



## MEMORANDUM

TO: Andy Taylor, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager *B.K.*

PREPARED BY: Gary Sellars, Senior Planner – West District *GAJ*

DATE: September 6, 2011

SUBJECT: Delegation of Authority to CAO to call a Public Meeting  
AGS Consultants Ltd.  
139, 195, 201, 203 and 205 Langstaff Road East  
3, 5 and 21 Essex Avenue  
Robert Tiberio  
196 and 198 Langstaff Road East  
Applications for Zoning By-law Amendments to extend permissions for  
temporary uses for an additional three years  
File Numbers: ZA. 11 114963, ZA. 11 114979, ZA. 11 114988,  
ZA. 11 114990 and ZA. 11 119729

### RECOMMENDATION:

That a statutory Public Meeting be scheduled for applications submitted by AGS Consultants Ltd. and Robert Tiberio for zoning by-law amendments to extend permissions for temporary uses for an additional three years.

### PURPOSE;

The purpose of this memo is to seek authorization from the Chief Administrative Officer to schedule a Public Meeting, in accordance with By-Law 4-2000.

### BACKGROUND:

#### Property and Area Context

The subject properties are located within the Langstaff community south of Highway 407, west of Bayview Avenue. Business offices and outdoor storage uses are located on these properties.

#### Official Plan and Zoning

The lands are designated Residential and Residential – Mixed Use by the Langstaff Gateway Secondary Plan (OPA 183).

The properties are currently zoned Hold - Rural Industrial [(H) R. IND] and Residential (R1) by By-law 2551, as amended. Amendments to By-law 2551 were approved by the Ontario Municipal Board on June 5, 2008 for the subject properties to permit business offices and outdoor storage on a temporary basis until June 5, 2011.

**Proposal**

The applicants have submitted applications for zoning by-law amendments to extend permissions for the temporary uses for an additional three years.

**DISCUSSION:**

The extensions of the permissions for the temporary uses are being sought in order that the existing business offices and outdoor storage uses on the subject properties can be maintained until water and sanitary sewer services are made available to the Langstaff community for redevelopment in accordance with the new Langstaff Gateway Secondary Plan, and the required approvals for redevelopment are obtained.

**ATTACHMENTS:**

Figure 1 – Location Map

