

COMMITTEE OF THE WHOLE MARCH 24, 2003

SITE DEVELOPMENT FILE DA.02.068 914272 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.02.068 (914272 Ontario Inc.) BE APPROVED, subject to the following conditions:
 - a) That prior to the registration of the site plan agreement:
 - i) the final site plan shall be approved by the Community Planning, Engineering and Urban Design Departments; and,
 - ii) the final landscape plan and elevations be approved by the Urban Design Department.

Purpose

On October 24, 2002, the Owner submitted a Site Development application for a garden center use.

Background - Analysis and Options

The lands are located on the east side of Huntington Road, north of Major Mackenzie Drive (9307 Huntington Road), in Lot 16, Concession 9, City of Vaughan. The lands are currently developed with a residential dwelling, mobile office and storage sheds. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - farmland (A Agricultural Zone)
- East - farmland (A Agricultural Zone)
- West - Huntington Road, farmland (A Agricultural Zone)

On June 22, 1992, Council approved Official Plan Amendment application OP.24.91 and Zoning Amendment application Z.47.91 (Ralph and Maria Mastroianni) to permit a retail nursery centre. The Region of York approved Official Plan Amendment #576 on November 20, 2002. A condition of approval of the zoning application was that a site plan application be approved prior to enactment of the implementing by-law.

Official Plan

The lands are designated "Agriculture Area" and "Valley and Stream Corridor" by OPA #600, subject to site specific OPA #576. OPA #576 was approved by the Region of York on November 20, 2002, and permits a retail garden centre. The proposed development is in conformity with the Official Plan.

Zoning

The lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(70). Zoning By-law Amendment application Z.47.91 was approved by Council to permit a garden centre. One of the conditions of the approval was that prior to the enactment of the zoning by-law, a site plan application must be approved by Council.

A number of minor exceptions to the zoning standards are required to implement the proposed site plan. The parking area and driveway will be gravel, rather than the required asphalt. The 20 parking spaces are considered sufficient for the needs of the property rather than the required 50 spaces. The setbacks will be reduced to 1.2m along the north lot line, and 2m from the east lot line. Staff consider these exceptions to be acceptable given the rural nature of the area.

Site Design

The site consists of an existing residential dwelling and garage, a mobile office (trailer), and enclosed storage bin area. The site plan identifies proposed greenhouses and an addition to the garage.

Access is from Huntington Road by a single gravel driveway, which leads to the gravel parking area. The buildings are located around the perimeter of the property at the east end. The area along Huntington Road will be used for plantings and nursery stock.

Elevations

The mobile office has metal siding with a shingled roof. The west elevation has 2 doors and 2 windows and the rear (east) elevation has 4 windows.

The storage bin enclosure features wood siding and a shingled roof. Two of the bays are open, facing the interior of the site, while the third bay has a door.

The existing garage also has siding with a shingled roof. The south elevation has 2 large overhead doors and 2 regular doors. Both sides of the building each have 2 windows.

Conclusion

Staff consider the proposed site plan to be appropriate development for the site. The development will implement the approved official plan and zoning amendment applications. Should Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations - Mobile Office
5. Elevations - Storage Bins
6. Elevations - Existing Garage (North, South)
7. Elevations - Existing Garage (East, West)

