



**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
AGENDA**

**If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing [clerks@vaughan.ca](mailto:clerks@vaughan.ca), or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.**

**Tuesday, January 21, 2025**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Dr., Vaughan, ON**

**and Online via Electronic Participation**

**Indigenous Land Acknowledgement (prior to the commencement of the meeting)**

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**Pages**

- 1. DISCLOSURE OF INTEREST**
- 2. COMMUNICATIONS**
- 3. CEREMONIAL PRESENTATIONS**
  1. 2024 Ward 2 Civic Hero Award
  2. Woodbridge Strikers U14 IModel Girls Team Recognition  
Recognition to the Woodbridge Strikers U14 IModel Girls Team for winning the Ontario Outdoor Cup and other achievements.
  3. Woodbridge Soccer Club OPDL Boys U14 Team Recognition  
Recognition to the Woodbridge Soccer Club OPDL Boys U14 Team for winning the 2024 Charity Shield.

#### 4. CONSIDERATION OF PUBLIC MEETING ITEMS

1. GUIDO AND JOANNE MARINUCCI ZONING BY-LAW AMENDMENT 3  
Z.14.005 7 BEVAN ROAD VICINITY OF BEVAN ROAD AND CLEMSON  
CRESCENT  
Report of the Deputy City Manager, Planning, Growth Management and  
Housing Delivery, with respect to the above.
  
2. JASWINDER SINGH, HARKIT KHANGURA, HARPREET MANN, 15  
PARMJIT MANN, SURJIT LALLY & JASVINDER KHANGURA ZONING  
BY-LAW AMENDMENT FILE NO. Z.24.034 7300 MAJOR MACKENZIE  
DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND  
HIGHWAY 50  
Report of the Deputy City Manager, Planning, Growth Management and  
Housing Delivery, with respect to the above.

#### 5. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED  
AND VIDEO BROADCAST

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 21, 2025

**WARD:** 1

**TITLE: GUIDO AND JOANNE MARINUCCI  
ZONING BY-LAW AMENDMENT Z.14.005  
7 BEVAN ROAD  
VICINITY OF BEVAN ROAD AND CLEMSON CRESCENT**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION: FOR INFORMATION**

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**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.005. The Owner proposes to rezone the subject lands to permit a related draft plan of subdivision for eight (8) single detached residential lots, as shown on Attachments 1 and 2.

**Report Highlights**

- The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands to facilitate a future related draft plan of subdivision for eight (8) single detached residential lots.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.14.005 (Guido and Joanne Marinucci) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 7 Bevan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 31, 2012 (PAC.12.092)

Application Status: This application is deemed complete. However, at this time, a decision by Vaughan City Council has not been made, and a decision will be made at a future Committee of the Whole meeting.

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development.***

Guido and Joanne Marinucci (the 'Owner') has submitted Zoning By-law Amendment File Z.14.005 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject lands from R1 Residential Zone to R1 Residential Zone and OS1 Open Space Conservation Zone to permit a Draft Plan of Subdivision for eight (8) single detached residential lots (the 'Development') on the Subject Lands, as shown on Attachment 2, with site-specific Exceptions identified in Table 1 of this report.

### ***The Committee of the Whole (Public Hearing) considered the Development Application on April 29, 2014.***

The Committee of the Whole, on April 29, 2014, received a Public Hearing report on Zoning By-law Amendment Application Z.14.005 and Draft Plan of Subdivision File 19T-14V002 for the 8-lot single detached residential subdivision.

The Application has not been considered by Council within two (2) years from the date of the original Public Meeting (April 29, 2014). Vaughan Official Plan 2010 ('VOP 2010') – Section 10 Implementation, states that "at least one Public Meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new Public Meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. Any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or
- b. An application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous Public Meeting".

Since the last Public Meeting was held on April 29, 2014, an additional Public Meeting is required for this Application. The related Draft Plan of Subdivision (File 19T-14V002) is not included in this Public Meeting Report as it is no longer required by the Planning Act due to changes to the More Homes Built Faster Act, 2022 ('Bill 23'), which no longer requires Public Meeting for all Draft Plan of Subdivision Applications.

**Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.**

- a) Date the Notice of Public Meeting was circulated: December 23, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Bevan Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

The Notice of Public Meeting was emailed to all required Agencies under *The Planning Act*.

- c) No comments have been received as of December 17, 2024, by the Development and Parks Planning Department.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

The following is a link to a previous report regarding the Subject Lands:  
[April 29, 2014, Committee of the Whole \(Public Hearing\) \(Item No. 1, Report No.20\)](#)

**Analysis and Options**

***The Development conforms with VOP 2010.***

Official Plan Designation

- "Community Area" on Schedule 1 – Urban Structure by VOP 2010 "Low-Rise Residential and "Natural Area" on Schedule 13 – Land Use by VOP 2010
- The portion of the Subject Lands designated "Natural Area" are also identified as a "Core Feature" and "Greenbelt Plan External Linkage Area" of the VOP 2010.
- "Natural Heritage Network Core Areas Features" and "Linkage Areas" identified on Schedules 2 and 4 in VOP 2010 and are to be protected and enhanced.
- The "Low-Rise Residential" designation permits single detached dwellings with a maximum building height of 3-storeys.

