

**3.      ZONING BY-LAW AMENDMENT FILE Z.08.040  
K & K HOLDINGS LTD.**

**P.2008.45**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.040 (K & K Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On October 10, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of October 20, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted an application to amend Zoning By-law 1-88, specifically to permit a Motor Vehicles Sales Establishment as a permitted use on the subject lands zoned A Agricultural Zone on Attachment #1. The application will facilitate the development of the subject lands with a 3,049.81 m<sup>2</sup> establishment for the sales and service of farm/heavy equipment/trucks.

**Background - Analysis and Options**

The 1.4 ha subject lands, which are part of an overall 6.8 ha site shown on Attachment #1, are located west of Keele Street on the north side of Kirby Road, in Part of Lot 31, Concession 4, City of Vaughan.

The subject lands are designated "Agriculture Area" by OPA #600, which permits the proposed use. The subject lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed use, and therefore, an amendment to the Zoning Bylaw is required. The surrounding land uses are shown on Attachment #1.

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the policies contained within OPA #600, Zoning By-law 1-88, and the surrounding land use context to determine the appropriateness of the proposed Zoning By-law Amendment;
- ii) the zoning amendment application will be reviewed together with the related Site Development File DA.08.057, and will include but not be limited to, sustainable building and site development features, building location, access, parking, traffic impact, landscaping, building elevations, and stormwater management;

- iii) the Owner must satisfy all requirements of CN Rail, including but not limited to, building design and setbacks, and noise and vibration issues, etc; and
- iv) an Environmental Phase 1 report must be submitted for review to the satisfaction of the Vaughan Engineering Department; if necessary, further studies such as for parking, traffic impact, geotechnical and stormwater management may be required to be submitted for review in support of the Zoning By-law Amendment Application.

### **Relationship to Vaughan Vision 2020**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the Zoning By-law Amendment Application will be reviewed in consideration of the policies in OPA #600, the zoning requirements in By-law 1-88, the appropriateness of the proposed use and zoning standards, the requirements of CN Rail, and compatibility with the existing uses in the surrounding area.

### **Attachments**

1. Location Map
2. Proposed Site Plan
3. Proposed Elevations

### **Report prepared by:**

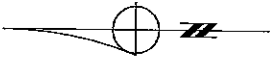
Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