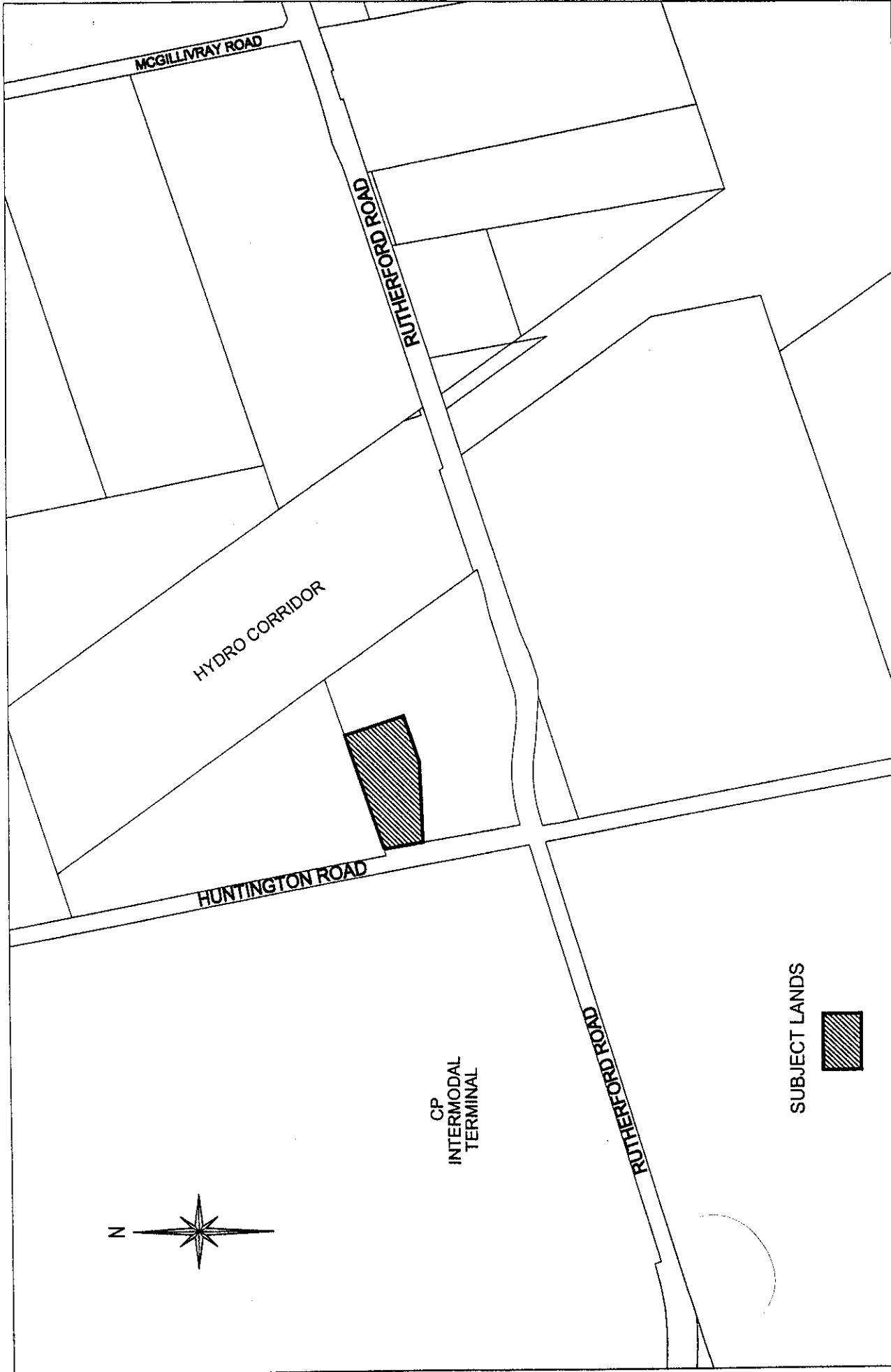
Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryán, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



Attachment

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February 28, 2003
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Community Planning Department

