

Subject:
Attachments:

FW: February 6th Public Hearing TA & RY Investments Limited
562 Chrislea Road recycling zoning by-law file Z.08.053.pdf; ATT00001.htm; 562 Chrislea
Road Satellite Picture.pdf; ATT00002.htm

**PUBLIC HEARING C3
COMMUNICATION**

Date: Feb 6/18 ITEM NO. 1

From: Iuna Barone [mailto: [REDACTED]]
Sent: Tuesday, January 16, 2018 1:10 AM
To: Holyday, Margaret <Margaret.Holyday@vaughan.ca>

Subject: Tal Metals is going to be a small York Metal Recycling! don't make this error twice!

Hi Margaret,

You can send this as well.

I look to the company York Metal Recycling located at 562 Chrislea Road, Woodbridge in comparison to Tal Recycling. Same kind of operation but York Metals building is MUCH bigger and the space in the back is much bigger. The City of Vaughan approved it back in 2008. Please see attached.

	York Metal Recycling in Woodbridge	Tal Recycling in Concord
Lot Size	123.26 ft. x 400 ft.	82 ft. x 100 ft.

York Metal Recycling

The following was taken from the article on the internet: ZONING BY-LAW AMENDMENT FILE Z.08.053 2124396 ONTARIO LTD. The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008.

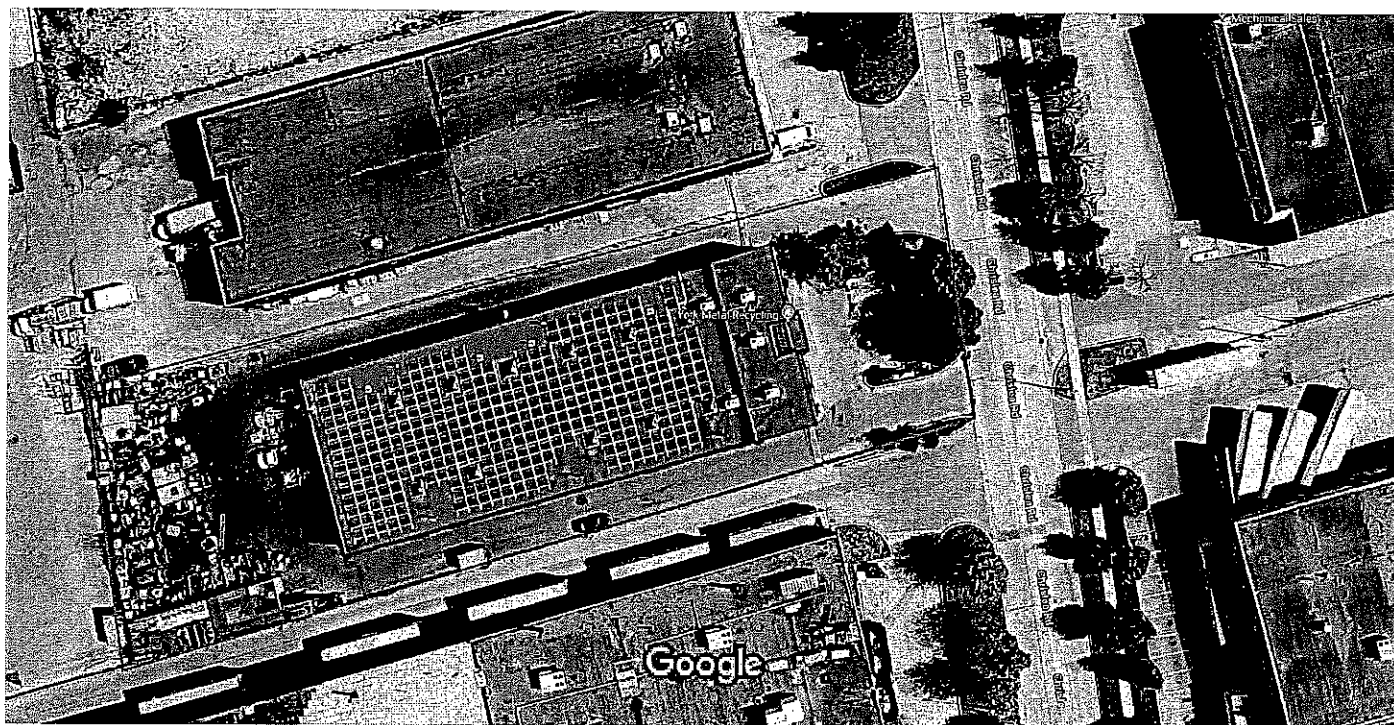
Purpose

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.

Did you read that??? "With no outside storage"! I am sure nobody has driven by there since 2008 because the outside is a DISASTER! If anyone of you care about the environment and the investors please drive by both properties! Tal Recycling already looks hazardous and is noisy enough and if the City gives Tal Recycling the rezoning then 84 Drumlin will look as horrific as 562 Chrislea Road and the surrounding building will lose their values.

Iuna Barone

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 10 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 10, 2008

Item 4, Report No. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

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

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:

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:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 10, 2008

Item 4, CW(PH) Report No. 55 – Page 2

- vi) 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
Arto Tikiryan, Senior Planner, ext. 8212

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)