

COMMITTEE OF THE WHOLE APRIL 8, 2002

**SITE DEVELOPMENT APPLICATION FILE DA.01.078
RELATED ZONING BY-LAW AMENDMENT FILE Z.02.018
YORK MAJOR HOLDINGS INC. (EAGLE'S NEST GOLF COURSE)**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.078 (York Major Holdings Inc.) BE APPROVED, provided that:

- A. The site plan conforms to the requirements of the Oak Ridges Moraine Conservation Plan filed under the Regulations Act, pursuant to the Oak Ridges Moraine Conservation Act.
- B. The By-law to lift the (H) Holding Provision has been enacted for the portion of the lands, subject to the site plan agreement:

AND subject to the following:

- 1. That prior to the execution of the site plan agreement(s) for the respective buildings and related land area:
 - i) the final site plan and elevations for the clubhouse and maintenance facilities shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing, stormwater management and grading plans shall be approved by the Engineering Department;
 - iii) the final landscape plans, including a detailed landscape cost estimate, and fencing details, shall be approved by the Urban Design Department; and,
 - iv) the Owner shall provide the City with the legal description and reference plan for the lands that are subject to the site plan agreement;
- 2. That the site plan agreement include provisions that:
 - i) prior to the issuance of a building permit(s), the required amendments to the Certificate of Approval for the portion of the lands pertaining to the site plan application shall have been approved by the Ministry of the Environment;
- 3. A copy of the Council minutes be forwarded to the Region of York, City of Toronto, Toronto and Region Conservation Authority, Ministry of the Environment and Ministry of Natural Resources.

Purpose

On October 31, 2001, the Owner submitted a site plan application to facilitate the development of a 2-storey clubhouse building totaling 2,433.8 m² with 211 parking spaces and access to Dufferin Street; two 1-storey maintenance buildings totaling 1221.47 m² with 80 parking spaces and

access to the future McNaughton Road; and accessory buildings. These buildings are part of the overall plans to develop an 18-hole golf course.

This site plan application pertains **only** to the clubhouse and maintenance buildings and their related lands, the stormwater management pond and accessory buildings, as shown on Attachment 1. The golf course lands are discussed in a separate report on the April 8, 2002 Committee of the Whole agenda under Zoning By-law Amendment Application Z.02.018 (York Major Holdings Inc.), which concerns the lifting of the “H” Holding Symbol.

Background - Analysis and Options

Location

The golf course lands are located at the northwest corner of Dufferin Street and Major Mackenzie Drive, in Parts of Lots 21 to 25 inclusive, Concession 3, City of Vaughan, consisting of approximately 92 ha with 210 m frontage on Dufferin Street. The subject site for the clubhouse and maintenance buildings is located in Part of Lot 22, Concession 3, City of Vaughan (Attachment #1). The surrounding land uses are as follows:

- North - valley lands (OS1-H and OS1 Open Spaces Open Space Conservation Zones)
- South - residential, agricultural (A Agricultural Zone)
- West - vacant industrial (M1-H Restricted Commercial Zone)
- East - Dufferin Street; residential, valley lands, golf driving range (A Agricultural and OS1 Open Space Conservation Zones)

Official Plan

The lands concerning the clubhouse and maintenance buildings, which are the subject of this application, are designated “Open Space Policy Area 3” by OPA #332 as amended by OPA #535, which allows a golf course use and ancillary uses. The proposal conforms to the Official Plan. The broader golf course lands are designated “Open Space Special Policy Area 3”, Open Space Special Policy Area 2 (Primary Buffer Area)” and “Open Space” by OPA #332, as amended by OPA #535.

Maple Valley Plan

On July 10, 2000, Council approved OPA #535 (Maple Valley Plan), which established the future land use policies for the closing and rehabilitating of the Keele Valley Landfill site, Primary and Secondary Buffer lands, old Vaughan Landfill site, and Avondale Composting site. The Maple Valley Plan’s objectives were to integrate the Keele Valley Landfill site and surrounding lands into the Maple Community to allow for the creation of a major park/open space park system and develop policies to allow for the use of adjacent private land holdings primarily for open space, commercial and prestige industrial uses. On November 22, 2000, the Region of York approved OPA #535.

Zoning

By-law 427-2000 was enacted by Council on October 10, 2000, to implement the policies of OPA #535, the Maple Valley Plan. The subject lands are zoned OS2-H Open Space Park Zone with the “H” Holding Symbol, by By-law 1-88, as amended by By-law 427-2000, which allows golf course use and related buildings. The broader golf course lands are zoned OS2-H Open Space Park Zone, OS2-H Open Space Park Zone Area “A”, and OS1-H Open Space Conservation Zone, all with the “H” Holding Symbol, and OS1 Open Space Conservation Zone Primary Buffer Area.

"H" Holding Symbol

The lands pertaining to the clubhouse and maintenance facilities are subject to the "H" Holding Symbol under the Maple Valley Plan. The "H" Holding Symbol was placed on lands that are specifically subject to the "Waste Disposal Assessment Area" policies of the Plan. Any development of such land that is subject to Certificate of Approval with the Ministry of the Environment or a change of use from that allowed at the time of the enactment of the Maple Valley Plan and By-law, shall require the submission of reports, which include stormwater management, hydrogeology, infiltration and impact of the proposed use on the long-term environmental controls, monitoring and maintenance the Keele Valley Landfill site. The subject lands are currently subject to a Certificate of Approval and are vacant. The conditions for lifting the "H" Holding Symbol for the clubhouse and maintenance buildings and related lands have to be addressed to the satisfaction of the City, in consultation with the Ministry of the Environment.