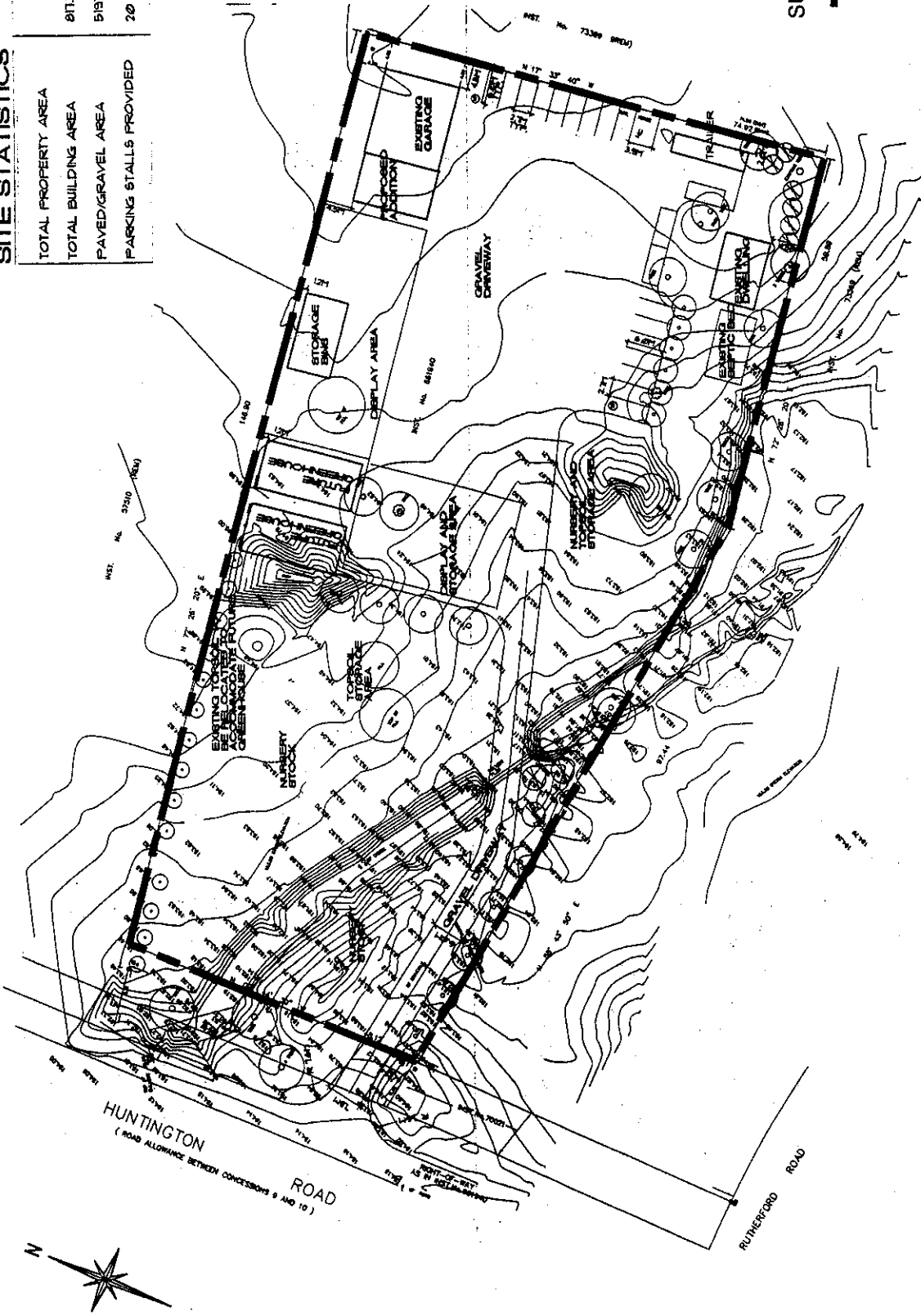
Location Map

Lot 16,
Concession 9
APPLICANT:
914272 ONTARIO INC.