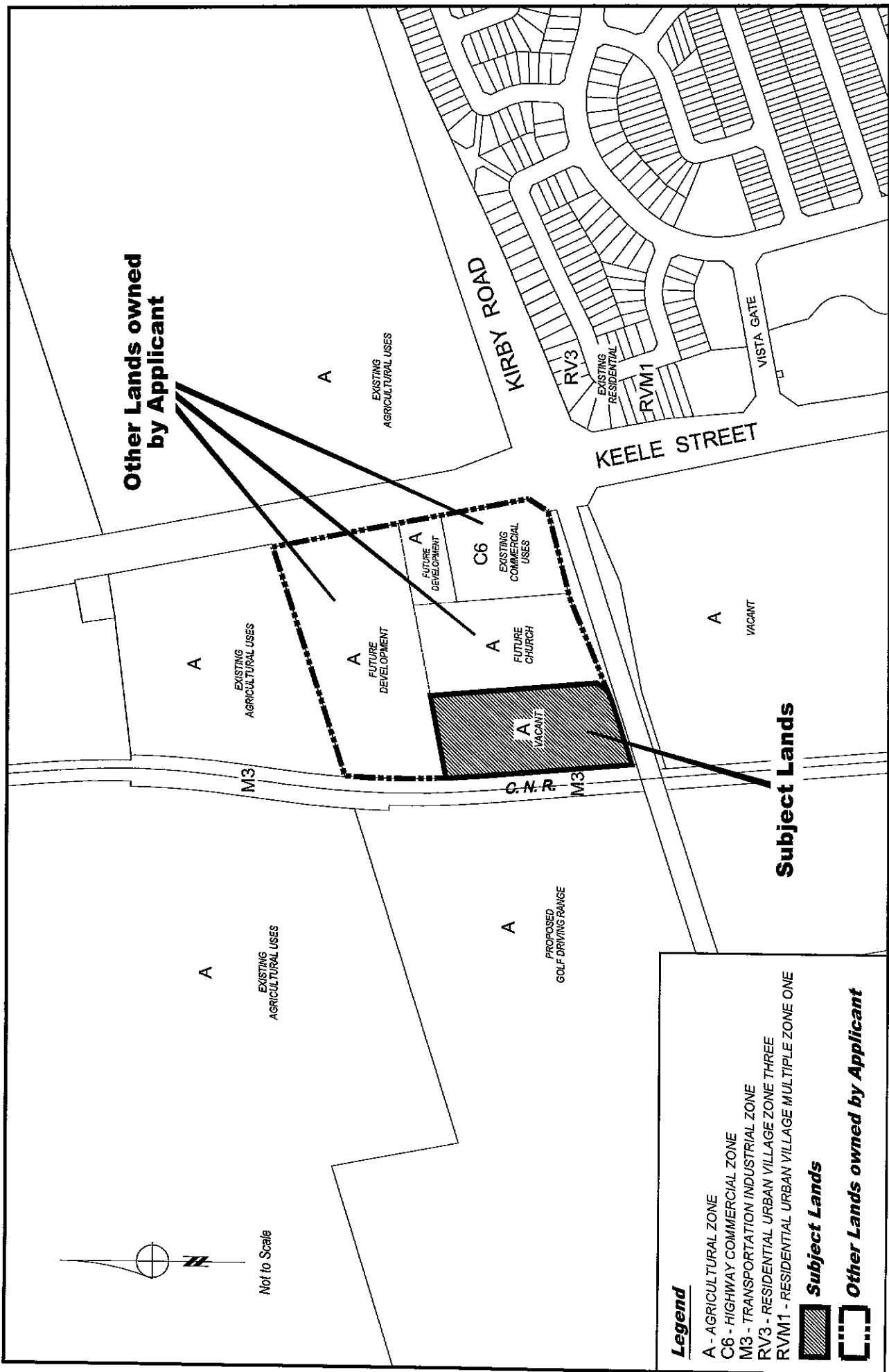
GRANT UYHEYAMA  
Director of Development Planning

/LG



Not to Scale

**Other Lands owned by Applicant**



**Legend**

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RVM1 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE



**Subject Lands**



**Other Lands owned by Applicant**

**Location Map**

Part Lot 31,  
Concession 4

APPLICANT:  
K & K HOLDINGS LTD.