Oak Ridges Moraine Conservation Act/Plan

The Oak Ridges Moraine Conservation Act received Royal Assent on December 14, 2001. The Act provides that the Minister of Municipal Affairs and Housing may by regulation establish the Oak Ridges Moraine Conservation Plan. Section 7 of the Act provides that decisions made under the Planning Act or Condominium Act shall conform to the Oak Ridges Moraine Conservation Plan. Section 15 of the Act includes transitional policies for applications commenced and decided upon, and applications commenced and not decided upon, prior to November 17, 2001.

Section 15(3) of the Act provides that Section 7 does not apply to an application, matter or proceeding commenced prior to November 17, 2001, if a decision has been made in respect of the application, matter or proceeding before that date.

The site plan application was submitted on October 31, 2001 and is considered under the Oak Ridges Moraine Conservation Act to have been commenced but not decided upon prior to November 17, 2001.

It is noted that the lands subject to the site plan application are located within the area defined as "Settlement Area" in the November 2001 draft of the Oak Ridges Moraine Conservation Plan. Section 5.2 of the draft Oak Ridges Moraine Conservation Plan states that all applications in Settlement Areas that were commenced but not decided upon before the Plan takes effect, are not subject to the Plan. Site plan approval should therefore only be given on the provision that the site plan conforms to the requirements of the Oak Ridges Moraine Conservation Plan filed under the Regulations Act, pursuant to the Oak Ridges Moraine Conservation Act.

Certificates of Approval - MOE

The Keele Valley Landfill site is scheduled to close at the end of 2002. As part of the process leading up to closure, the City of Toronto has made application to the Ministry of the Environment to amend Certificate of Approval A230610. This amendment is to define the lands needed to manage the site through its entire post closure phase for the potential contaminating life span of the site. The application to amend the site boundary includes the elimination of some portions of the Secondary Buffer Lands, and the addition of some current Secondary Buffer lands to the Primary Buffer. This will require the transfer of lands between Toronto and York Major Holdings who are the owners of the lands within the Secondary Buffer. Agreements between Toronto and York Major Holdings are being prepared to clarify and resolve any potential issues regarding land ownership and access rights necessary for closure.

On December 18, 2001, Council adopted a resolution supporting the amendments to the Certificate of Approval to define the lands that will make up the post closure site along with changes to the rapid stabilization program (leachate recirculation) at the Landfill site.

As part of the proposed redevelopment of the lands surrounding the Keele Valley Landfill site several other amendments to the MOE Certificate of Approval are proposed. The applications that are relevant to the golf course area and use include:

1. Reduction of secondary buffer area and deletion of leachate recirculation;
2. Grading of former Honey Pot Lands Secondary Buffer;
3. Grading of Southern Buffer Lands;
4. Grading of Toronto Burrow Lands adjacent to Dufferin Street;
5. Storm sewers and irrigation plan, Eagle's Nest Golf Course;
6. Maintenance Buildings, Eagle's Nest Golf Course;
7. Clubhouse Building, Eagle's Nest Golf Course;
8. McNaughton Road Realignment;
9. McNaughton Road Watermain; and,
10. Approval of Golf Course Use.

In addition to the Certificate of Approval applications, there are two applications filed with the Ministry of the Environment under Section 53 of the Ontario Water Resources Act for the construction of Stormwater Management Ponds B, E and G. Ponds E and G are located on the area to be used for the golf course. Pond E has an additional function of water storage facility for the irrigation of the golf course. Pond B, located in the Primary Buffer, is to be reconfigured. A permit has also been filed with the Toronto and Region Conservation Authority for alterations to the watercourse in the area south of Pond E.

The clubhouse and maintenance buildings and related lands are located within the Secondary Buffer area within the general Keele Valley Landfill site and are subject to the Certificate of Approval. The site plan agreement is to contain provisions that the required amendments to Certificate of Approval the lands forming part of this application, be approved prior to the issuance of a building permit.

Land Exchanges/Easements

The Owner is proposing to convey to the City of Vaughan:

1. approximately 20 ha ANSI/ESA lands in Part of Lot 25, Concession 3, free of charge and encumbrance; this is reviewed in more detail in the report addressing the lifting of the "H" Holding zone provision.
2. the road allowance for the extension of McNaughton Road to Major Mackenzie Drive; satisfactory arrangements with the City to ensure its conveyance and construction is a condition of the City lifting the "H" Holding zone provision.

Also, the Owner and City of Toronto are in the process of exchanging parcels of land and providing easements over lands within the Secondary Buffer area that are privately owned, and the Primary Buffer area that is owned by the City of Toronto, for the purposes of facilitating the golf course design and appropriate lands for the post-closure maintenance and monitoring of the Landfill site.

Environmental Impact Studies

The Owner has submitted to the City, two environmental impact studies (EIS), prepared by ESG International, addressing the north and south portions of the site. The reports were circulated to the Region of York, Toronto and Region Conservation Authority and Ministry of Natural Resources for comment. The City has had the reports peer-reviewed by LGL Limited and comments have been received from the Authority and the Region of York. Comments with respect to the EIS reports are included in the Committee Item on this agenda dealing with

Application Z.02.018 (York Major Holdings Inc.) to lift the "H" Holding provision of the zoning by-law.

Irrigation Supply

Discussions have been ongoing between the Owner and the City with respect to the potential for obtaining water for irrigation purposes from Well Number 5 on the former MNR lands now owned by the City of Vaughan. Dixon Hydrogeology Ltd. has recently completed an assessment of the aquifer yield and a long-term aquifer test on Well 5 in support of a permit to take water application for the use of Well 5 for irrigation supply purposes for the golf course. The Ministry of Environment's review and approval of the application is required. An agreement between the City and Owner will be required for the supply of the water from Well 5.

Clubhouse Building

a) Site Plan

The clubhouse is set back approximately 180m from Dufferin Street and accessed by a driveway from Dufferin Street. The 2-storey building proposes to provide a banquet hall, pro shop and café. The site statistics are as follows:

Total Gross Floor Area	2433.80m ²
Parking:	
- Required	120 parking spaces, includes 2 barrier free spaces
- Provided	211 parking spaces, excludes the required 3 barrier free spaces

The refuse area should be internal to the building and indicated on the site plan. The site plan also needs to provide the 3 barrier-free parking spaces that are required by the By-law, and their access from the parking area into the building.

b) Elevations

The main entrance of the rectangular clubhouse building, which projects into the front yard, is featured on the north elevation with a column covered terrace that wraps around the building from the north elevation along the west elevation and terminating in the south elevation. The west elevation includes an entrance that leads down the stairs to the 1st- hole of the golf course. The west elevation also features a walkout basement that leads from the clubhouse pro shop and café. The east elevation includes the service loading area. The south elevation includes golf cart loading area in the walkout/basement area, close to the 18th - hole.

Floor to ceiling windows cover most of the west, north and south elevations. Two chimneys are featured, one at the north end of the building and the other at the south end, in the pitched roof, with 4 dormer windows in the west elevation. The materials or colours to be used for the building are required.

Maintenance Buildings

a) Site Plan

On March 14, 2002, the Owner submitted a revised site plan proposal for the maintenance buildings to address Departments/Agencies comments from the first submission. Any comments generated by the review of the revised proposal will have to be addressed. A preliminary review of the proposal appears to indicate that the many of the Planning Department comments concerning the site plan and elevations have been addressed.

The site plan proposes a 1-storey, rectangular maintenance office building and maintenance storage/workshop building. The site statistics are as follows:

Total Buildings Gross Floor Area:	
- Office	300.24m ²
- Storage/Workshop	1,033.95m ²
- Chemical Storage	72.25m ²
Parking:	
- Required	47 parking spaces, includes 1 barrier-free space
- Provided	75 parking spaces, includes 2 barrier-free spaces

Access to the maintenance buildings is to be from a future cul-de-sac from the future McNaughton Road. There is no vehicular access to the clubhouse from the maintenance buildings. The proposal indicates the refuse bins will be kept inside the storage/workshop building.

b) Elevations

The maintenance office building features its main entrance on the east elevation with a barrier-free ramp. The west elevation, which will face the future McNaughton Road, features glazing across most of the façade. The north and south ends of the building both feature a cupola in the asphalt shingled pitched roof. The building's facades will consist of wood siding, with stone at the base.

Directly across from main entrance of the maintenance office building is the 1-storey rectangular maintenance storage/workshop building. The main entrance for this building is located on the north elevation, along with 3 overhead doors into the storage area. The south elevation includes one overhead door. Small windows are dispersed along the north and south elevations in between the overhead doors. The pitched roof is metal and the façades consist of metal siding, with poured concrete at the base.

Next to the south elevation of the workshop/storage building, is the golf cart wash and fuel pads area. East of the workshop/storage building is the 1-storey chemical storage building and storage bays (sand, fertilizer, etc.). The chemical storage building has a metal roof and concrete block facades, with 2 door entrances and an overhead door in the west elevation.

c) Future Uses

The site plan proposal indicates future parking areas at the north and east ends of the maintenance area site that will accommodate 146 parking spaces. Modifications will be required to the proposed parking area to eliminating 4 parking spaces to accommodate a driveway to access the easterly future parking area, and to provide a driveway off of the main driveway to access the northerly parking area. The proposal indicates that there will be a future golf course nursery to occupy an area of approximately 1141 m². Further details are required on any buildings (greenhouse) that may be part of the nursery.

Accessory Buildings/Structures

To the west of the clubhouse, near Stormwater Management Pond E, is the 1-storey, 46.75m² irrigation pumphouse building. The building features a removable, pitched metal roof and metal siding façades. The proposal also includes other accessory buildings such as the 30.10m² concession building, two 17.00m² washroom facilities and 14m² entrance gatehouse that are required to support the proposed use. All of these buildings, except for the gatehouse, are within the lands that are being considered as part of the 18-hole golf course. These buildings will require building permits as they are over 9.94m² and will be required to be included in the site plan agreement for the clubhouse and maintenance buildings.

Future McNaughton Road

The maintenance buildings area is to be accessed by a future cul-de-sac, from the future McNaughton Road, which will extend northwest from Major Mackenzie Drive to connect to Keele Street via the currently private Eagle Rock Way road. The Owner will be building the road, which is intended to be a Development Charge project. The City's Engineering Staff have reviewed the draft reference plan dated October 18, 2001, prepared by Holding and Jones Limited, O.L.S. and advised that they have no objections to the proposed future McNaughton Road alignment.

A development agreement between the Owner and the City is to be executed and registered for the construction of the future McNaughton Road. As access to the maintenance facilities is dependent upon the future McNaughton Road, an alternative or temporary access to the maintenance facilities may be provided if the road is not in place, subject to the satisfaction of the City. The final alignment for the future McNaughton Road and its related services with respect to the construction by the Owner, shall be to the satisfaction of the City.

Overhead Power Lines

The area along the north limit of the clubhouse area's parking lot and traversing northward for approximately 200m, includes overhead power lines that facilitate Eastern Power Developers Inc.'s electrical power generating plant. Some of the overhead power lines are over the southerly portions of the golf course holes 1 and 9. The Owner and Eastern Power have discussed a proposal to burial the power lines with Eastern Power, and it is intended that the power lines are to be removed and buried under ground under holes 1 and 9 during the Spring of 2002.

Circulation Comments

The Ministry of the Environment advised that the subject lands are covered by the Certificate of Approval for the Keele Valley Landfill site. Condition 1(a) in the Certificate specifies that:

"No use shall be made of any of the lands other than the current uses and those from time to time shown on approved working drawings."

The Certificate, when issued in 1983, did not refer to the proposed use as a current use. Therefore, the Certificate requires an amendment for the use, and is to be supported by, but not limited to, stormwater management, hydrogeology and environmental reports.

The Toronto and Region Conservation Authority have not noted any objections to the proposal for the lands pertaining to the clubhouse and maintenance buildings as these are outside of the ESA/ANSI lands. The TRCAs comments relating to the McGill ESA are included in the staff report addressing the lifting of the (H) Holding provision in File Z.02.018.

The Region of York has provided technical comments relating to site servicing, grading, Dufferin Street access and road widening, landscaping, and conveyance of lands, to be addressed to the Region's satisfaction. The Region of York's comments relating to the Environmental Impact Statement and are included in the staff report addressing the lifting of the (H) Holding provision in File Z.02.018.

The Engineering Department advised that they have no objections provided their concerns related to site servicing, stormwater management, grading, and execution and registration of a subdivision agreement for the future McNaughton Road are addressed to their satisfaction. The Engineering Department has advised that a site screening questionnaire concerning a Phase 1 Environmental Site Assessment is not required as the Ministry of the Environment will be undertaking a comprehensive investigation of the site and the City will rely on the Ministry's findings and recommendations.

The Urban Design Department advised that they have no objections provided their concerns related to additional landscaping being provided along Dufferin Street and the driveway area surrounding the clubhouse. On March 14, 2002, the Owner submitted a landscape plan for the maintenance site area, which provides landscaping along the future McNaughton Road right-of-way. Any comments generated by the review of the revised proposal by the Urban Design Department will have to be addressed by the Owner.

The Real Estate Department advised that cash-in-lieu of parkland has been addressed to the satisfaction of the City.

Conclusion

The proposal for the clubhouse and maintenance buildings and related lands have been reviewed in accordance with the policies of OPA #332, as amended by OPA #535 (Maple Valley Plan) and requirements of By-law 1-88, as amended by By-law 427-2000 (Maple Valley By-law). The proposal has been found to conform, subject to addressing the conditions to lift the "H" Holding Symbol and amending the Certificates of Approval. As a condition of lifting the "H" Holding Symbol, the Ministry of Environment will have to approve the golf course use, in accordance with OPA #535.

The subject lands are included in the Oak Ridges Moraine Planning Area by Bill 122, "An Act to Conserve the Oak Ridges Moraine", which received Royal Assent on December 14, 2001. The November 1, 2001, Draft Oak Ridges Moraine Conservation Plan designates the lands as "Settlement Area". Site plan approval should only be given on the provision that the site plan conforms to the requirements of the Oak Ridges Moraine Conservation Plan filed under the Regulations Act, pursuant to the Oak Ridges Moraine Conservation Act.

Staff can support the site plan application subject to the Owner addressing the matters addressed in this report. The site plan must be revised in accordance with the Departments/Agencies comments, including, barrier free access, refuse area, landscaping, elevations, site servicing, grading and stormwater management, and the Dufferin Street access.

Therefore, Staff, can support the site plan application, subject to the revisions outlined in this report. Should Committee concur, Site Plan Application DA.01.078 (York Major Holdings Inc.) can be approved, with the adoption of the "Recommendation" of this report.

Attachments

1. Location Map
2. Site Plan-Clubhouse Facility
3. Site Plan-Maintenance Buildings
4. Elevations-Clubhouse Building
5. Elevations-Maintenance Buildings
6. Site Plan/Elevations-Pumphouse & Chemical Storage Buildings

Report prepared by:

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John Stevens, J.H. Stevens Planning and Development Consultants