SITE STATISTICS

TOTAL PROPERTY AREA	817.15 9M
TOTAL BUILDING AREA	5197 9M
PAVED/GRAVEL AREA	20 (19 + 1 H.C.)
PARKING STALLS PROVIDED	

SUBJECT LANDS




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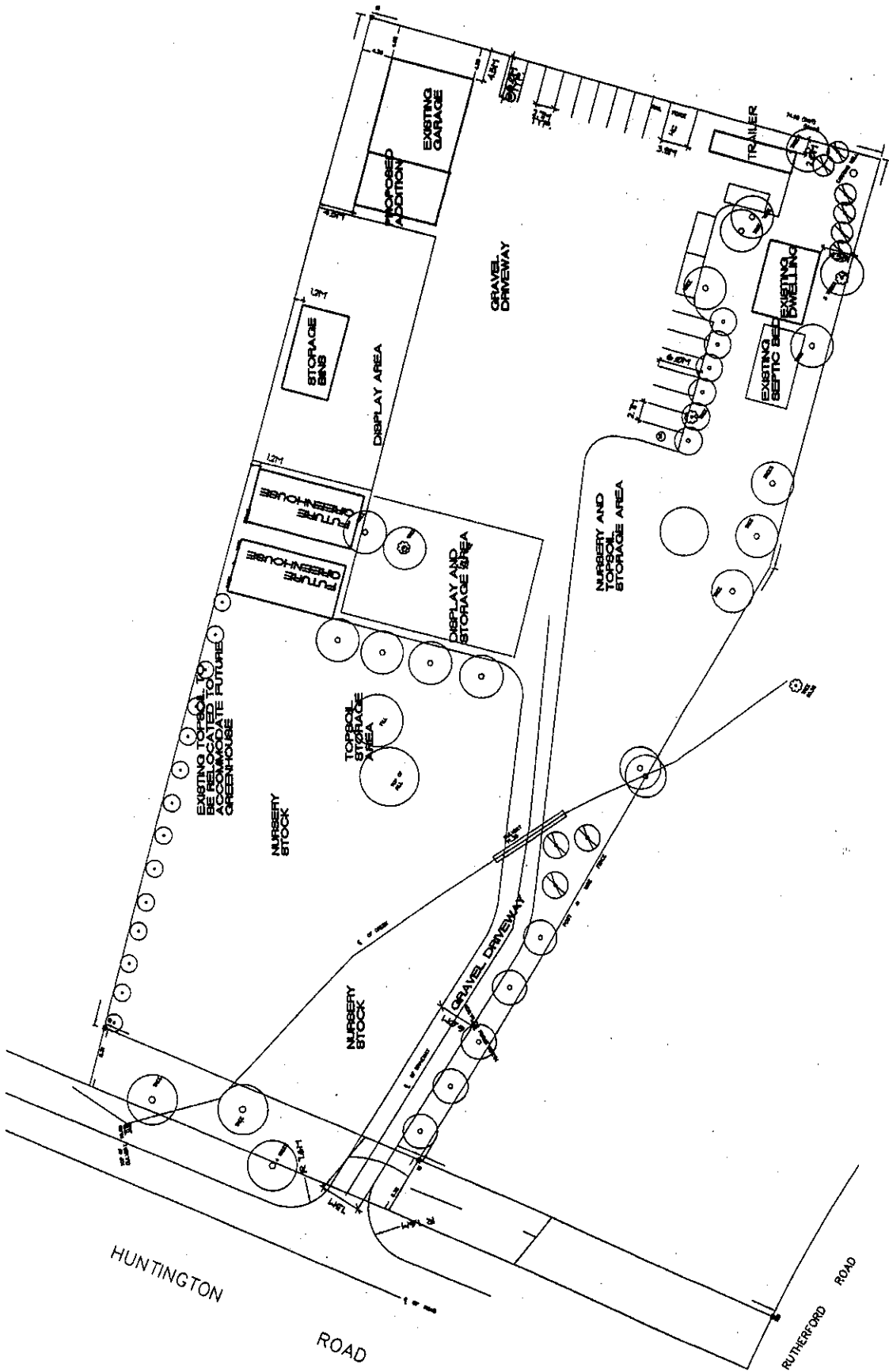
City of
Vaughan

