

CERTIFICATE OF APPROVAL AMENDMENT – 20 FRESHWAY DRIVE

Recommendation

The Commissioner of Community Services, in consultation with the Director of Public Works, the Director of Legal Services, the Director of Building Standards, and the Director of Community Planning, recommends that:

1. The Ministry of the Environment be advised, that based on the site plan as submitted by Eco Wood Products Ltd., the property does not comply with the zoning by-law with respect to landscaping and parking requirements;
2. That the Ministry of the Environment be requested to hold a public meeting on the application by Eco Wood Products Ltd.; and,
3. That should the City's request for the Ministry of the Environment to hold a public meeting be denied, the following conditions be made part of the amended Certificate of Approval for Eco Wood Products Ltd.:
 - a) That the maximum height for storage of materials outdoors be limited to seven (7) feet;
 - b) That the 6.0 metre Fire Route, as required by building permit No. 84-1826, be maintained at all times;
 - c) That Eco Wood Products Ltd. submit to the City of Vaughan on a monthly basis the following information:
 - total tonnes of materials received per day
 - total number of loads of material received per day
 - total number of tonnes of processed materials shipped off-site per day
 - total number of loads leaving the site per day

Background

Late in 2000, Eco Wood Products Ltd. applied to the Ministry of Environment to amend their Certificate of Approval to increase the daily amount of tonnes handled at their site at No. 20 Freshway Drive, from 60 tonnes per day to 240 tonnes per day.

Upon notification by the Ministry about this request, staff circulated the proposal to various City Departments for comments.

The subject property is presently zoned "EM2" (General Employment Area Zone) under City of Vaughan Zoning By-Law 1-88, subject to the provisions of Exception paragraph 9(770).

Waste Recycling use is not permitted under present zoning regulations. However, as the use of this site commenced prior to the enactment of Zoning By-law 1-88, the property has a "Legal Non-Conforming" status.

Based on the site plan, as submitted to the Ministry, the property does not comply with landscaping and parking requirements. The zoning by-law requires approx.15 parking spaces (calculated at 1.5 parking spaces / 100 sq.m. GFA) to be provided with a minimum of 5% of the area of the lot to be landscaped. There is no landscaping or parking shown on the plan submitted.

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The plans approved with the building permit for the rear building (Permit 84-1826 issued July 30/84) required a 6.0 metre wide Fire Route around the building. This Fire Route is not being provided and must be re-established and maintained in accordance the Ontario Building/Fire Codes.

In order to provide an opportunity for neighbouring businesses and landowners to put forward any concerns, and also provide an opportunity for identifying opportunities to mitigate any potential impacts associated with an expanded operation in the future, the Ministry of the Environment should be requested to hold a public meeting regarding this application.

Should the Ministry decide not to hold a public meeting, staff suggest that the following requirements should taken into consideration by the Ministry, and be made part of the conditions for the applicant receiving an amended Certificate of Approval:

- A) That the maximum height for storage of materials outdoors be limited to a maximum of seven (7) feet;
- B) That the 6.0 metre Fire Route, as required by building permit No. 84-1826, be maintained at all times;
- C) That Eco Wood Products Ltd. submit to the City of Vaughan on a monthly basis the following information:
 - total tonnes of materials received per day
 - total number of loads of material received per day
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 - total number of loads leaving the site per day

Conclusion

In summary, the site plan submitted to the Ministry of the Environment by Eco Wood Products Ltd. does not meet the current zoning by-law. However, this alone, may not be justification for the Ministry to deny the applicant's request.

The Ministry should be requested to hold a public meeting with respect to this application to provide neighbouring businesses and landowners an opportunity to provide input, receive information, and perhaps mitigate any future problems.

Should the Ministry of the Environment decide not to hold a public meeting, the Minister should be requested to ensure that the previously noted conditions are made part of the amended Certificate of Approval.

Respectfully submitted,

G. Doris Haas
Commissioner of Community Services

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