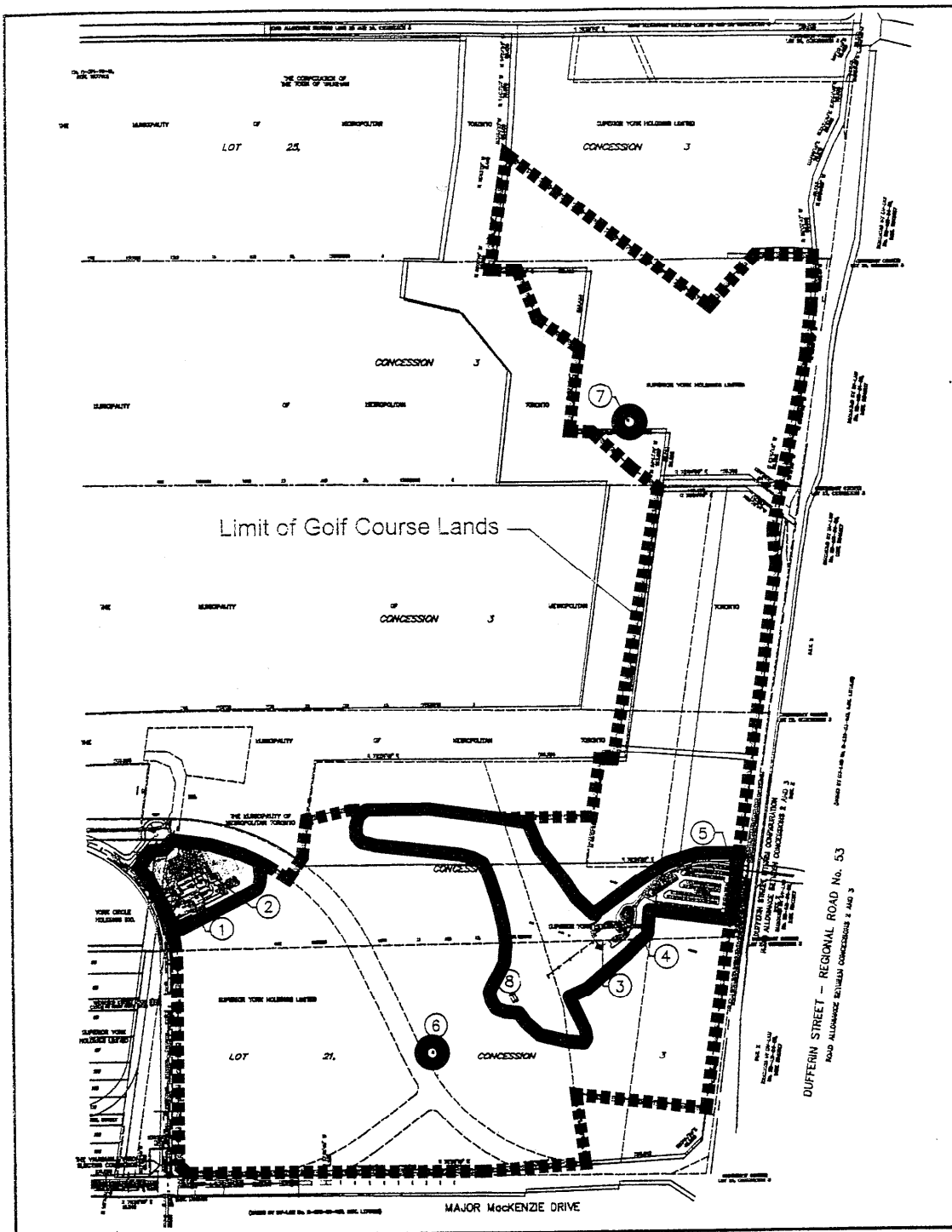
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Eagle's Nest Golf Course