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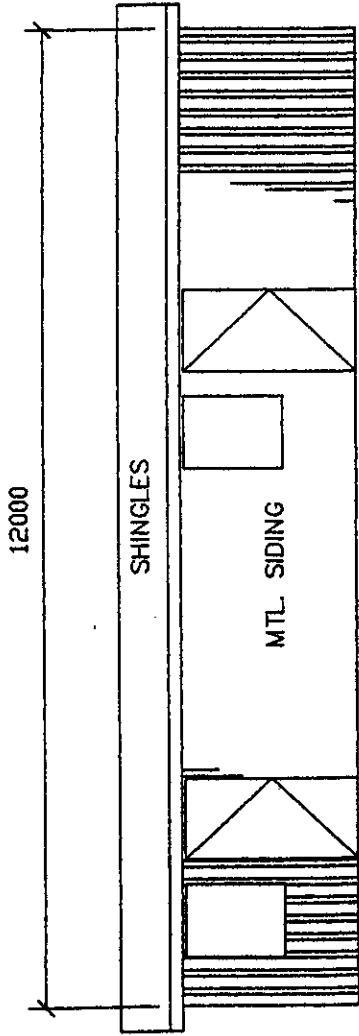
Site Plan

Lot 16,
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 APPLICANT:
 914272 ONTARIO INC.

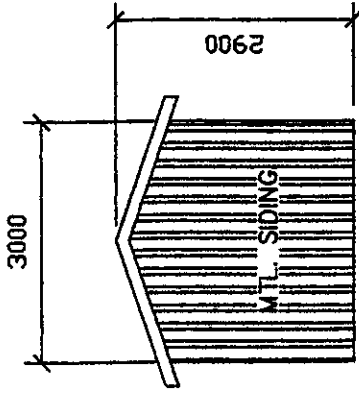
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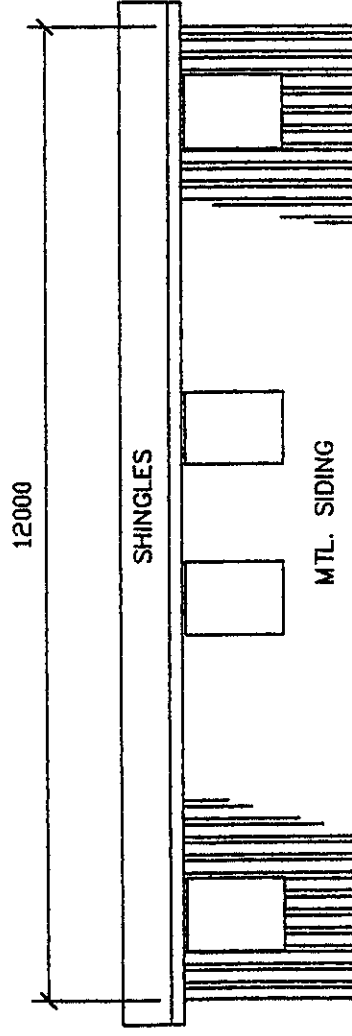
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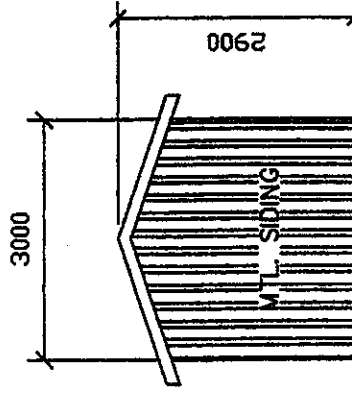
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Elevations - Mobile Office