***Amendments to Zoning By-law 1-88 are required to permit the Development.***

Zoning:

- R1 Residential Zone by Zoning By-law 1-88
- This Zone permits single detached residential uses but does not permit the proposed lot frontages.

- The Owner proposes to rezone the 277 m<sup>2</sup> 'Buffer Block' as shown on Attachment 2, from R1 Residential Zone to OS1 Open Space Conservation Zone to facilitate the future dedication of the valley lands to a public body, as shown in Attachment 2:

Table 1:

	Zoning By-law 1-88 Standard	R1 Residential Zone Requirement	Proposed Exceptions to the R1 Residential Zone Requirement
a.	Minimum Lot Frontage (Lots 4 to 7)	18 m	17 m
b.	Definition of Front Lot Line for Lot 8	If in the case of a corner lot, the shorter street line (proposed extension of Bevan Road) is deemed the front lot line.	Deem the proposed east lot line (frontage on "Street B") as the front lot line.
c.	Minimum Rear Yard Setback for Lot 8 (west)	7.5 m	5.7 m
d.	Minimum Front Yard Setback (Street "B") for Lot 8	7.5 m	3.0 m
e.	Minimum Combined Driveway Width of a Circular Driveway for Lot 8	9 m	16.5 m
f.	Maximum Number of Driveways for Lot 8	Not more than one (1) driveway per lot shall be permitted.	To allow a circular driveway onto Street "B" and a second driveway onto the extension of Bevan Road with a maximum width of 8 m.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (the 'PPS 2024') and the policies of VOP 2010 and any other deemed City official plan policies.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Draft Plan of Subdivision File 19T-14V002	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Draft Plan of Subdivision File 19T-14V002 to be reviewed with the Application in a future technical report.</li> <li>▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, Regional and public agency and utility requirements.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.</li> </ul>
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ There are 230 trees on the Subject Lands, 39 of which are required to be removed to accommodate the proposed development. For these trees, 80 replacement trees are required to satisfy TPP By-law 052-2018.</li> <li>▪ The Development will be reviewed in accordance with the City's TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Bevan Road, Clemson Crescent and Netherford Road.</li> <li>▪ Matters including the proposed public road and driveways are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Bevan Road, which is a local municipal road, an arterial road under the jurisdiction of the City of Vaughan.</li> </ul>
l.	Existing Easements	<ul style="list-style-type: none"> <li>▪ The northerly 9 m of the Subject Lands are subject to access easements extending from the current terminus of Bevan Road west to the open space lands as shown on Attachment 2.</li> <li>▪ These easements are in favour of the City of Vaughan for storm and sanitary sewer purposes, and two additional easements are located on the lands in favour of Alectra Utilities for hydro purposes.</li> </ul>



	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>The appropriateness of the proposed draft plan of subdivision and zoning exceptions will be reviewed in consideration of the location of the existing easements relative to the development. Additional Block numbers may be required for the access easements. In addition, any applicable conditions and/or zoning standards to protect the easements as may be required will be considered, if the applications are approved.</li> </ul>
m.	Public Agency / Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by external public agencies (such as TRCA) and utilities and York Region. The size of the 'Buffer Block' will need to be to the satisfaction of the TRCA.</li> </ul>
n.	Related Draft Plan of Subdivision File	<ul style="list-style-type: none"> <li>The Owner has submitted related Draft Plan of Subdivision File 19T-14V002 to be reviewed with the Application in a future technical report.</li> <li>Should the Application be approved, the required conditions will be included to address road alignments and connections, servicing and grading, environmental, noise, and other municipal, Regional and public agency and utility requirements.</li> </ul>

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Operational Impact**

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

### **Broader Regional Impacts/Considerations**

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Nicholas Del Prete, Planner, Development and Parks Planning Department, ext. 8070.

