

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

4

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

### Contribution to Sustainability

### Economic Impact

## Communications Plan

- ## Purpose

## CITY OF VAUGHAN

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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"><li>▪ 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.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "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.</li><li>▪ The in-effect Official Plan permits farming and accessory uses and farm related uses. The application conforms to the Official Plan.</li><li>▪ 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.</li><li>▪ 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.</li><li>▪ 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.</li></ul>

**CITY OF VAUGHAN**

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Zoning	<ul style="list-style-type: none"> <li>▪ “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.</li> <li>▪ “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”.</li> <li>▪ 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.</li> <li>▪ 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 &amp; K Holdings). The subject application will be reviewed in consideration of the approvals granted on the K &amp; K Holdings site.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

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

.../4

# CITY OF VAUGHAN

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b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
c.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> </ul>
d.	Traffic Impact Study	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
e.	Phase 1 Environmental Site Assessment (ESA)	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
g.	Natural Heritage Evaluation	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

h.	Archaeological Assessment	<ul style="list-style-type: none"><li>▪ 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.</li></ul>
i.	Region of York	<ul style="list-style-type: none"><li>▪ 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.</li></ul>
j.	Canadian National Railway (CNR)	<ul style="list-style-type: none"><li>▪ 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.</li></ul>

#### **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

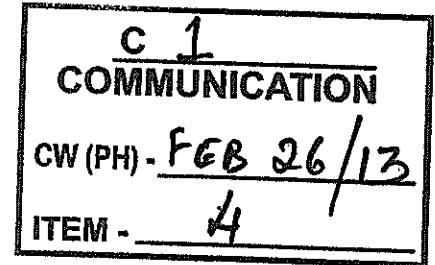
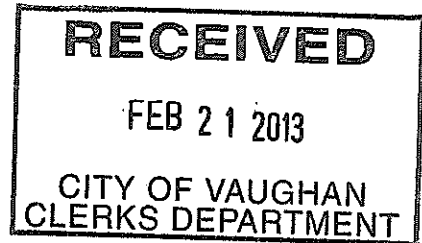
#### **Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

# *InfoPlan Research*

144 Marita Place  
Vaughan, Ontario, L4K 3J9  
TEL: 289-597-0225 CELL: 416-748-2453  
[plan@rogers.com](mailto:plan@rogers.com)



**February 15, 2013**

Mr. Stephen Lue  
Development Planning Department  
2141 Major Mackenzie Drive  
City of Vaughan  
L6A 1T1

**Dear Mr. Lue:**

**RE: Letter of Objection to the proposed development by the Applicant-  
Joseph Kreiner and Bren-Coll Holdings Inc. in the City of Vaughan.  
File #: Z.11.035**

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With respect to the upcoming Public Hearing scheduled for February 26, 2013 for the above noted matter, on behalf of our Client, Mr. & Mrs. Gino Di Luca, owners of the property municipally known as 11,666 Keele St., in the City of Vaughan, please be advised that our client objects to the proposed re-zoning application (i.e. Z.11.035). The Di Luca's own the property that is sandwiched in between the applicant's lands with a frontage of approximately 32m and a depth of 43m.

In reviewing the proposed development as indicated in the materials provided in the Notice of Public Meeting and in discussing the situation with the Client several significant concerns were identified which is the basis of this objection.

## **Concern #1: Proposed Driveway on the north-side of the Client's property**

Keele St is an arterial road as well as a Regional Rd. The policy of the York Region Transportation Department is to typically discourage multiple driveways and to minimize access onto arterial roads for various reasons. The client's property is approximately 32m wide. According to the sketch in the Public Notice the applicant currently has an existing driveway that abuts the southerly boundary of our Client's property. The applicant is proposing a second driveway that will border our Client's lands on their northerly boundary. As a result, the proposed and existing driveways would be only 32m apart. From our understanding, this distance is already somewhat narrow in terms of distance separation standards as required by the Region. Our client, whose property happens to be in the middle of these two driveways also has an existing driveway onto