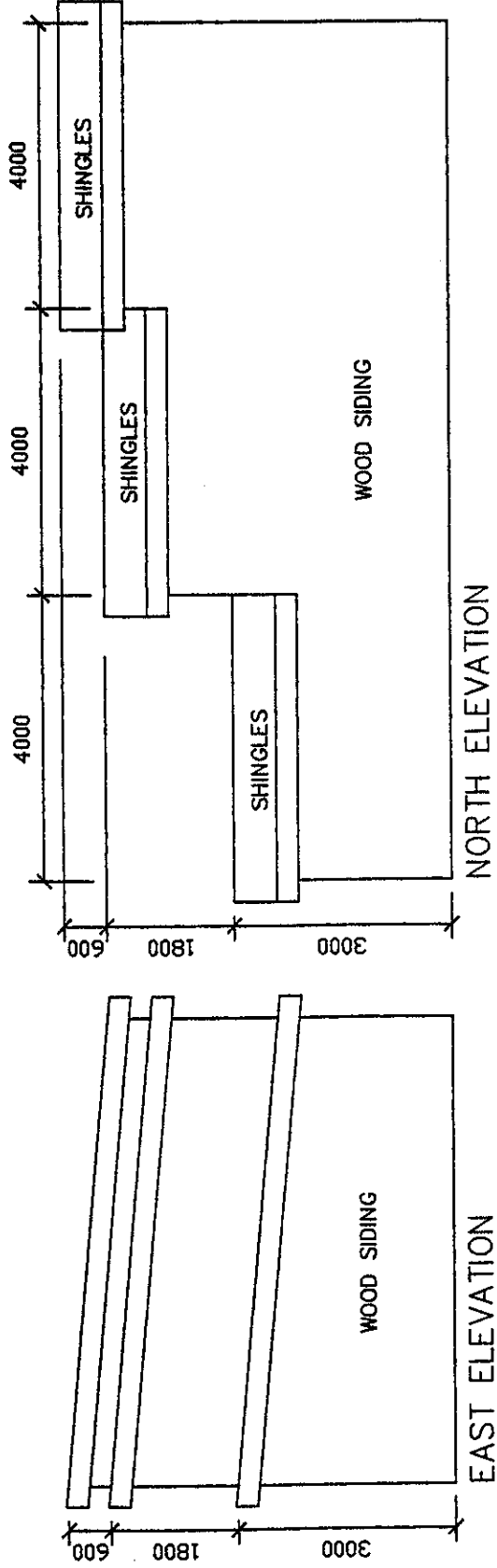
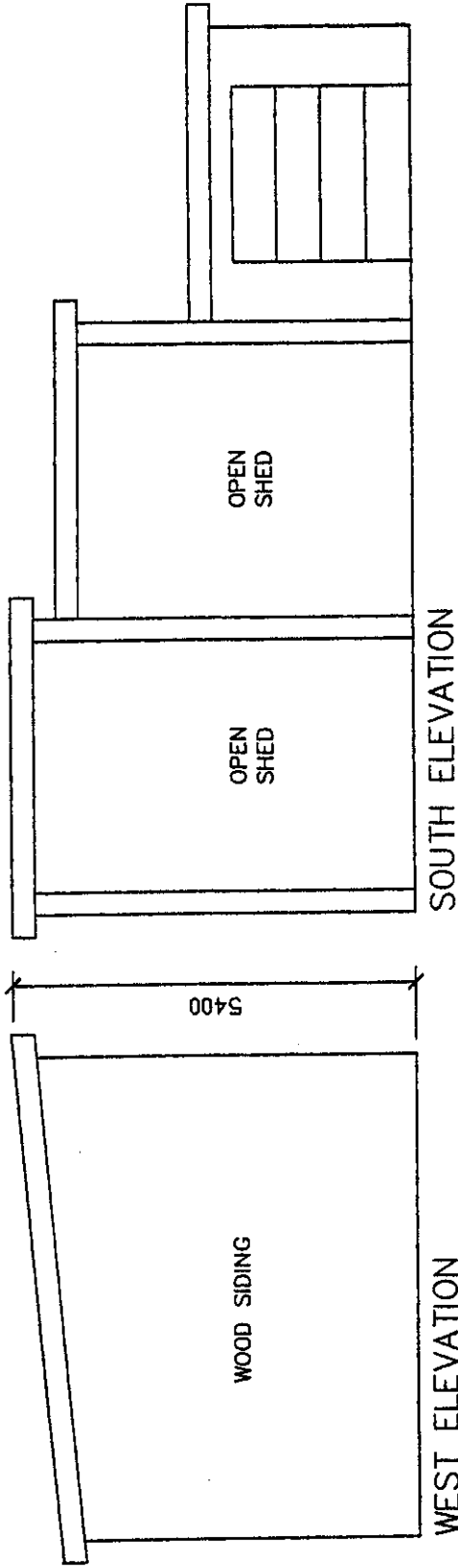