### **Attachments**

1. Context and Location Map
2. Draft Plan of Subdivision and Proposed Zoning

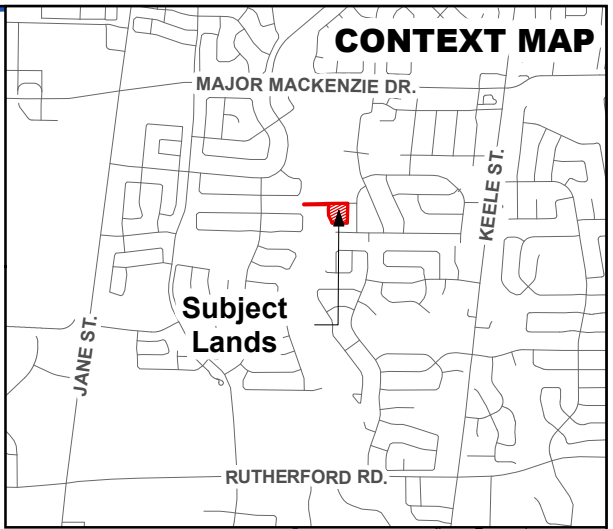
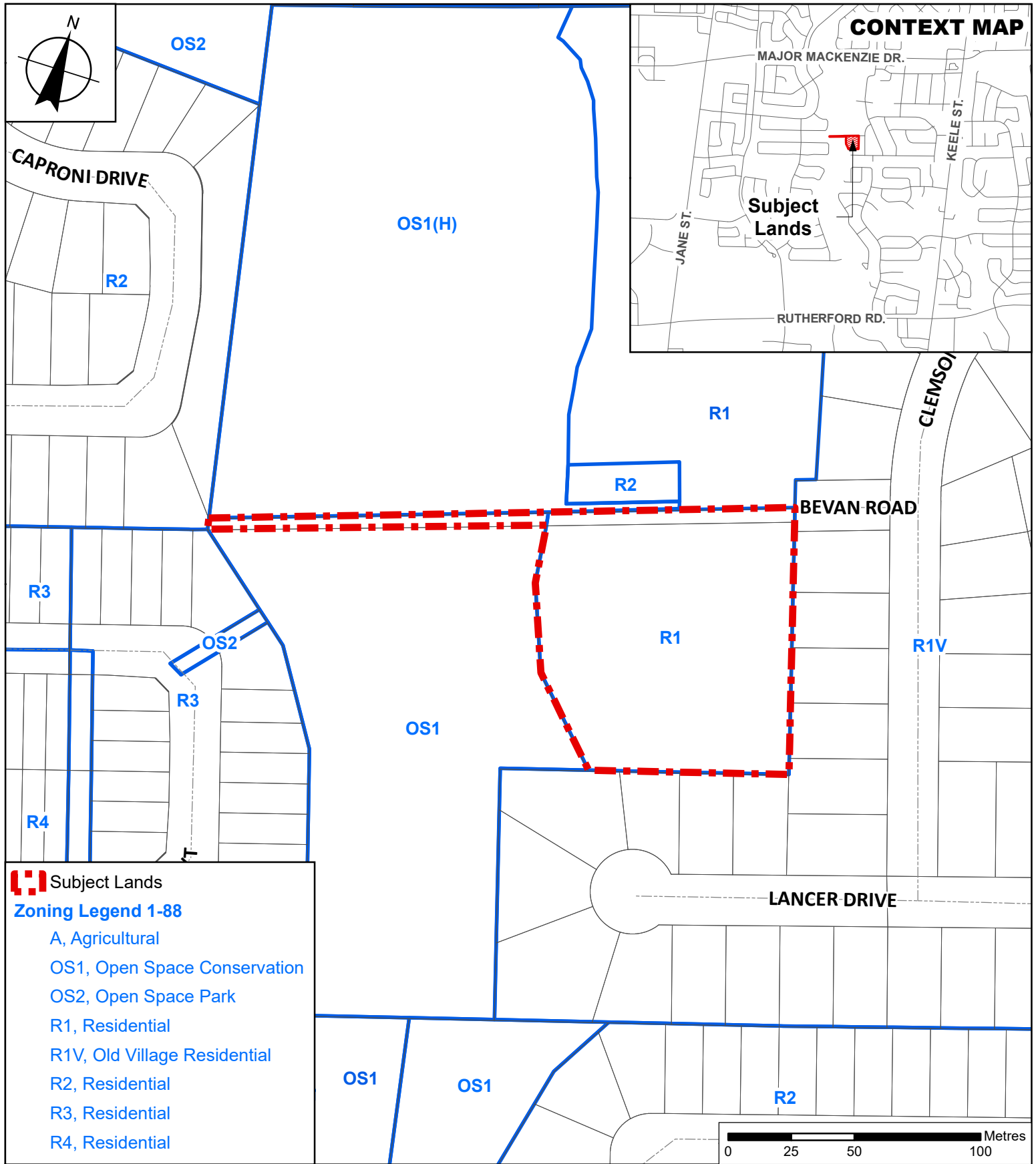
### **Prepared by**

Nicholas Del Prete, Planner, ext. 8070

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

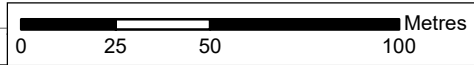
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



 Subject Lands

**Zoning Legend 1-88**

- A, Agricultural
- OS1, Open Space Conservation
- OS2, Open Space Park
- R1, Residential
- R1V, Old Village Residential
- R2, Residential
- R3, Residential
- R4, Residential