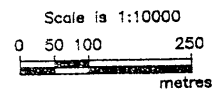
—— Lands Subject to Site Plan

■■■■■■■■ Overall Golf Course Lands



LEGEND	
PHASE I	
1.	MAINTENANCE BUILDING
2.	CHEMICAL STORAGE
3.	PUMP HOUSE

PHASE 2	
3.	CLUB HOUSE
4.	HALF-WAY HOUSE
5.	GATE HOUSE
6.	WASHROOM 1
7.	WASHROOM 2



ATTACHMENT '1'
LOCATION MAP

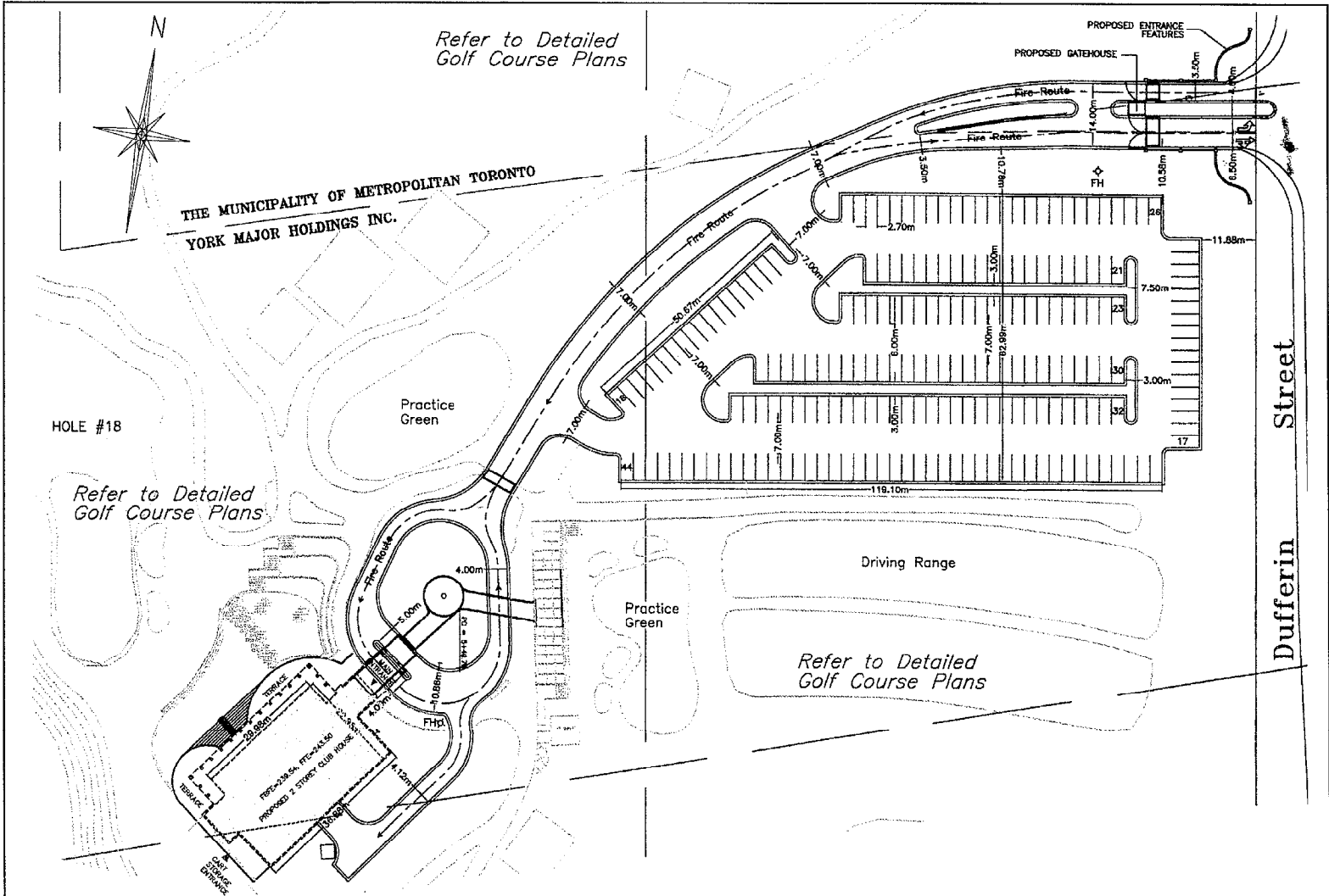
FILE #:
DA.01.078

REPORT #:
LOCATION:
PART OF LOTS
21-25, CON. 3

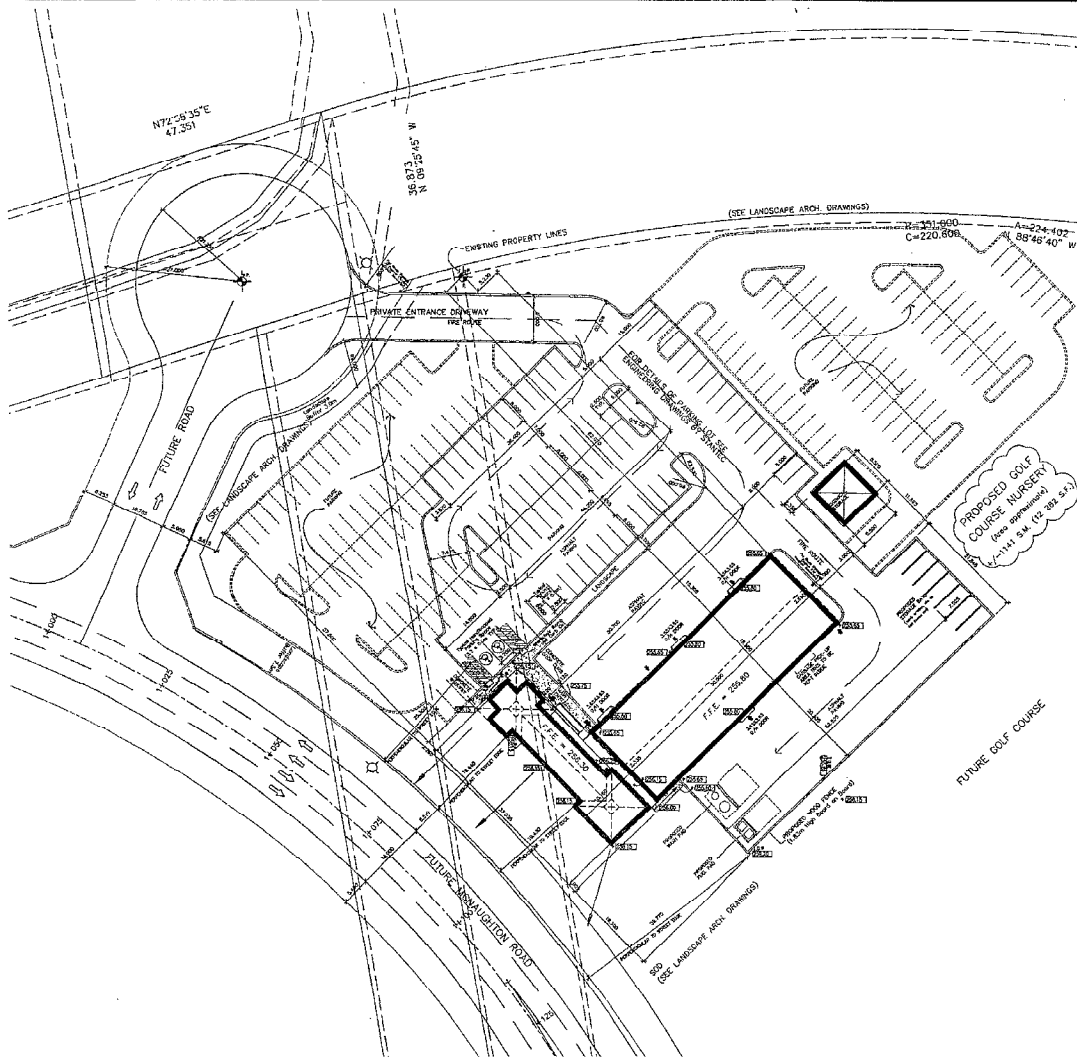
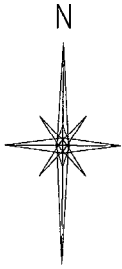
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK MAJOR HOLDINGS INC.