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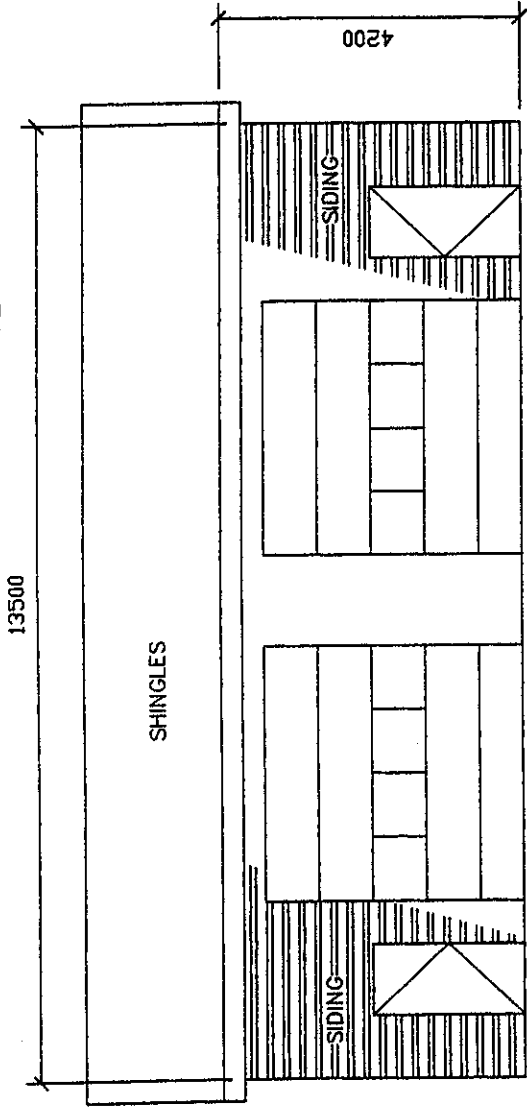
Elevations - Storage Bins