## Context and Location Map

**LOCATION:**  
7 Bevan Road  
Part of Lot 19, Concession 4

**APPLICANT:**  
Guido and Joanna Marinucci



## Attachment

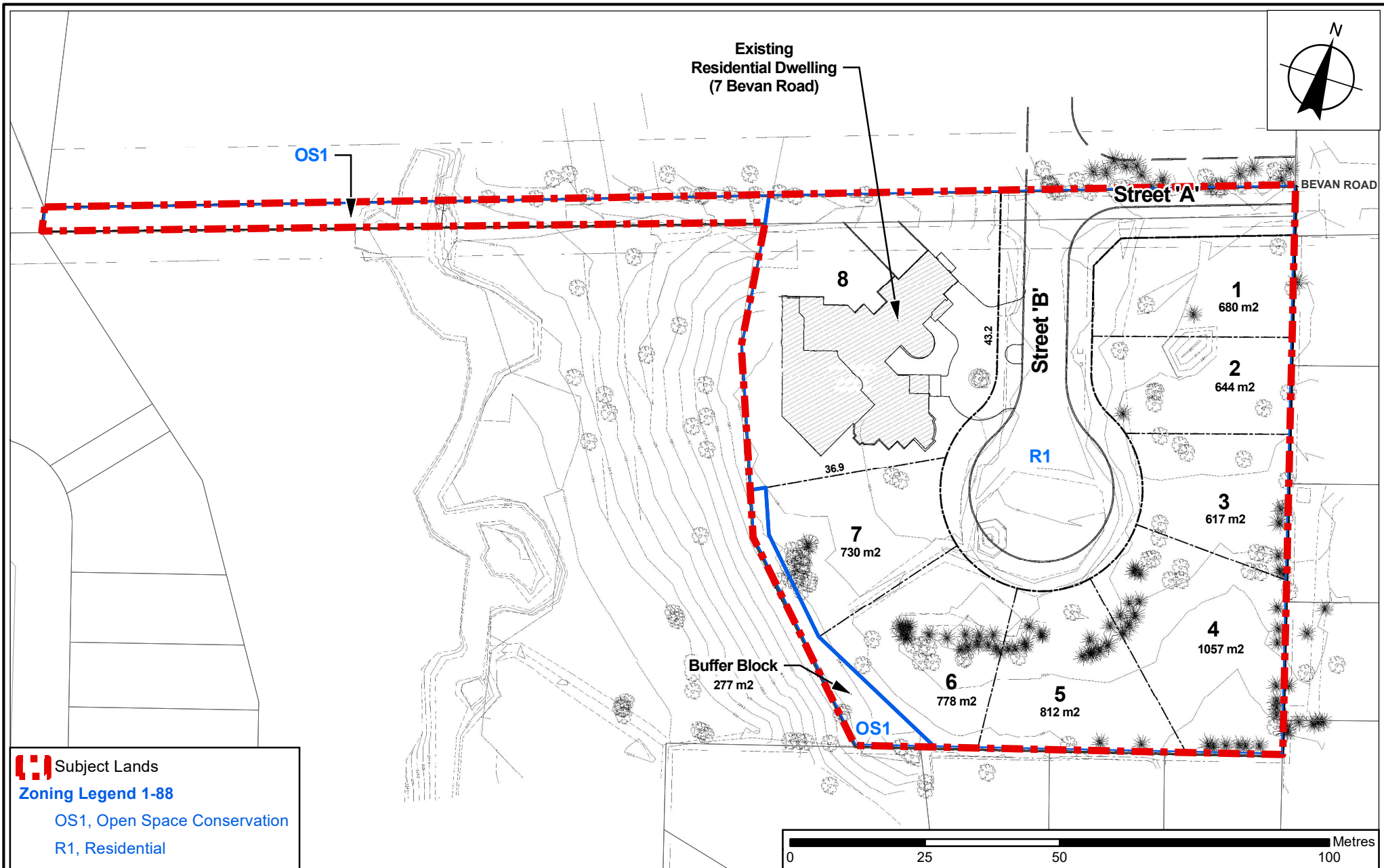
**FILE:**  
Z.14.005


**RELATED FILES:**  
19T-14V002

**DATE:**  
January 21, 2025

# 1





 Subject Lands  
**Zoning Legend 1-88**  
 OS1, Open Space Conservation  
 R1, Residential

# Draft Plan of Subdivision and Proposed Zoning

**LOCATION:**  
 7 Bevan Road  
 Part of Lot 19, Concession 4

**APPLICANT:**  
 Guido and Joanna Marinucci



# Attachment

**FILE:**  
 Z.14.005  
**RELATED FILE:**  
 19T-14V002  
**DATE:**  
 January 21, 2025

# 2



## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 21, 2025

**WARD(S):** 1

**TITLE: JASWINDER SINGH, HARKIT KHANGURA, HARPREET MANN,  
PARMJIT MANN, SURJIT LALLY & JASVINDER KHANGURA  
ZONING BY-LAW AMENDMENT FILE NO. Z.24.034  
7300 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND  
HIGHWAY 50**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on an application to amend the zoning by-law for the subject lands shown on Attachment 1, to legalize the existing outside storage of 46 truck cabs, an accessory administrative office building with a total Gross Floor Area ('GFA') of 143 m<sup>2</sup> and seven (7) parking spaces, as shown on Attachments 2 and 3, for a temporary period of three (3) years.