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*The City Above Toronto*

Development Planning Department

**Attachment**

FILE No.:  
Z.08.040

October 20, 2008



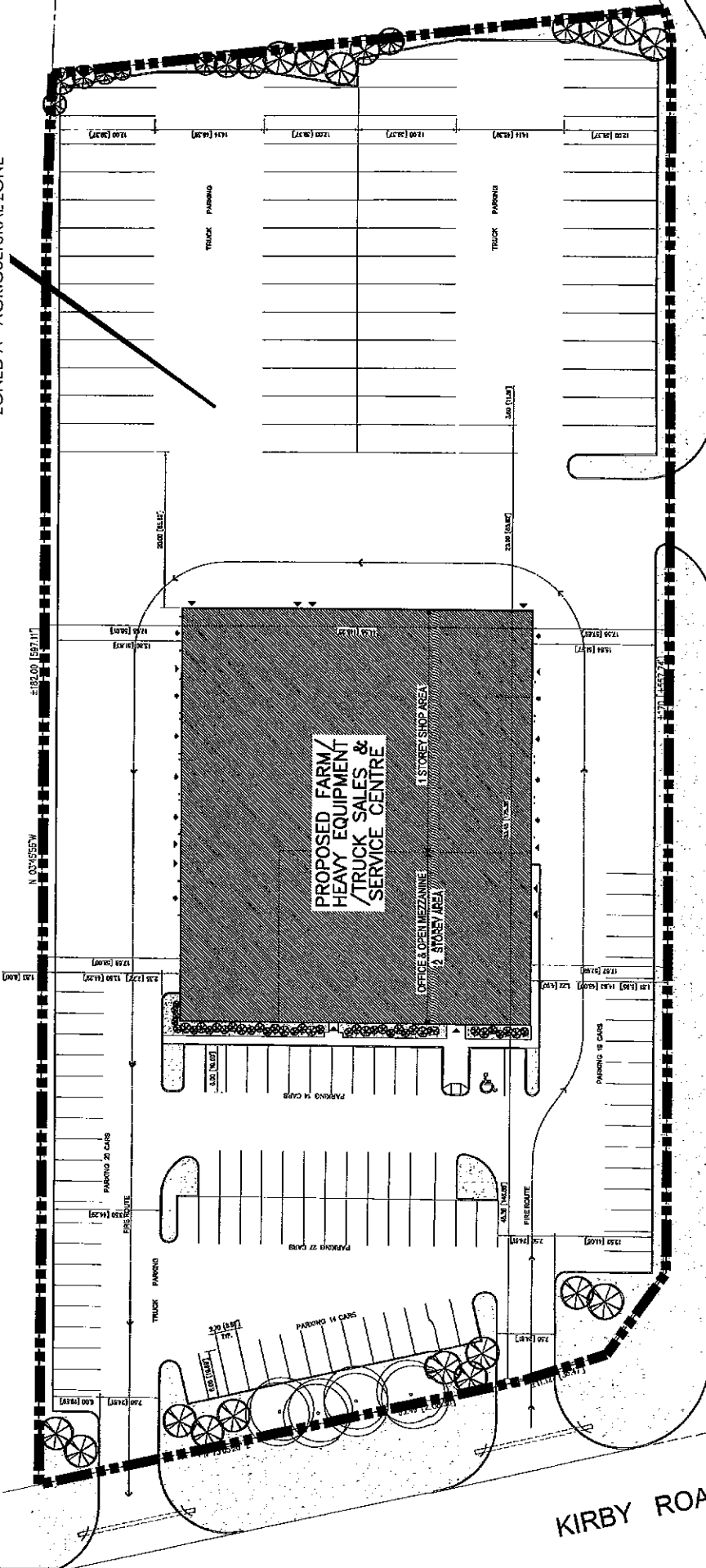
**ZONING AMENDMENT APPLICATION**

TO PERMIT A MOTOR VEHICLE SALES ESTABLISHMENT AS A PERMITTED USE ON THE SUBJECT LANDS ZONED A - AGRICULTURAL ZONE

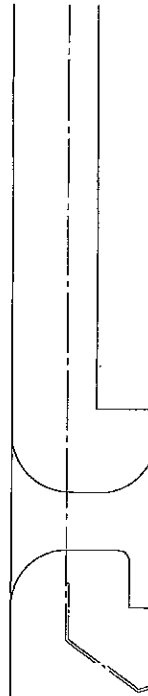
CANADIAN NATIONAL RAILWAYS

NATIONAL

PROPOSED FARM HEAVY EQUIPMENT / TRUCK SALES & SERVICE CENTRE



PROPOSED PRIVATE ROAD (ON OTHER LAND OWNED BY APPLICANT)



Not to Scale

**Subject Lands**

**Proposed Site Plan**

Part Lot 31, Concession 4

APPLICANT: K & K HOLDINGS LTD.

