



March 4, 2013

Re: City Wide Zoning By Law
Submission to the Planning and Growth Management Committee
Attention: Frances Pritchard

The Greenhills Community Association of Ward 12 continues to have concerns about the transparency and the integrity of the planning process as executed by the City with regards to our community. While the City wide zoning by law appears to promote healthy neighbourhoods, there are zoning provisions that, in our view, encourage deterioration and decline.

The Greenhills Community Association disagrees with the zoning designation for properties in the Ingram Industrial area under the new harmonized zoning by law. This proposed by law places our community at risk and fosters further neglect of our area while posing a health risk to our residents.

The new harmonized zoning by law appears to permit other obnoxious uses such as a source separated organic waste processing facility as of right whereas this type of use previously required a rezoning under the former North York zoning by law 7625, as amended. In our view, the introduction of these additional uses constitutes a rezoning and requires that the affected property owners be properly notified of the proposed changes.

Finally, we are concerned about the status of a final building permit that was issued for the structure used as an asphalt plant at 103 Ingram Drive. The building permit was issued after the comprehensive zoning by law was adopted by the City in August 2010 but which was later repealed in 2011.

Sincerely,

Greenhills Community Association