**Report Highlights**

- The owners propose to legalize the existing outside storage of 46 truck cabs, an accessory administrative office building and seven (7) parking spaces for a temporary period of three (3) years.
- A Zoning By-law Amendment Application is required to permit the temporary uses.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.034 (Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally & Jasvinder Khangura) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 7300 Major Mackenzie Drive West (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: N/A

Application Status: This application is deemed complete. However, at this time, a decision by Vaughan City Council has not been made, and a decision will be made at a future Committee of the Whole meeting.

### ***Applications for Official Plan Amendment (File OP.19.008) and Zoning By-law Amendment (File Z.19.021) were approved by Council.***

On June 22, 2021, Council approved Official Plan Amendment File OP.19.008 and Zoning By-law Amendment File Z.19.021 to permit the outside storage of 46 truck cabs, an accessory administrative office building with a total GFA of 143 m<sup>2</sup> and seven (7) parking spaces. The Official Plan Amendment Application OP.19.008 permits the uses only if a temporary use zoning by-law permitting these uses is passed by Council. The Zoning By-law Amendment File Z.19.021 permitted these uses for a temporary period of three (3) years. The temporary use by-law (By-law 092-2021) expired on June 22, 2024. However, the use has continued to operate thereby requiring a new zoning amendment.

### ***A Zoning Notice of Contravention was issued on October 30, 2024.***

On October 30, 2024, the City's By-law & Compliance, Licensing & Permit Services Department issued a Zoning Notice of Contravention to Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally and Jasvinder Khangura (the 'Owners') to cease and desist the existing uses on the Subject Lands as the temporary use by-law 092-2021 permitting the existing uses has expired.

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development.***

The Owners have submitted Zoning By-law Amendment File Z.24.034 (the 'Application') for the Subject Lands shown on Attachment 1, to amend the "FD – Future Development Zone" ('FD Zone') of Zoning By-law 001-2021, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4. The Application would permit the outside storage of 46 truck cabs, an accessory administrative office with a maximum GFA of 143 m<sup>2</sup> and 7 parking spaces (the 'Development'), for a temporary period of 3 years, as shown on Attachments 2 and 3.



**Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.**

- a) Date the Notice of Public Meeting was circulated: December 23, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). A Notice Sign was also installed along Major Mackenzie Drive West in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Kleinburg Area Ratepayer's Association and to anyone on file with the Office of the City Clerk having requested notice.

The Notice of Public Meeting was emailed to all the required Agencies under the Planning Act and the Ratepayer's Associations.

- c) The following is a summary of written comments received as of December 16, 2024. The comments are organized by theme as follows:

**Access, Traffic and Parking**

- the Development currently contributes to the ongoing traffic congestion in the area and impacts vehicle safety.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

APRA Truck Line, Public Hearing Report:

[January 21, 2020, Committee of the Whole \(Public Hearing\) \(Item 1, Report 3\)](#)

APRA Truck Line, Committee of Whole Report:

[June 1, 2021, Committee of Whole \(1\) \(Item 2, Report 29\)](#)

**Analysis and Options**

***The Development conforms with Vaughan Official Plan 2010 ('VOP 2010').***

**VOP 2010 Designation:**

- "Employment Areas" on Schedule 1 – Urban Structure by VOP 2010.
- "Prestige Employment" on Schedule 3 – Land Use by VOP 2010, Volume 2, Section 11.9 – West Vaughan Employment Area Secondary Plan ('WVEASP').
- Site Specific Policy 2.7.2 by Schedule 3 of VOP 2010, Volume 2, 11.9 – WVEASP, which permits the outside storage of 46 truck cabs and an accessory administrative office building with a total GFA of 143 m<sup>2</sup> only if a temporary use zoning by-law permitting these uses has been passed by Council.
- The Development conforms to VOP 2010.

**Amendments to Zoning By-law 001-2021 are required to permit the Development.**

- FD Zone by Zoning By-law 001-2021.
- This Zone does not permit the Development.
- The Owners propose to permit the Development together with the site specific zoning exceptions identified in Table 1 of Attachment 4, for a temporary period of 3 years, as shown in Attachments 2 and 3.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (the 'PPS 2024'), and the policies of VOP 2010, WVEASP and other deemed City official plan policies.</li> </ul>
b.	Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010.</li> </ul>
c.	Block Plan Policies of the WVEASP and VOP 2010	<ul style="list-style-type: none"> <li>▪ Section 2.6.1 of the WVEASP identifies that a Block Plan shall be required for all areas within the WVEASP to implement the Secondary Plan.</li> <li>▪ The Subject Lands are located within Block 66, where a Block Plan has not been initiated by the City.</li> <li>▪ The Application will be reviewed in consideration of the VOP 2010 Block Plan policies.</li> </ul>
d.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owners submitted studies and reports in support of the Application available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		authority. Additional studies and/or reports may be required as part of the application review process.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region, Peel Region, the Toronto and Region Conservation Authority and external public agencies and utilities.</li> </ul>
g.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ Matters including the driveway entrance, parking and truck maneuvering are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Major Mackenzie Drive West, an arterial road under the jurisdiction of York Region.</li> <li>▪ York Region will identify any required land conveyances.</li> </ul>
h.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owners submitted related Site Development Application File DA.20.034 on August 13, 2020, which will be reviewed with the Application in a future technical report.</li> <li>▪ The Owners must satisfy all requirements/comments from File DA.20.034 prior to the approval of the Application, or the use of a Holding Symbol "(H)" shall be applied to the Subject Lands, should the Application be approved.</li> </ul>

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Operational Impact**

Development and Parks Planning staff have circulated the Application to internal City Departments and external agencies for review.

### **Broader Regional Impacts/Considerations**

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022,

bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region and Peel Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Kaveen Fernando, Planner, Development and Parks Planning Department, ext. 8592.

### **Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Proposed Zoning Exceptions to Zoning By-law 001-2021

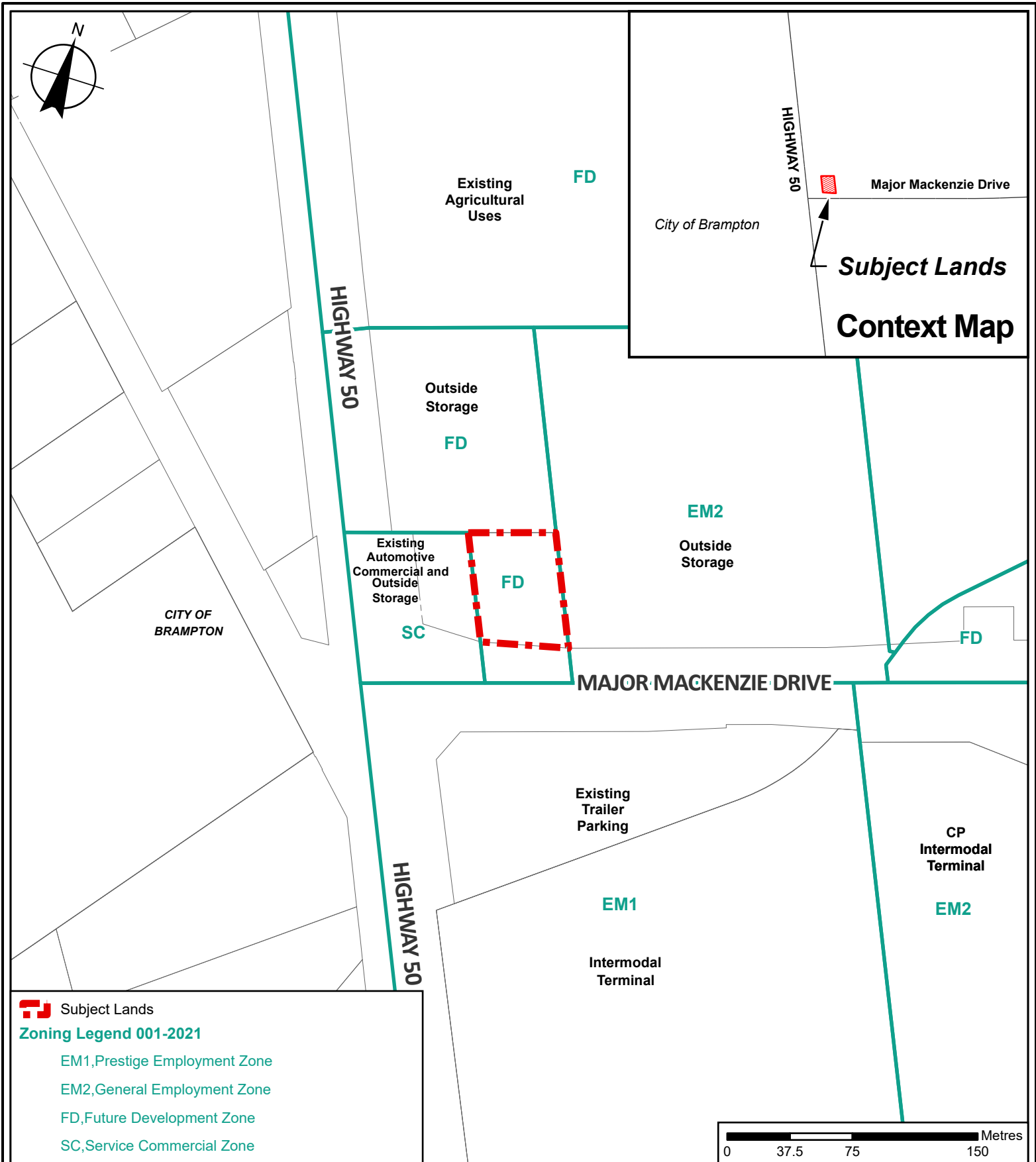
### **Prepared by**

Kaveen Fernando, Planner, ext. 8592

Cassandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



## Context and Location Map

**LOCATION:**  
7300 Major Mackenzie Drive  
Part of Lot 21, Concession 10

**APPLICANT:**  
Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Bally & Jasvinder Khangura

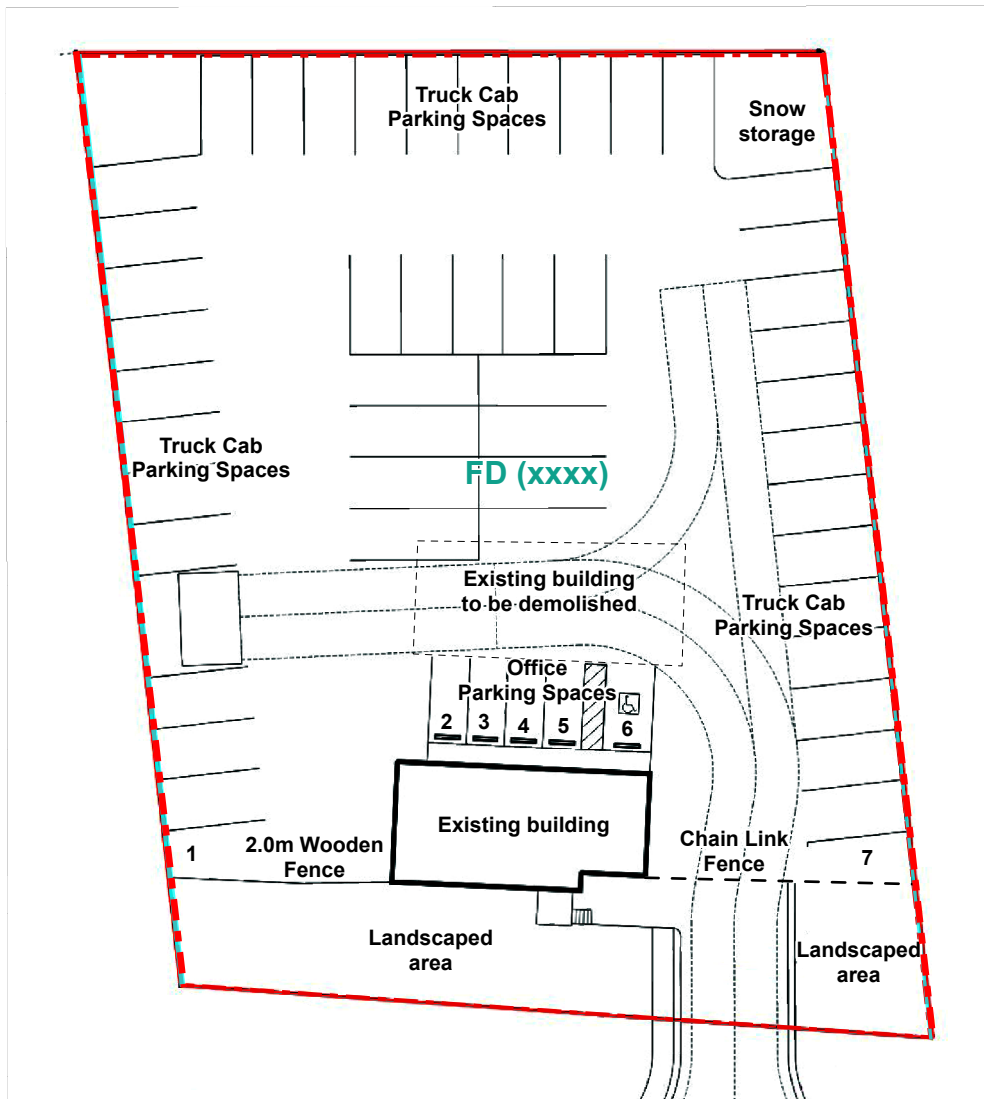
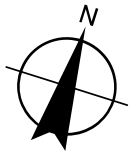



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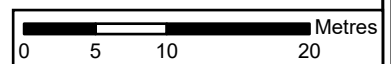
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**Related File:**  
DA.20.034  
**DATE:**  
January 21, 2025