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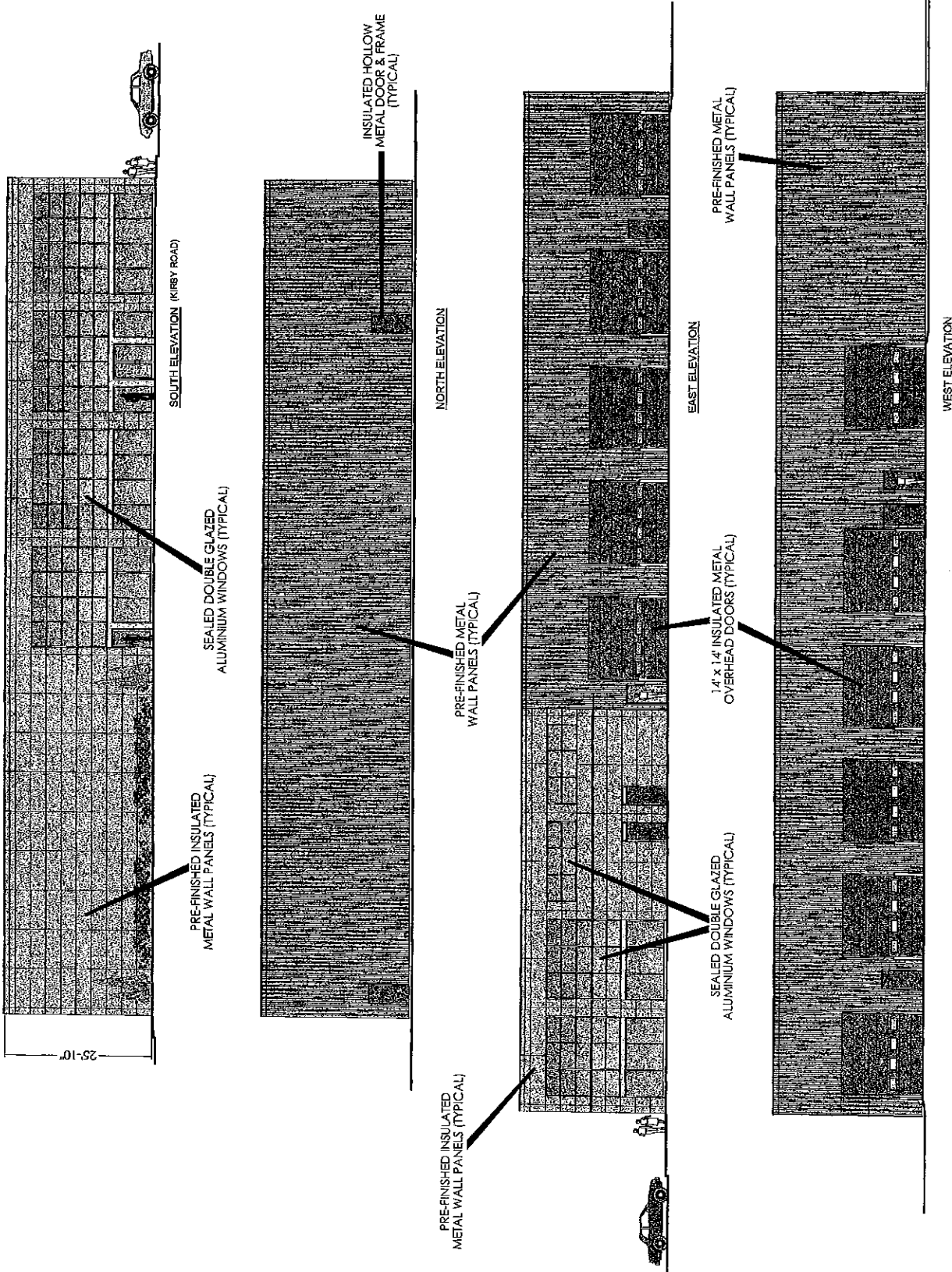
The City Above Toronto

Development Planning Department

**Attachment 2**

FILE No.: Z.08.040

October 20, 2008



# Proposed Elevations

Part Lot 31,  
Concession 4

APPLICANT:  
K & K HOLDINGS LTD.

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Development Planning Department