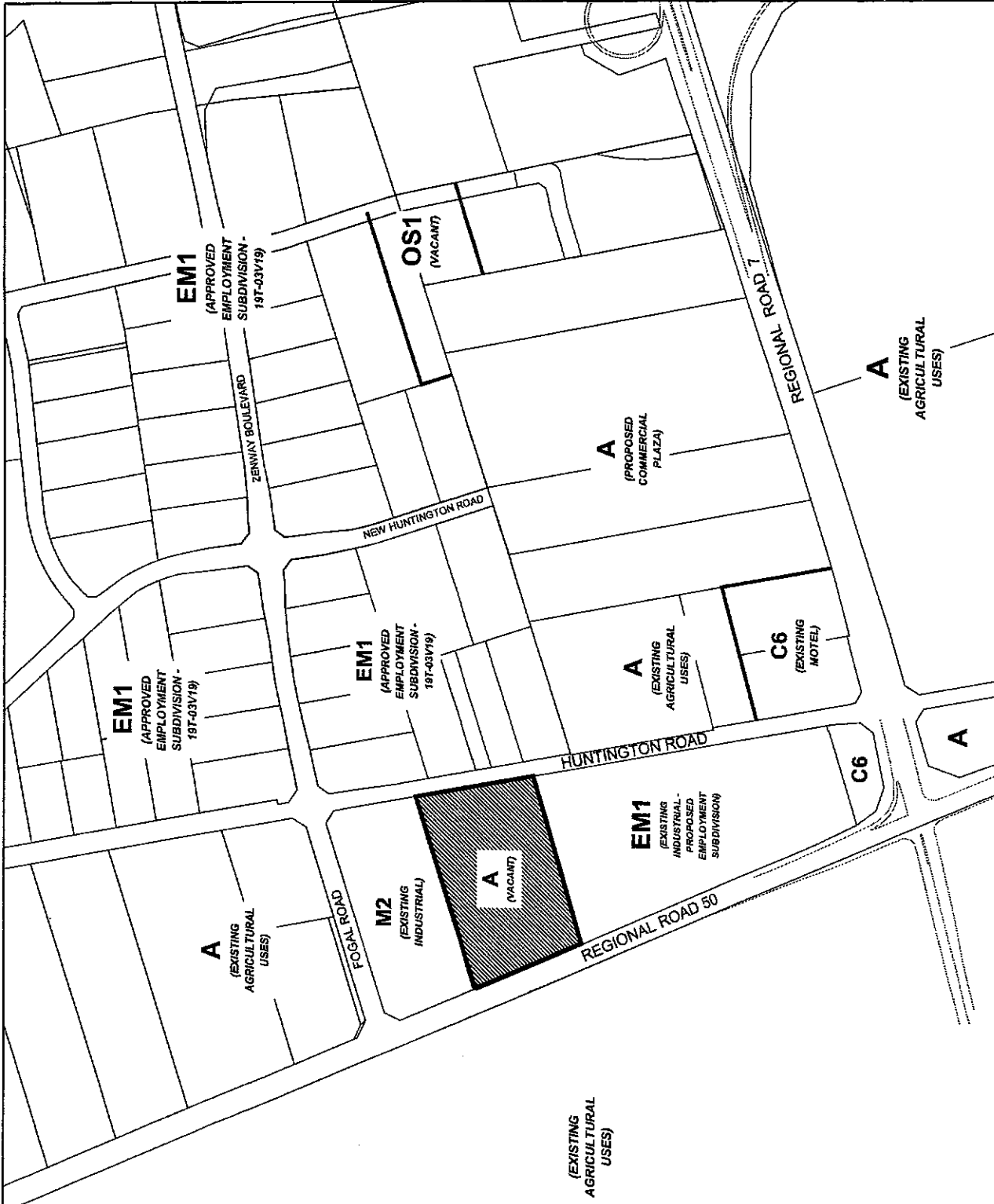
Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
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 7,  
Concession 10

APPLICANT:  
1510904 & 1510905 ONTARIO LIMITED

1510904 ATTACHMENT 1510905



*The City Above Toronto*

Development Planning Department

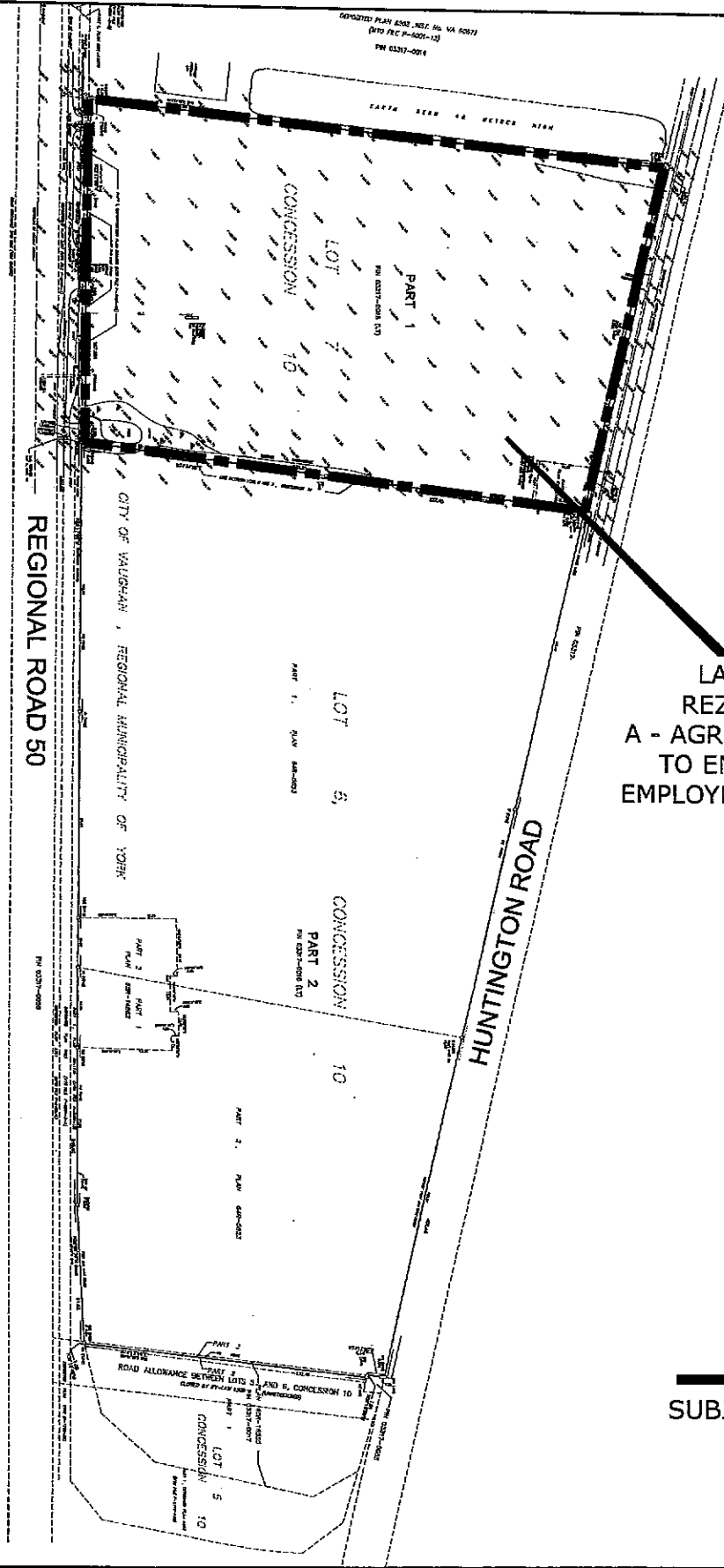
**Attachment**

FILE No.:  
Z.08.058

Not to Scale

October 20, 2008





LANDS TO BE  
REZONED FROM  
A - AGRICULTURAL ZONE  
TO EM1 - PRESTIGE  
EMPLOYMENT AREA ZONE

**— — — — —**  
SUBJECT LANDS

# Proposed Zoning Change

APPLICANT: 1510904 & 1510905 ONTARIO LIMITED  
Part of Lot 7, Concession 10



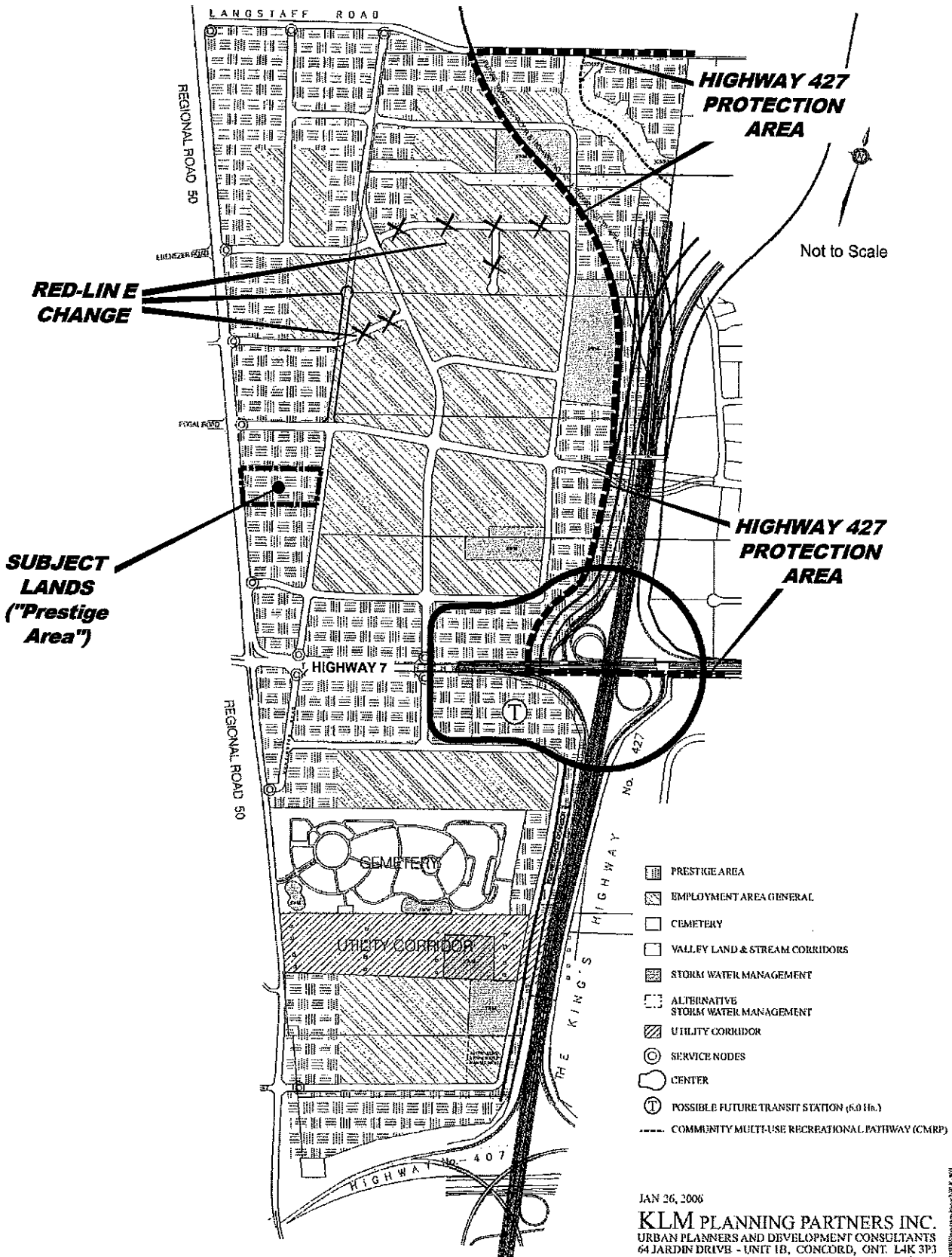
Development Planning Department

# Attachment

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# 2

# HUNTINGTON BUSINESS PARK - BLOCK PLAN



## Huntington Business Park - Approved Block Plan

APPLICANT:  
1510904 & 1510905 ONTARIO LIMITED

N:\DFT\1 ATTACHMENTS\Z\z.08.058a



*The City Above Toronto*

Development Planning Department

## Attachment

FILE No.: Z.08.058

October 20, 2008

Part of Lot 7,  
Concession 10

# 3