Keele St. Three driveways within 32m of one another accessing onto a regional road would be (we believe) unacceptable to the Region but more importantly, poor planning and potentially dangerous. Furthermore, in the future, any attempt by our Client to develop their lands that would include accessing onto Keele St (i.e. the 3<sup>rd</sup> driveway) would most likely meet with much opposition from the Region because of the proximity issue. In fact, the Region would likely suggest that our Client work out a deal, such as a mutual driveway with their abutting neighbor (i.e. the applicant). In effect, this would restrict the development potential of our Client's property or, at the very least, impose undue hardship on their ability to develop their site unencumbered.

We suggest that to resolve this concern the applicant relocate the proposed driveway to the northerly boundary of their property along the proposed gravel parking area and connecting it to the existing (i.e. north/south) gravel driveway. This, in fact, makes more sense from a traffic flow perspective. At the same time it would mitigate what is already, (by all accounts) a troublesome issue for the tenants in the farmhouse (i.e. the significantly annoying noise levels from the current operation).

#### **Concern #2: Existing Driveway on the southh-side of the Client's property**

The second concern our client has is with the existing driveway that borders their property on the south side. In a discussion with the Client they have stated that both noise and dust pollution has been a major problem for their tenant since the operation began a few years ago. In addition, truck traffic occurs at all hours further exacerbating the problem. We understand that By-Law Enforcement at the City of Vaughan is aware of the problem and has tried to rectify it.

With this application before the City, now would be the appropriate time to resolve this matter, once and for all. We would suggest relocation the existing driveway well south of our Client's property. If that is not possible, then noise mitigation measures should be introduced and implemented. A qualified Noise Consultant should be retained at the expense of the applicant to make suitable recommendations approved by City staff and acceptable to our Client.

Our Client is prepared to work with the applicant to resolve these concerns. We trust that this letter is clear in outlining the issues. We plan to attend the Public Hearing barring any unforeseen circumstances. However, this letter represents our Client's formal participation in this process under the Planning Act. Should you have any questions please do not hesitate to call the undersigned.

Sincerely,  
**InfoPlan**

*Al Ruggero*

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Al Ruggero, MCIP, RPP, OLE

## Britto, John

---

**From:** Laratta, Francesca  
**Sent:** Thursday, February 21, 2013 10:15 AM  
**To:** Britto, John  
**Subject:** FW: Response for Public Hearing Notice-File # Z.11.035  
**Attachments:** Feb 15 Objection Let 2013.doc  
  
**Importance:** High

Hello John,  
Please find attached a communication item for Feb. 26 CW (PH), Item 4.

Many thanks,

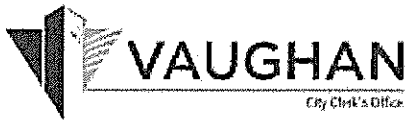
**Francesca Laratta**  
**City Clerk's Office**

City of Vaughan | 2141 Major Mackenzie Drive | Vaughan, ON L6A 1T1  
**tel:** (905) 832-8504 ext. 8329 | **fax:** (905) 832-8535

[francesca.laratta@vaughan.ca](mailto:francesca.laratta@vaughan.ca) | [www.vaughan.ca](http://www.vaughan.ca)

**RESPECT | ACCOUNTABILITY | DEDICATION**

Please consider the environment before printing this email.



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**From:** Lue, Stephen  
**Sent:** February 20, 2013 2:13 PM  
**To:** Committee of the Whole Public Hearing  
**Cc:** 'plan@rogers.com'  
**Subject:** FW: Response for Public Hearing Notice-File # Z.11.035

Hi John,

Could you please include this with for the February 26, 2013 Public Hearing – File Z.11.035.

