

COMMITTEE OF THE WHOLE JUNE 4, 2001

**SITE DEVELOPMENT APPLICATION
825308 ONTARIO LIMITED
FILE: DA.00.122**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.00.122 (825308 Ontario Limited) BE APPROVED, subject to the following conditions;

1. Prior to the registration of the site plan agreement:
 - i) the final site plan and elevations shall be to the satisfaction of the Community Planning and Urban Design Departments,
 - ii) access to Major Mackenzie Drive and any Regional condition shall be approved by the Region of York; and,
 - iii) a privacy fence be included in the site plan along the western property line from the front of the frame building to the northern limit of the outdoor storage area.

Purpose

On November 6, 2000, the Owner submitted a Site Development Application to permit the development of a contractor's office and outside storage yard.

Background - Analysis and Options

Background

On August 28, 2000, Council approved Zoning Amendment Application File Z.00.046 (825308 Ontario Limited) to permit a contractor's office and outside storage yard, as a temporary use. Approval was subject to "the provision of appropriate screening, landscaping and a solid fence along the west side of the property" and to site plan approval.

Location

- North side of Major Mackenzie Drive, west of Weston Road
- Block 40 of Vellore Urban Village 1
- 4100 Major Mackenzie Drive
- Lot 21, Concession 6, City of Vaughan

Land Use Status

- Designation - "Low Density Residential" by OPA #600, and "Elementary School" and "Neighbourhood Park" designations
- Zoning - A Agricultural Zone by By-law 1-88

Site Description

- a 4.04 ha site with 100.5 m of frontage on Major Mackenzie Drive
- developed with a 2-storey brick dwelling and frame building

- the surrounding land uses are:

North - Agricultural lands (A Agricultural Zone)

South - Major Mackenzie Drive, agricultural lands (A Agricultural Zone)

East - Vacant (RR Rural Residential Zone A Agricultural Zone)

West - Single detached residential (A Agricultural Zone)

Official Plan

The lands are designated “Low Density Residential” by OPA #600, with overlying “Elementary School” and “Neighbourhood Park” designations. The proposed development is deemed to conform to the temporary use policies of the Official Plan, subject to Council’s approval of a zoning amendment application.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. On August 28, 2000, Council approved Zoning Amendment Application Z.00.046 (825308 Ontario Limited) to permit a contractor’s yard and outdoor storage as a temporary use, subject to an approved site plan.

Site Plan

The site plan includes a small frame building and a 30.48 m (100’) x 60.96 m (200’) outdoor storage area. The storage area is to be enclosed by a chain link fence. Access is by a gravel driveway from Major Mackenzie Drive.

Access

Access will be from Major Mackenzie Drive. The Region of York has requested additional information and a road widening. Prior to the registration of the site plan agreement, approval must be granted by the Region of York.

Landscaping & Fencing

The Department of Urban Design has requested a landscape plan identifying landscaping along the east and west side of the storage area.

A condition of approval for the Zoning Application Z.00.046, was that a fence be erected along the west property boundary. The site plan does not show a fence due to the expense of providing one. The western property line runs approximately 411.5 m (1350’), and the distance to the rear of the storage area is approximately 150 m (492’). It would be appropriate to limit the extent of the fence from the front of the frame building to the rear of the storage yard. This will provide screening of the commercial use from the nearby residential uses.

Conclusion

Staff have reviewed the proposed site plan applications in accordance with the policies of the Official Plan and the requirements of the Zoning By-law and have no objection. The fencing should be included on the site plan drawings prior to the registration of the site plan agreement. Should Committee concur, the Recommendation can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Todd Coles, Planner, ext. 8634

