

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

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The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

Contribution to Sustainability

Economic Impact

Communications Plan

- ## Purpose

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- b) open storage and display areas in the locations shown on Attachment #3 for the sale and display of heavy equipment and trucks related to agricultural activities; and,
- c) to allow employee parking for the existing retail nursery establishment located on the abutting property to the north (municipally known as 11800 Keele Street) on the subject lands, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ West side of Keele Street, north of Kirby Road (municipally known as 11650 Keele Street), shown as "Subject Lands" on Attachments #1 and #2. The subject lands are currently developed with two (2) existing buildings as shown on Attachment #3.
Official Plan Designation	<ul style="list-style-type: none">▪ "Agriculture Area" by in-effect OPA #600, and further identified within a "Special Policy Area" subject to a study to be undertaken to determine the appropriate land uses within the study area. The application can proceed as the proposed uses conform to the in-effect "Agricultural Area" policies of the Official Plan and is amending the Agricultural Zone of By-law 1-88, thereby maintaining the agricultural context of the area.▪ The in-effect Official Plan permits farming and accessory uses and farm related uses. The application conforms to the Official Plan.▪ The southern portion of the subject lands (11650 Keele Street) is further identified as "Natural Heritage System" by the Greenbelt Plan, which permits "the full range of existing and new agricultural and agricultural-related and secondary uses and normal farm practices". The application conforms to the Greenbelt Plan.▪ The subject lands are designated "Agricultural" by Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board.▪ VOP 2010 does not permit open storage uses and requires that commercial and industrial farm-related uses must be directly related to a farm operation. A farm operation is not proposed on the subject lands. The application does not conform to VOP 2010.

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Zoning	<ul style="list-style-type: none"> ▪ “A” Agricultural Zone by By-law 1-88, which permits agricultural uses, veterinary clinic, single family detached dwelling, home occupation, church, community centre, day nursery, public library, public or private hospital, school, correction or crisis care group home, recreational uses, retail nursery on a lot which was legally so used on September 19, 1988, seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located, woodlot, cottage industries, wayside pit, and wayside quarry. ▪ “Agricultural Use” is defined in Zoning By-law 1-88 as “any general farming or agricultural use which is not obnoxious to the public welfare including animal hospitals, apiaries, aviaries, berry or bush crops, animal husbandry, dog kennels or the breeding, boarding or sale of dogs or cats, field crops, forestry research station, goat or cattle dairies, mushroom farms, orchards, riding stables or academies, the raising of sheep or goats, the raising of swine, tree and shrub farms, and such uses or enterprises as are customarily carried on in the field of general agriculture”. ▪ The proposal to permit the motor vehicle sales establishment for heavy equipment and trucks and open storage and display areas all related to agricultural activities, and to allow employee parking for the retail nursery establishment building located on the lands to the north, are not permitted by Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required. ▪ A similar zoning exception for the sale of Farm Heavy Equipment and Trucks was permitted on the lands located on the north side of Kirby Road, west of Keele Street (K & K Holdings). The subject application will be reviewed in consideration of the approvals granted on the K & K Holdings site.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with the Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the City Official Plan policies.

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b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed motor vehicle sales establishment use for heavy equipment and trucks related to Agricultural activities along with the ancillary open storage and display area and the proposed employee parking for 11800 Keele Street on the subject lands, will be reviewed in consideration of compatibility with the surrounding land uses.
c.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required, if the subject application is approved and will be reviewed to ensure, but not limited to, appropriate building and site design, access, internal traffic circulation, parking, landscaping, and grading. ▪ The location of the motor vehicle sales establishment use for heavy equipment and trucks and the limits of the open storage and display areas, both related to agricultural activities, will be delineated and detailed through the site plan approval process. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), bio-swales, and drought tolerant landscaping, etc, will be reviewed and implemented through the site plan approval process, if approved.
d.	Traffic Impact Study	<ul style="list-style-type: none"> ▪ A Traffic Impact Study may be required to be submitted in support of the application, to the satisfaction of the Region of York Transportation and Community Planning Department and the Vaughan Development/Transportation Engineering Department.
e.	Phase 1 Environmental Site Assessment (ESA)	<ul style="list-style-type: none"> ▪ A Phase 1 ESA must be submitted in support of the application and must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The development proposal must be reviewed and approved to the satisfaction of the TRCA, including, but not limited to, the review of the infilling that has occurred on the subject lands and the establishment and the delineation of a top-of-bank on the southerly portion of the subject lands.
g.	Natural Heritage Evaluation	<ul style="list-style-type: none"> ▪ A Natural Heritage Evaluation must be submitted to demonstrate that the existing building and the gravel parking, and open storage and display area located on the southern portion of the subject lands conforms with the Greenbelt Plan, to the satisfaction of the TRCA and the City.

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h.	Archaeological Assessment	<ul style="list-style-type: none">▪ The north portion of the subject lands has been identified by the City of Vaughan Cultural Services Division as an area of high archaeological potential. The south portion of the subject lands have been cleared of any archaeological concern in July 2009. The Owner must submit an Archaeological Assessment for review by the City of Vaughan Cultural Services Division and the Ministry of Tourism, Culture and Sport in order to obtain an archaeological clearance for the north portion of the subject lands.
i.	Region of York	<ul style="list-style-type: none">▪ The development proposal must be reviewed to the satisfaction of the Region of York Transportation and Community Planning Department, with respect to access, traffic impact, and any road improvements to Keele Street.
j.	Canadian National Railway (CNR)	<ul style="list-style-type: none">▪ The development proposal must be reviewed to the satisfaction of the CNR, with respect to any setbacks or buffers that may be required being next to the CNR line.

Relationship to Vaughan Vision 2020/Strategic Plan

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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan

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(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.)