Thank you,

Stephen

**STEPHEN LUE** MES MCIP RPP

---



**City of Vaughan Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1

T 905.832.8585 X 8210

F 905.832.6080

Website: [www.vaughan.ca](http://www.vaughan.ca)

---

**From:** Plan [<mailto:plan@rogers.com>]

**Sent:** Friday, February 15, 2013 3:38 PM

**To:** Lue, Stephen

**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** Response for Public Hearing Notice-File # Z.11.035

Stephen,

Attached is a Letter of Objection for the above noted application on behalf of Mr. and Mrs. G. Di Luca., owners of the property known as 11,666 Keele St.

Al

*Al Ruggero, RPP, MCIP, PLE*

***InfoPlan***

*144 Marita Place,*

*Vaughan, Ontario, L4K 3J9*

*Office Tel: 289.597.0225*

*Email: [plan@rogers.com](mailto:plan@rogers.com)*



# BROOKVALLEY

137 BOWES ROAD, CONCORD, ONTARIO L4K 1H3

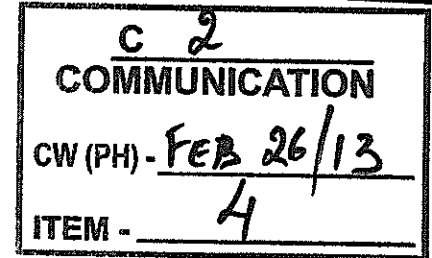
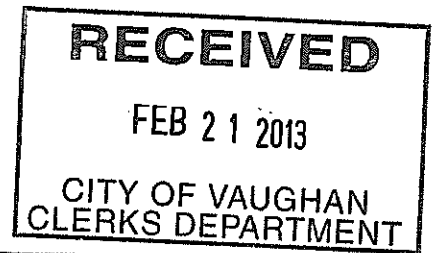
Tel: (905) 669-1588 • Toronto Line: (416) 661-3815 • Fax: (905) 669-3840

February 5, 2013

Stephen Lue  
City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Lue

Re: Joseph Kreiner and Bren-Coll Holdings Inc.  
11650 Keele Street  
File Number: Z.11.035



We are in receipt of your Notice of Public Meeting for the above noted application.

Please be advised that we are the owners of land immediately south of the subject lands, on the North West corner of Keele Street and Kirby Road, K and K Holdings Limited. Approximately 7 years ago we constructed, at our expense, a water main and sanitary sewer north along Keele Street from Vista Gate to service our development on the north side of Kirby Road, west of Keele Street.

Please be advised that we have no objection to the proposed zoning amendment, however, if the applicant intends to service their property and extend the existing water and sanitary services that we constructed, we would ask that the City and/or the Region of York impose a condition on the approval of the zoning amendment requiring the owner to enter into a cost sharing agreement. The cost sharing agreement would require the owner to reimburse K and K Holdings Limited for a share of the services that we constructed. As well, we would ask that similar building design guidelines be imposed on future development in keeping with the design guidelines that were imposed on our development.

Would you please continue to provide us with a notice of all future meeting as well as any decisions by Council.

We would be please to meet with you directly to discuss this matter in more detail.

Thank you for consideration of this request. We look forward to hearing from you.

Sincerely,

Paul Mondell  
K and K Holdings Limited

## Britto, John

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**From:** Laratta, Francesca  
**Sent:** Thursday, February 21, 2013 10:19 AM  
**To:** Britto, John  
**Subject:** FW: File Number Z.11.035  
**Attachments:** K&K Holdings Letter to Vaughan Feb52013.pdf  
  
**Importance:** High

Hello John,  
Another communication item for Feb. 26 CW (PH), Item 4.

Many thanks,

**Francesca Laratta**  
**City Clerk's Office**

City of Vaughan | 2141 Major Mackenzie Drive | Vaughan, ON L6A 1T1  
tel: (905) 832-8504 ext. 8329 | fax: (905) 832-8535

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RESPECT | ACCOUNTABILITY | DEDICATION

Please consider the environment before printing this email.