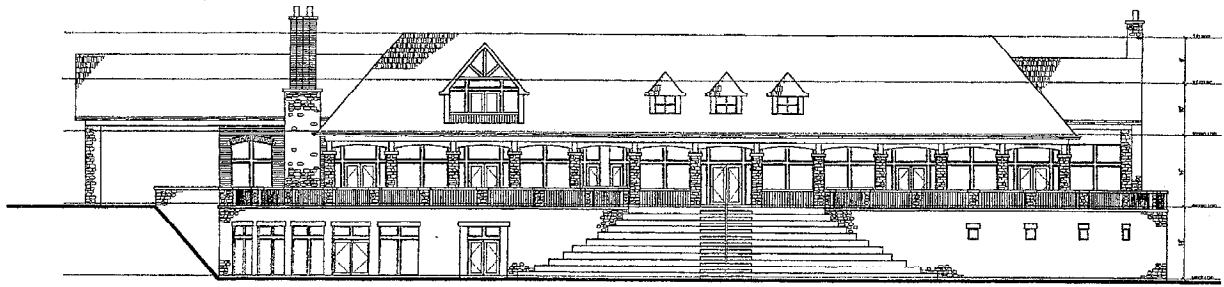
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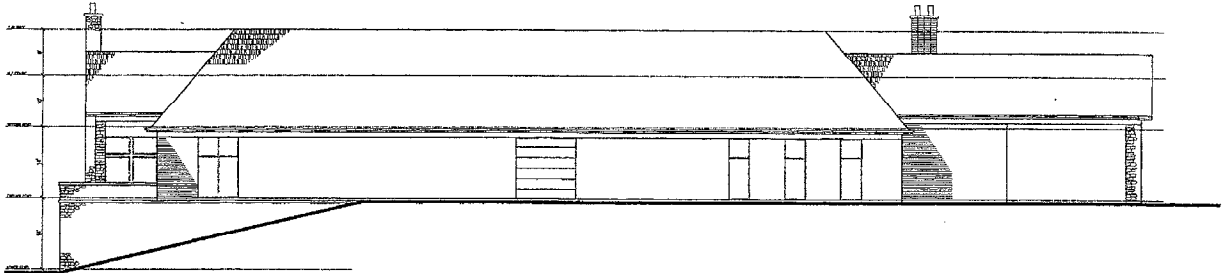
ATTACHMENT '2' SITE PLAN-CLUBHOUSE FACILITY	FILE #:	REPORT #:	DATE: 03/22/2002
	DA.01.078	LOCATION: PT LOTS 21-25, CON 3	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK MAJOR HOLDINGS INC.



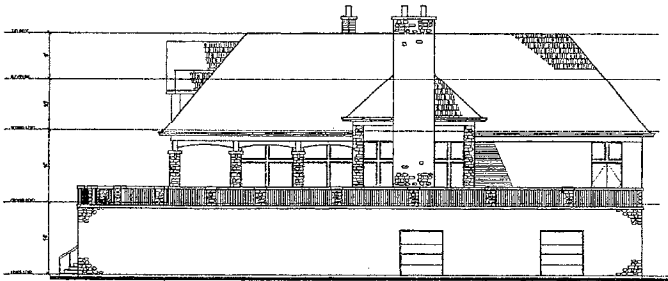
<p>ATTACHMENT '3' SITE PLAN—MAINTENANCE BUILDINGS</p>	FILE #:	REPORT #:	DATE: 03/22/2002
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		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YORK MAJOR HOLDINGS INC.



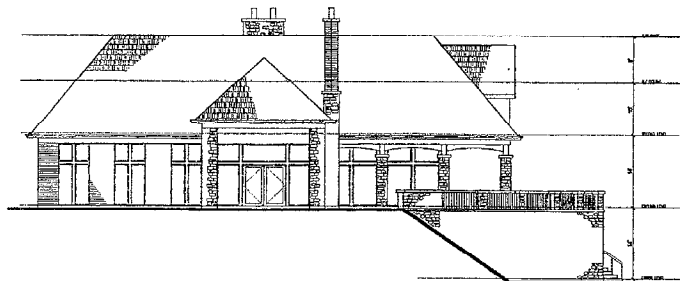
CLUBHOUSE WEST ELEVATION
SCALE 1/8" = 1'-0"



CLUBHOUSE EAST ELEVATION
SCALE 1/8" = 1'-0"



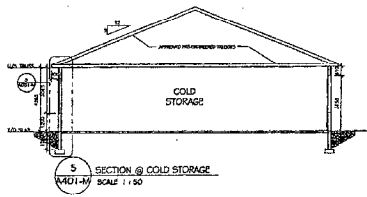
CLUBHOUSE SOUTH ELEVATION
SCALE 1/8" = 1'-0"



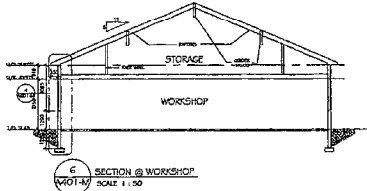
CLUBHOUSE NORTH ELEVATION
SCALE 1/8" = 1'-0"

ATTACHMENT '4'
CLUBHOUSE ELEVATIONS

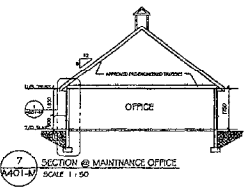
FILE #:	REPORT #:	DATE: 03/22/2002	
DA.01.078	LOCATION: PT LOTS 21-25, CON 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YORK MAJOR HOLDINGS INC.
		SCALE: NOT TO SCALE	



