

COMMITTEE OF THE WHOLE NOVEMBER 18, 2002

SITE DEVELOPMENT FILE DA.01.063 **SEASONAL TREASURES INC.**

Recommendation

The Commissioner of Planning recommends that Site Plan Application DA.01.063 (Seasonal Treasures Inc.) BE APPROVED.

Purpose

On August 7, 2001, the Owner submitted a site development application to amend an existing site plan agreement to add a propane tank at the southwest corner of the industrial building on the site. The propane tank is proposed for private use only to power equipment (fork lifts) used in the on-site operation.

Background - Analysis and Options

The subject lands are located at the southwest corner of Islington Avenue and Rutherford Road (9230 Islington Avenue), in Lot 15, Concession 7, City of Vaughan.

The lands are irregular in shape, comprising an area of 2.2 ha, with approximately 76m frontage on Rutherford Road and 167m flankage on Islington Avenue. The site is developed with a one-storey industrial building engaged in the manufacturing and recycling of wooden pallets.

Official Plan

The lands are designated "Neighbourhood Commercial Centre" and "Drainage Tributary" by OPA #240 (Woodbridge Community Plan), as amended by site specific OPA #464.

Zoning

The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(108). The industrial use on the site has legal non-conforming status. The applicant has confirmed that the propane tank is to be used for the fueling of equipment (fork lifts) used on the site, and that no retailing of propane fuel is proposed.

The propane tank is accessory to the main use (Woodbridge Pallet) and is therefore permitted. By-law 1-88 defines Accessory Use as "...a use naturally and normally incidental, subordinate to and devoted exclusively to the main use on the same lot." The Building Standards Department has confirmed that the proposed propane tank meets the requirements of the by-law with respect to use, setbacks and height.

Site Plan

The propane facility would occupy an area of approximately 2m² and stands 9.1m in height. The existing building is approximately 6m in height. The 2000 USWG propane tank is to be located at the rear, southwest corner of the building, approximately 20m from an abutting residential lot to the south, 109m from Islington Avenue and 183m from Rutherford Road. The location of the tank meets the requirements of the by-law with respect to setbacks and height.

Approval by the T.S.S.A (Technical Safety Standards Association) is also required prior to commencing operation of the propane facility. The Association requires that the propane structure be a minimum of 3m from a building wall and 7.6m (25 feet) from any building opening.

Due to these requirements, the option of placing the propane tank horizontally is not possible at this location.

Departmental Comments

The Building Standards Department, Legal Department and Fire Department have all reviewed the latest site plan (dated September 5, 2002), and have advised that there are no comments or concerns.

Conclusion

Staff have reviewed the proposed site plan amendment to add a propane tank as a permitted accessory use to the existing legal non-conforming use. The location and design of the propane structure is acceptable in terms of meeting the by-law setback requirements, as well as the safety regulations as determined by the Vaughan Fire Department and the Technical Safety Standards Association. Staff recommend approval of Site Plan Application DA.01.063, and should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Revised Site Plan
3. Propane Tank Details

Report prepared by:

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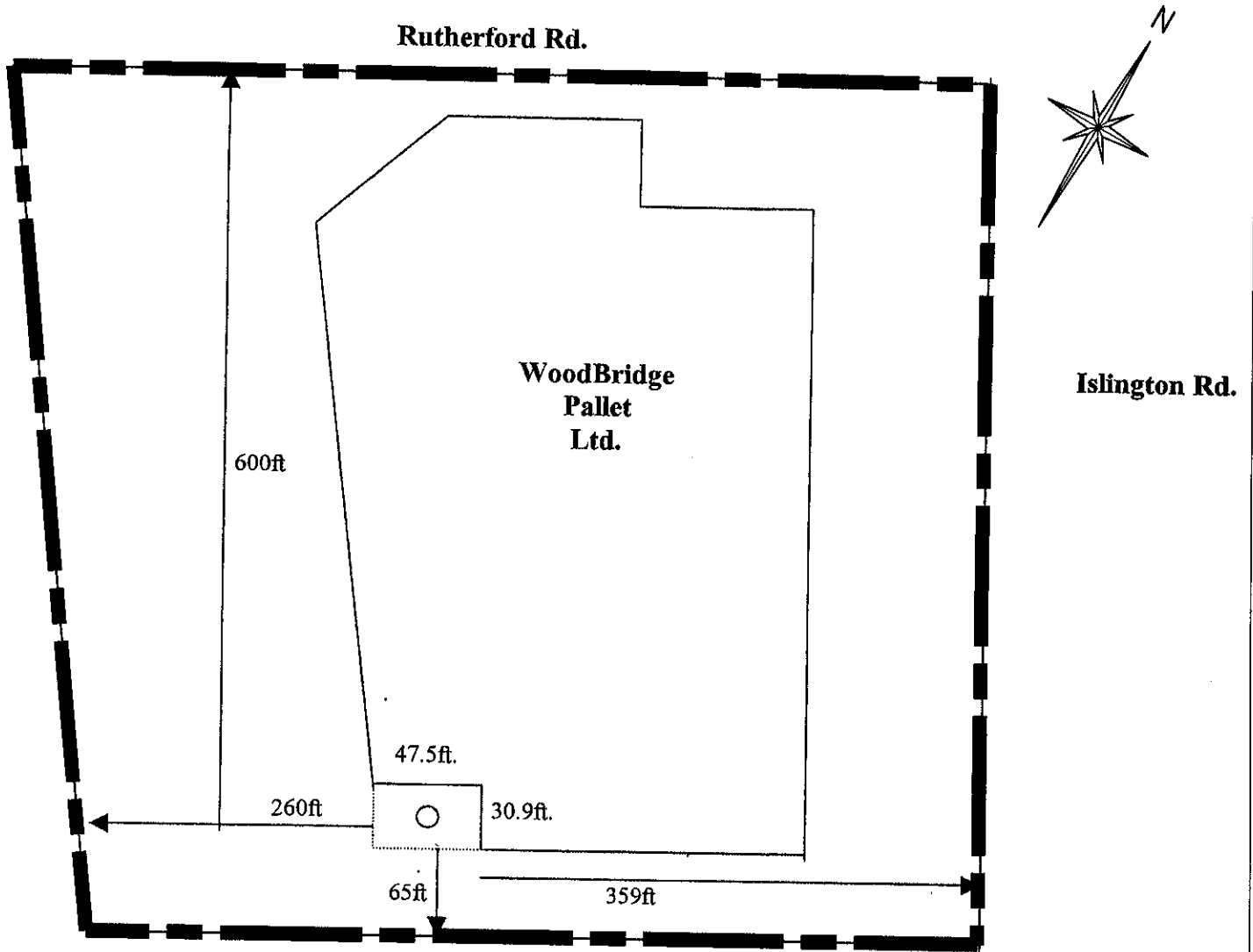
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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- Tank 2000 USWG
- Height 30.2ft
- More Than
 - 10ft from the building
 - 10ft from the wall
 - 25ft from the building opening
- 65 ft from southern property line
- 260 ft from western property line
- 600 ft from Rutherford Rd.
- 339 ft from northern gate & 359 feet to Islington

— — — — — SUBJECT LANDS

Site Plan

Lot 15,
Concession 7

APPLICANT:
SEASONAL TREASURES INC.



Community Planning Department

Attachment

FILE No.:
DA.01.063

October 24, 2002

Not to scale

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