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**From:** Lue, Stephen  
**Sent:** February 21, 2013 8:53 AM  
**To:** Committee of the Whole Public Hearing  
**Cc:** 'Paul Mondell'  
**Subject:** RE: File Number Z.11.035

My apologies, John, I may not have attached the letter to my email from yesterday.

Stephen

**STEPHEN LUE** MES MCIP RPP

---

**City of Vaughan Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1  
T 905.832.8585 X 8210  
F 905.832.6080

**From:** Lue, Stephen  
**Sent:** Wednesday, February 20, 2013 3:39 PM  
**To:** Committee of the Whole Public Hearing  
**Cc:** 'Paul Mondell'  
**Subject:** RE: File Number Z.11.035

Hi John,

Could you please include this with the Z.11.035 Public Hearing package for February 26, 2013?

Thank you,

Stephen

**STEPHEN LUE** MES MCIP RPP

---

**City of Vaughan Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1  
T 905.832.8585 X 8210  
F 905.832.6080  
Website: [www.vaughan.ca](http://www.vaughan.ca)

---

**From:** Paul Mondell [<mailto:pmondell@brookvalleydevelopments.com>]  
**Sent:** Monday, February 11, 2013 11:34 AM  
**To:** Lue, Stephen  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Number Z.11.035

Please see attached a letter with respect to the above noted file.

Please do not hesitate to contact me with any questions or concerns

Regards

**Paul Mondell**  
**Vice President**  
**Brookvalley Property Management**  
137 Bowes Road  
Concord, Ontario  
L4K 1H3  
Office: (905)738-8001  
Fax: (905)669-3840  
Cell: (416)460-7009  
[pmondell@brookvalleydevelopments.com](mailto:pmondell@brookvalleydevelopments.com)

**4.        ZONING BY-LAW AMENDMENT FILE Z.11.035  
          JOSEPH KREINER AND BREN-COLL HOLDINGS INC.  
          WARD 1 - VICINITY OF KEELE STREET AND KIRBY ROAD**

**P.2013.11**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.035 (Joseph Kreiner and Bren-Coll Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)        Date the Notice of a Public Meeting was circulated: February 1, 2013
- b)        Circulation Area: 150 m
- c)        Comments Received as of February 12, 2013: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.035 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the "A" Agricultural Zone provisions, to permit the following on the subject lands shown on Attachment #3:

- a)        a motor vehicle sales establishment use for heavy equipment and trucks related to agricultural activities;
- 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"><li>▪ 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.</li></ul>
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	<p>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.</p> <ul style="list-style-type: none"> <li>▪ The in-effect Official Plan permits farming and accessory uses and farm related uses. The application conforms to the Official Plan.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ "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.</li> <li>▪ "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".</li> <li>▪ 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.</li> </ul>

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f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>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.</li> </ul>
g.	Natural Heritage Evaluation	<ul style="list-style-type: none"> <li>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.</li> </ul>
h.	Archaeological Assessment	<ul style="list-style-type: none"> <li>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.</li> </ul>
i.	Region of York	<ul style="list-style-type: none"> <li>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.</li> </ul>
j.	Canadian National Railway (CNR)	<ul style="list-style-type: none"> <li>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.</li> </ul>

#### **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

### **Report prepared by:**

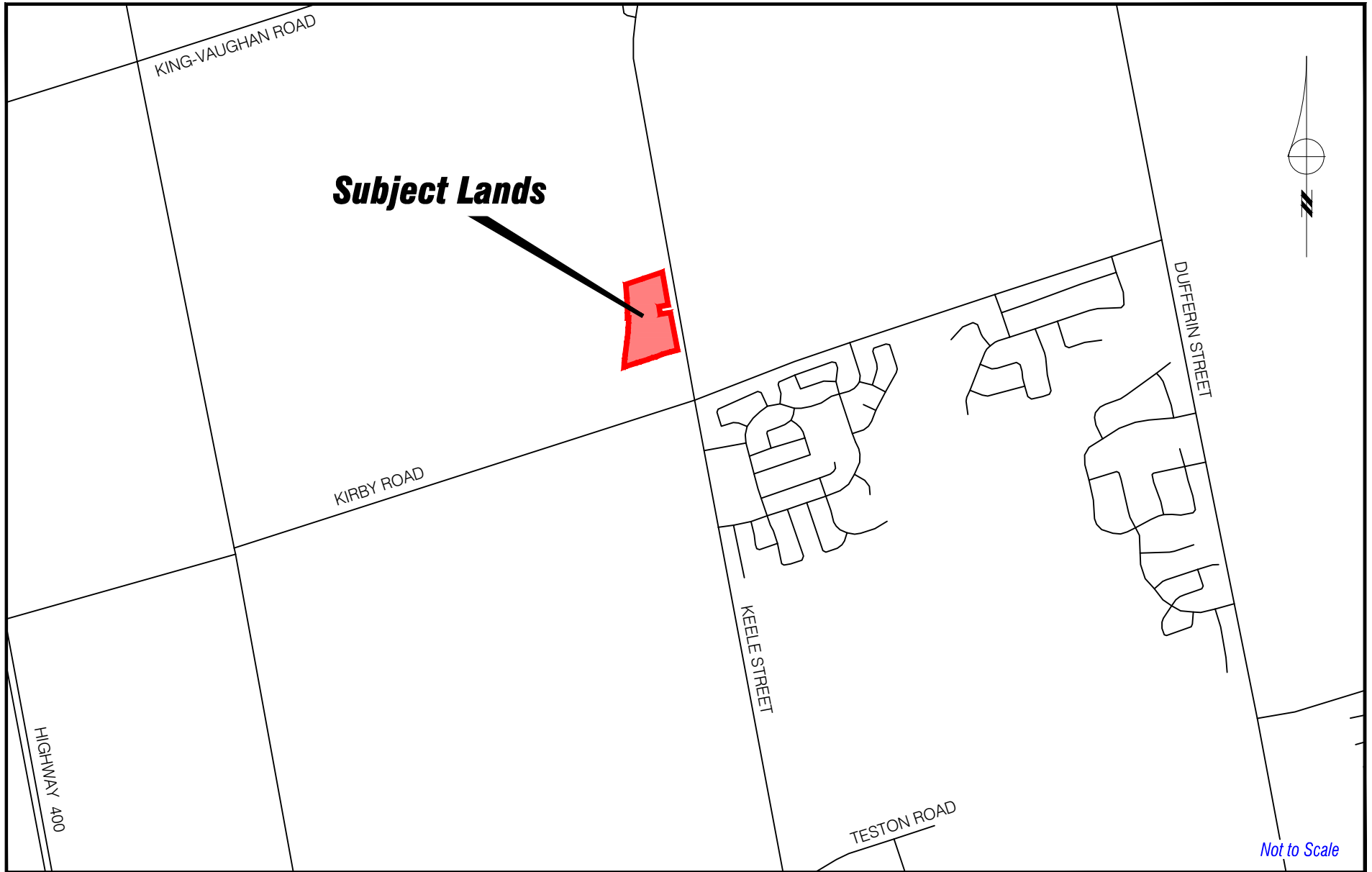
Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lots 31 & 32, Concession 4

APPLICANT:  
Joseph Kreiner and Bren-Coll Holdings Inc.

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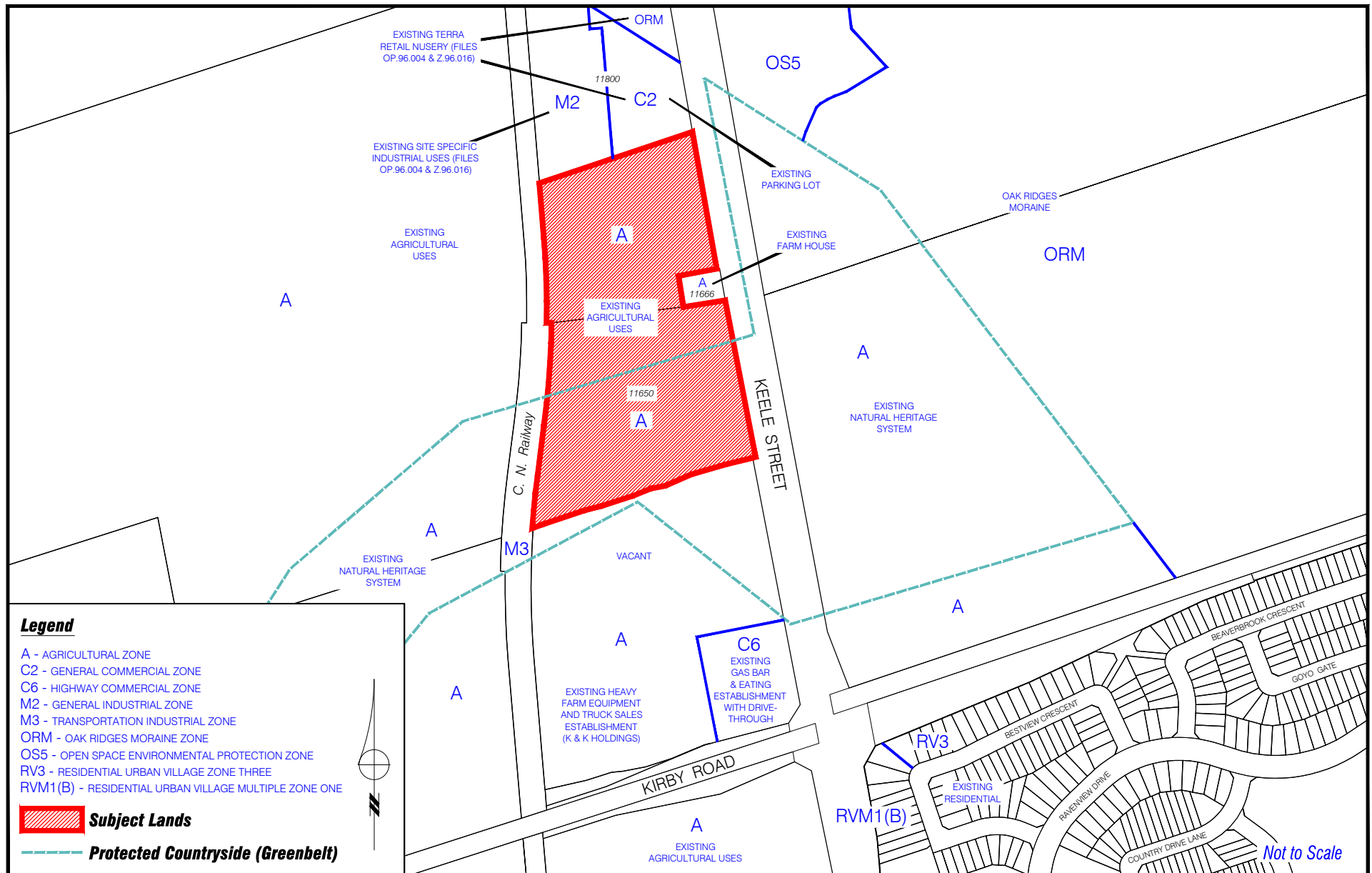


## Attachment

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DATE:  
January 29, 2013

1



## Location Map

LOCATION:  
Part of Lots 31 & 32, Concession 4

APPLICANT:  
Joseph Kreiner and Bren-Coll Holdings Inc.