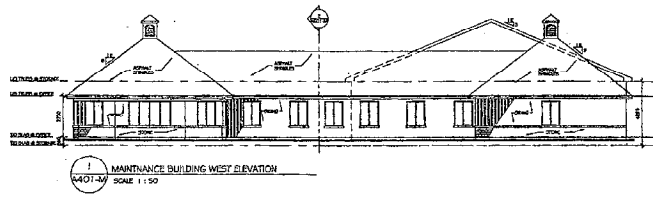
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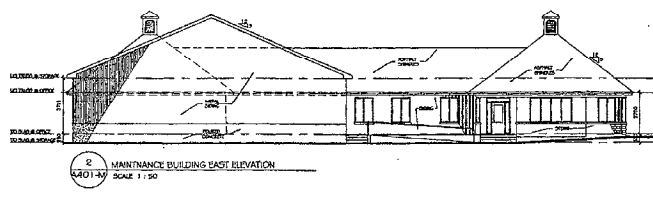
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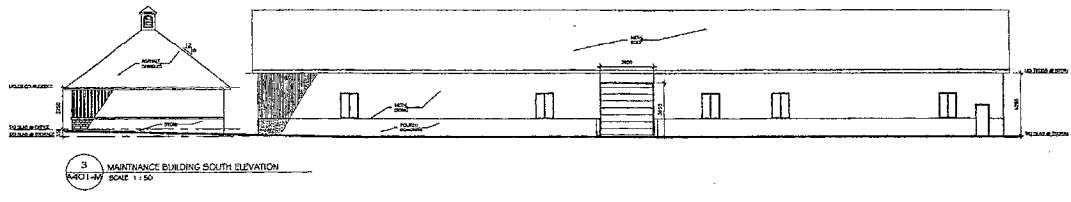
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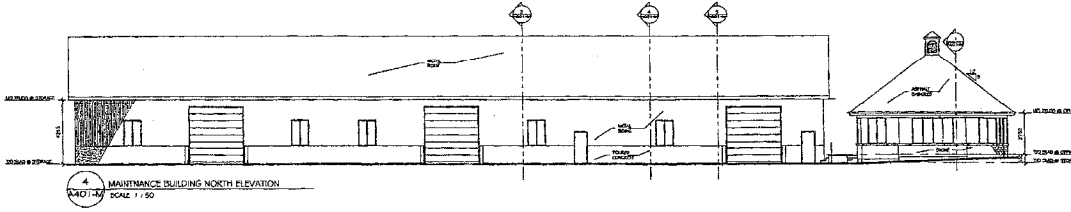
1 MAINTNANCE BUILDING WEST ELEVATION
SCALE 1:50



2 MAINTNANCE BUILDING EAST ELEVATION
SCALE 1:50

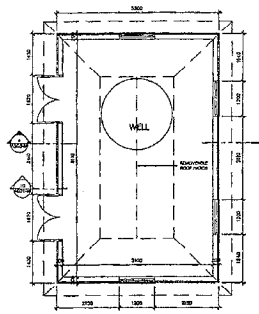


3 MAINTNANCE BUILDING SOUTH ELEVATION
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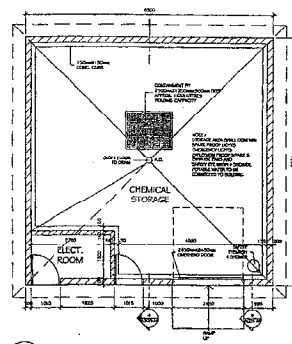


4 MAINTNANCE BUILDING NORTH ELEVATION
SCALE 1:50

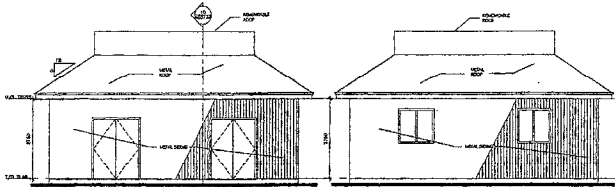
<p>ATTACHMENT '5' MAINTNANCE BLDG. ELEVATIONS</p>	FILE #:	REPORT #:	DATE: 03/22/2002
	DA.01.078	PT LOTS 21-25, CON 3	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YORK MAJOR HOLDINGS INC.	



5 PUMPHOUSE FLOOR PLAN
SCALE 1:50

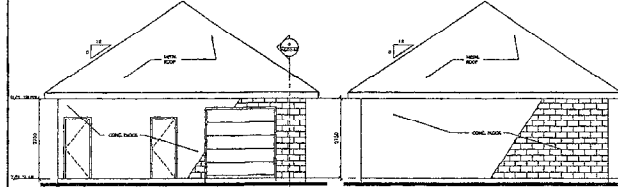


1 CHEMICAL STORAGE FLOOR PLAN
SCALE 1:50



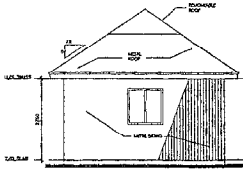
6 PUMPHOUSE FRONT ELEVATION
SCALE 1:50

7 PUMPHOUSE BACK ELEVATION
SCALE 1:50

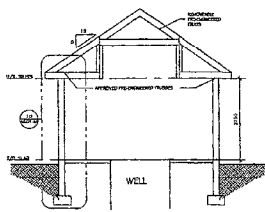


2 CHEMICAL STORAGE WEST ELEVATION
SCALE 1:50

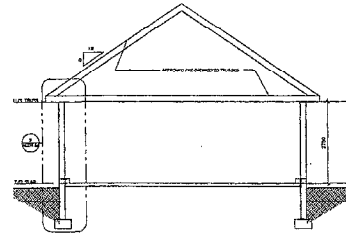
3 CHEMICAL STORAGE EAST ELEVATION
SCALE 1:50



8 PUMPHOUSE SIDE ELEVATION
SCALE 1:50



9 PUMPHOUSE SECTION
SCALE 1:50



4 CHEMICAL STORAGE SECTION
SCALE 1:50

ATTACHMENT '6'
PUMP HOUSE & CHEMICAL BLDG. ELEVATIONS

FILE #:
DA.01.078

REPORT #:
LOCATION:
PT LOTS 21-25, CON 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK MAJOR HOLDINGS INC.

DATE: 03/22/2002

SCALE: NOT TO SCALE