# 1





 Subject Lands  
**Zoning Legend 001-2021**  
 FD, Future Development Zone



# Site Plan and Proposed Zoning

**Location:**  
 7300 Major Mackenzie Drive  
 Part of Lot 21, Concession 10



**Applicant:**  
 Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally, Jasvinder Khangura

23

# Attachment

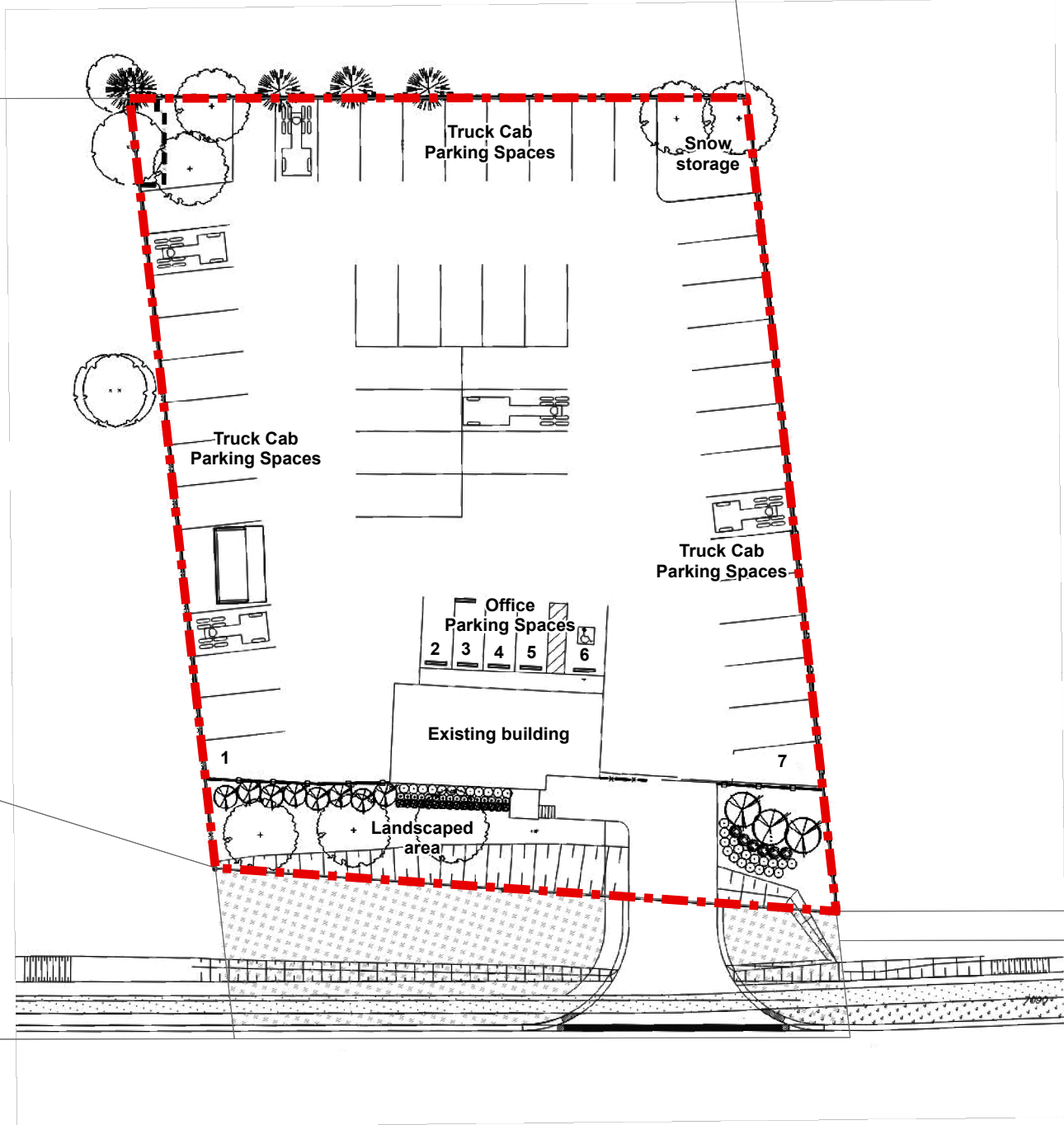
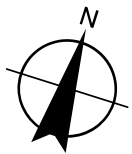
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**Date:**  
 January 21, 2025

# 2

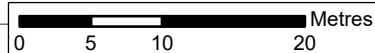






MAJOR MACKENZIE DRIVE

 Subject Lands

 0 5 10 20 Metres

## Landscape Plan

**Location:**  
7300 Major Mackenzie Drive  
Part of Lot 21, Concession 10

**Applicant:**  
Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally, Jasvinder Khangura



25 Development Planning

## Attachment

**File:**  
Z.24.034  
**Related File:**  
DA.20.034  
**Date:**  
January 21, 2025

**3**



## Attachment 4 – Proposed Zoning Exceptions to Zoning By-Law 001-2021

Table 1:

	<b>Zoning By-law 001-2021 Standard</b>	<b>FD Future Development Zone Requirements</b>	<b>Proposed Exceptions to the FD Future Development Zone Requirements</b>
a.	Permitted Uses (temporary period of 3 years)	N/A	- Outside storage of 46 truck cabs - An accessory administrative office with a total GFA of 143 m <sup>2</sup>
b.	Minimum Lot Area	E - "Existing"	0.3 ha
c.	Minimum Lot Frontage	E - "Existing"	50 m
d.	Minimum Front Yard Setback (Major Mackenzie Drive West)	7.5 m	6 m
e.	Minimum Landscape Strip Abutting a Major Road	N/A	6 m
f.	Maximum Outside Storage	30%	85%
g.	Minimum Fence Height along Front, Side and Rear Yards	N/A	- 2 m wooden fence along all yards - 1.8 m chain link along Driveway Aisles
h.	Surface Treatment	N/A	For proposed use, the surface of all loading spaces and related driveways, parking spaces and maneuvering areas shall be permitted to be gravel or hot-mix asphalt or concrete.