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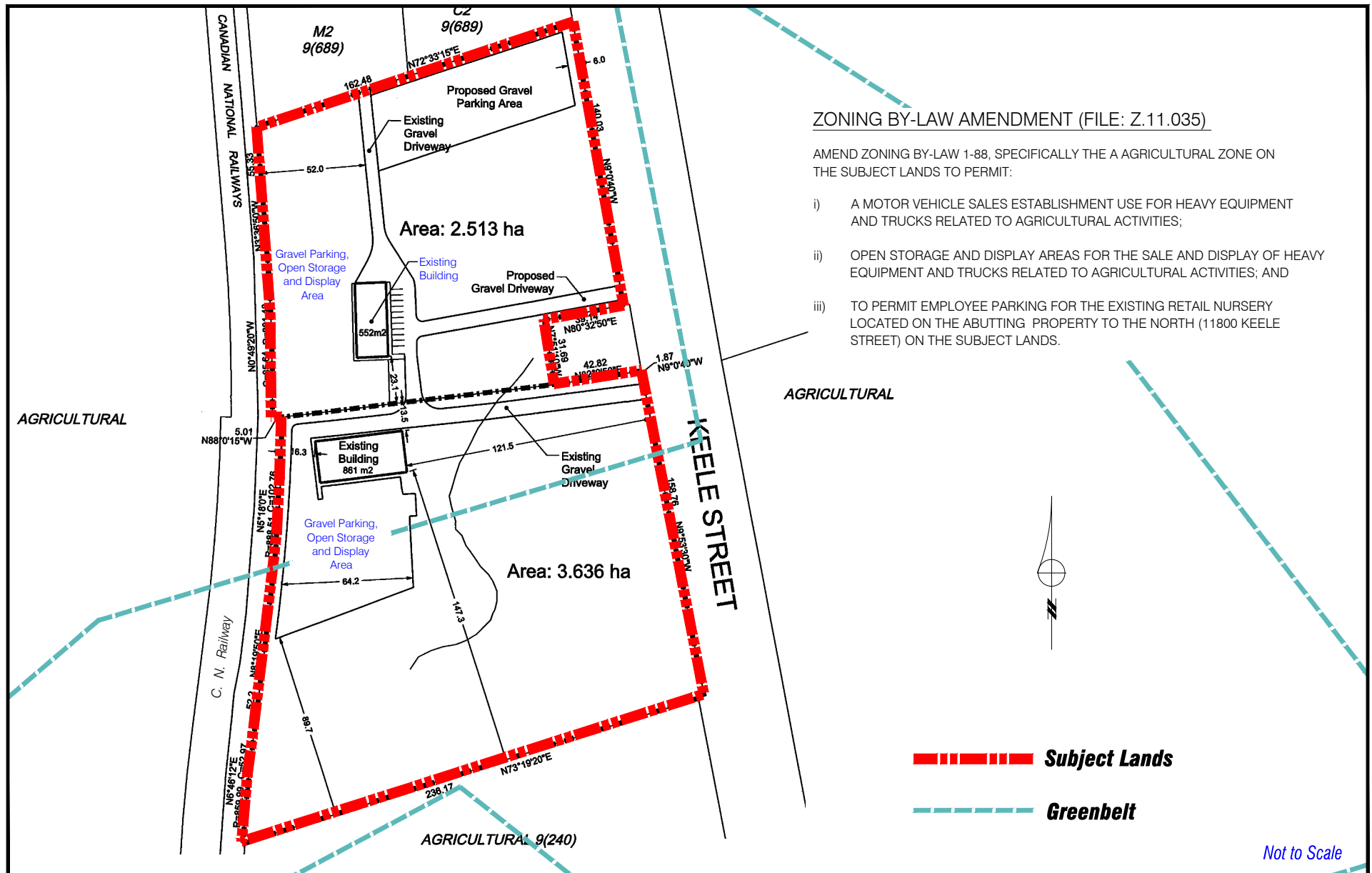


Attachment

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Z.11.035

DATE:  
January 29, 2013

2



# Conceptual Site Plan

LOCATION:  
Part of Lots 31 & 32, Concession 4

APPLICANT:  
Joseph Kreiner and Bren-Coll Holdings Inc.

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Attachment

FILE:  
Z.11.035

DATE:  
January 29, 2013

3