Lot 16,
Concession 9
APPLICANT:
914272 ONTARIO INC.

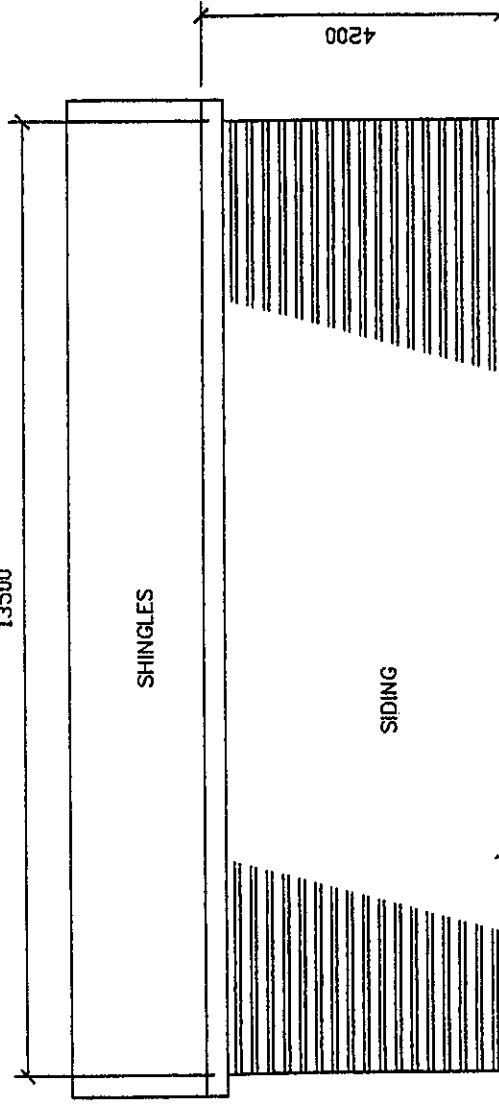


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SOUTH ELEVATION



NORTH ELEVATION

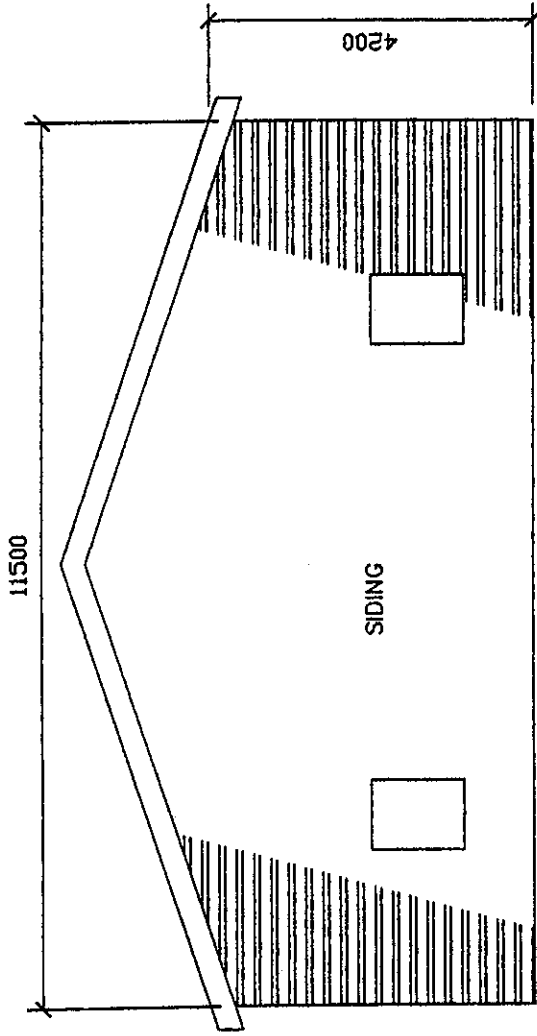
Elevations - Existing Garage

Lot 16,
Concession 9
APPLICANT:
914272 ONTARIO INC.

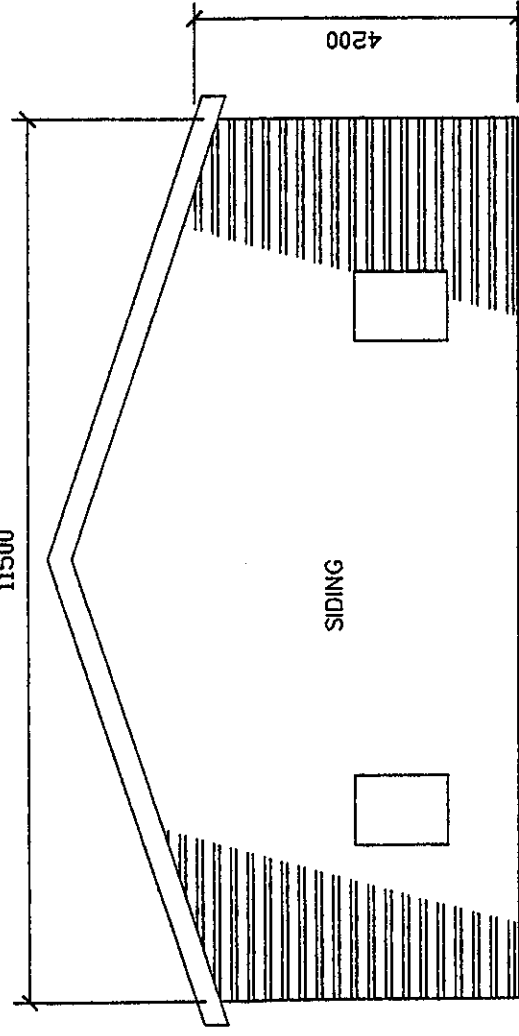


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WEST ELEVATION



EAST ELEVATION

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Elevations - Existing Garage
 Lot 16,
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