Art Tikiryan, Senior Planner, ext. 8212

Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

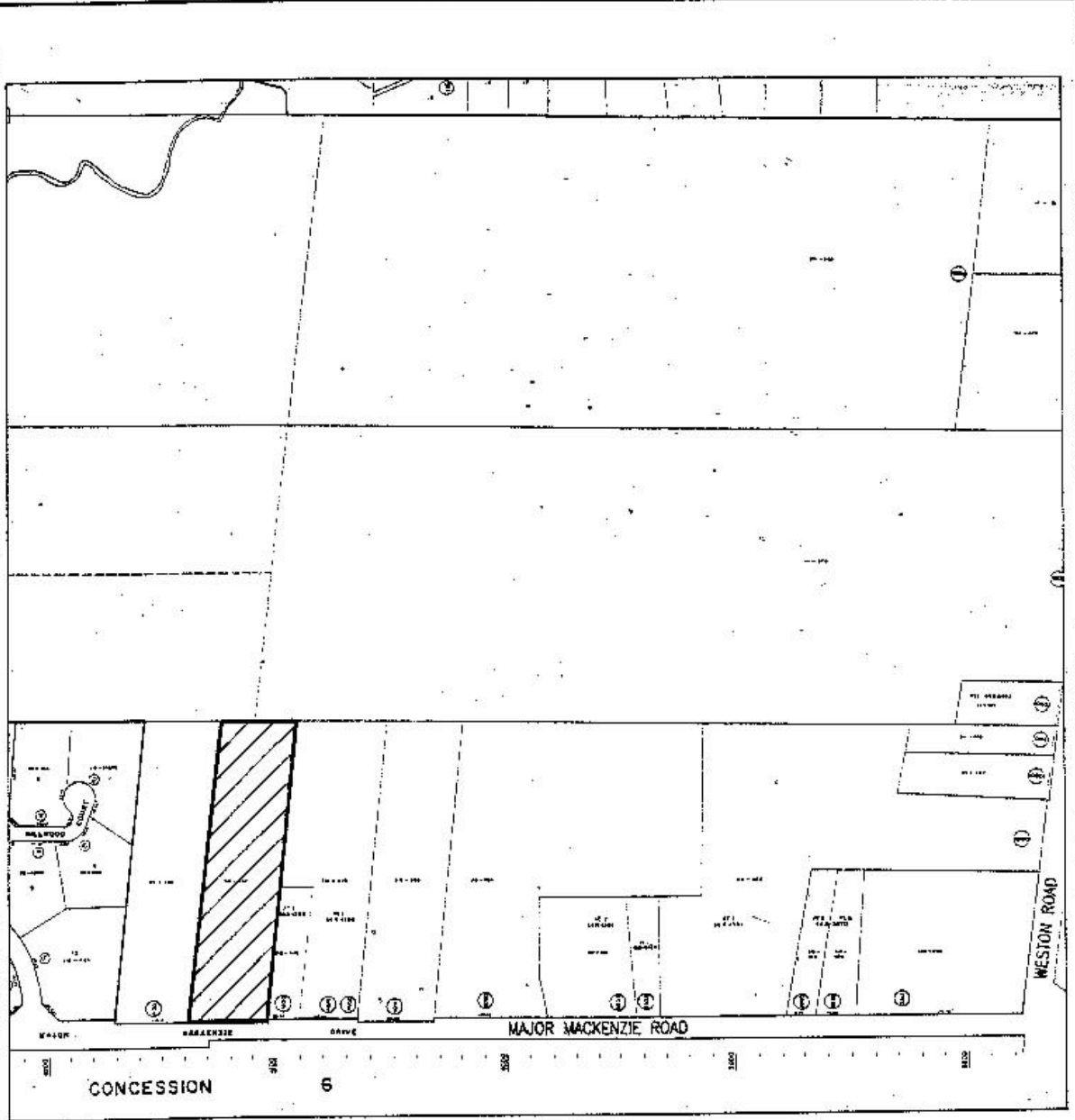
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

/CM

O:\Directory Structure\2001\Draft\Hold items with attachs\Cw0604-Att\Item 28 - 825308OntLtdatt.doc



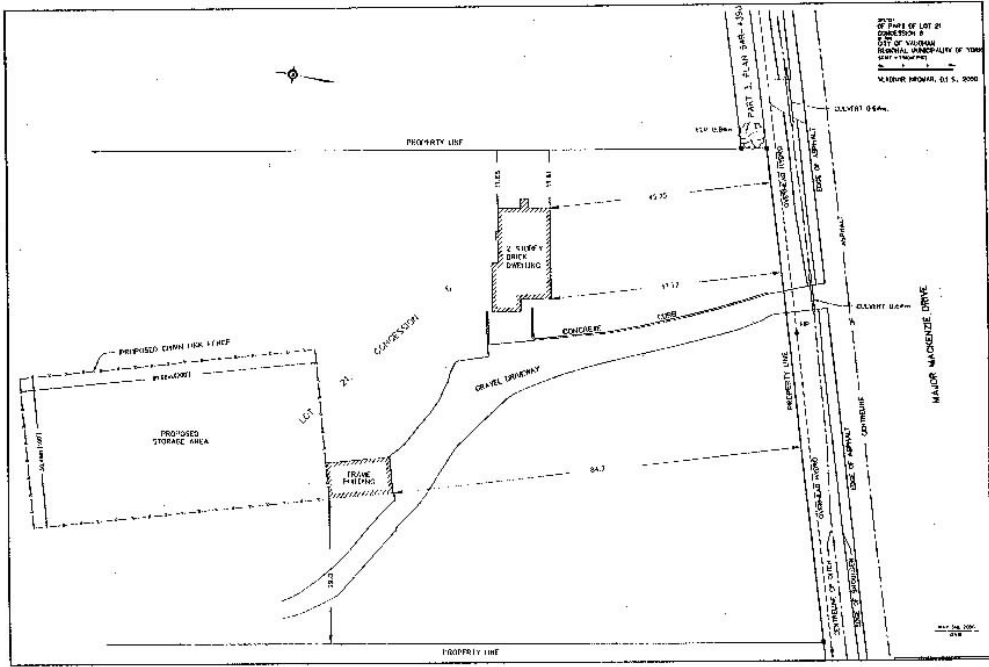
SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

FILE #:	REPORT #:
DA.00.122	LOCATION: LOT 21, CONC. 6
DATE:	00/11/21
SCALE:	NOT TO SCALE

Applicant Name: 825308 ONTARIO LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT



PART OF LOT 21
 SECTION 1
 CITY OF VAUGHAN
 ZONING BY-LAW 1000
 2006
 SCALE: 1:500
 DATE: 01/15/2006

Applicant Name: B25308 ONTARIO LIMITED	ATTACHMENT '2' SITE PLAN		FILE #:	REPORT #:
			DA.00.122	LOCATION:
			DATE: 00/11/21	LOT 21, CONC. 2
			SCALE:	NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT				