

COMMITTEE OF ADJUSTMENT

A031/23

Concord Confections Inc.

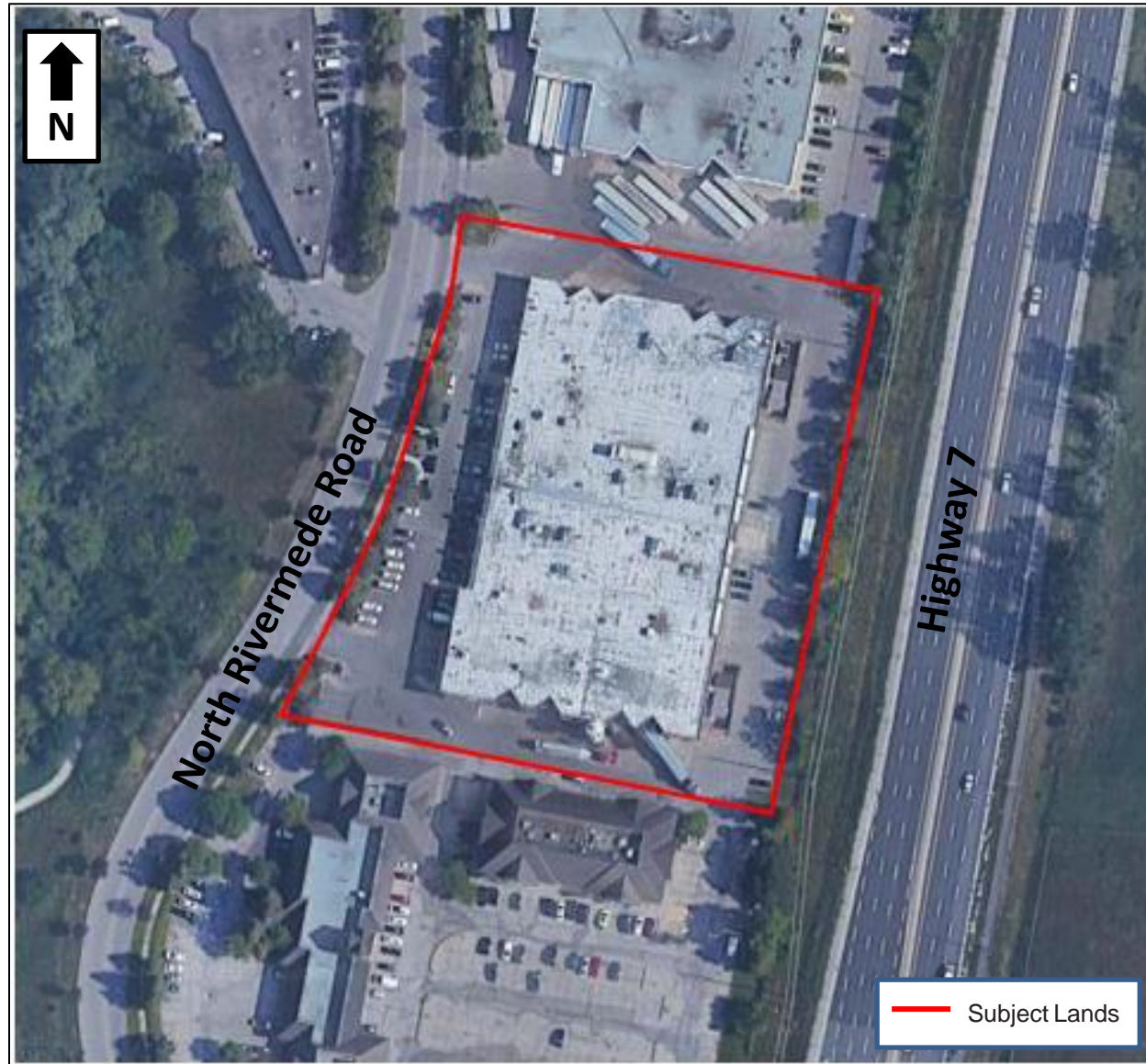
519 North Rivermede Road
City of Vaughan

April 20, 2023

WESTON
CONSULTING



SUBJECT PROPERTY



Aerial Photography: 519 North Rivermede Road, Vaughan

- **519 North Rivermede Road**
- Property Area: 1.455 hectares (3.597 acres)
- Frontage: 130.74 metres along North Rivermede Road
- Current Use: One-storey candy manufacturing facility
- 100 Parking Spaces

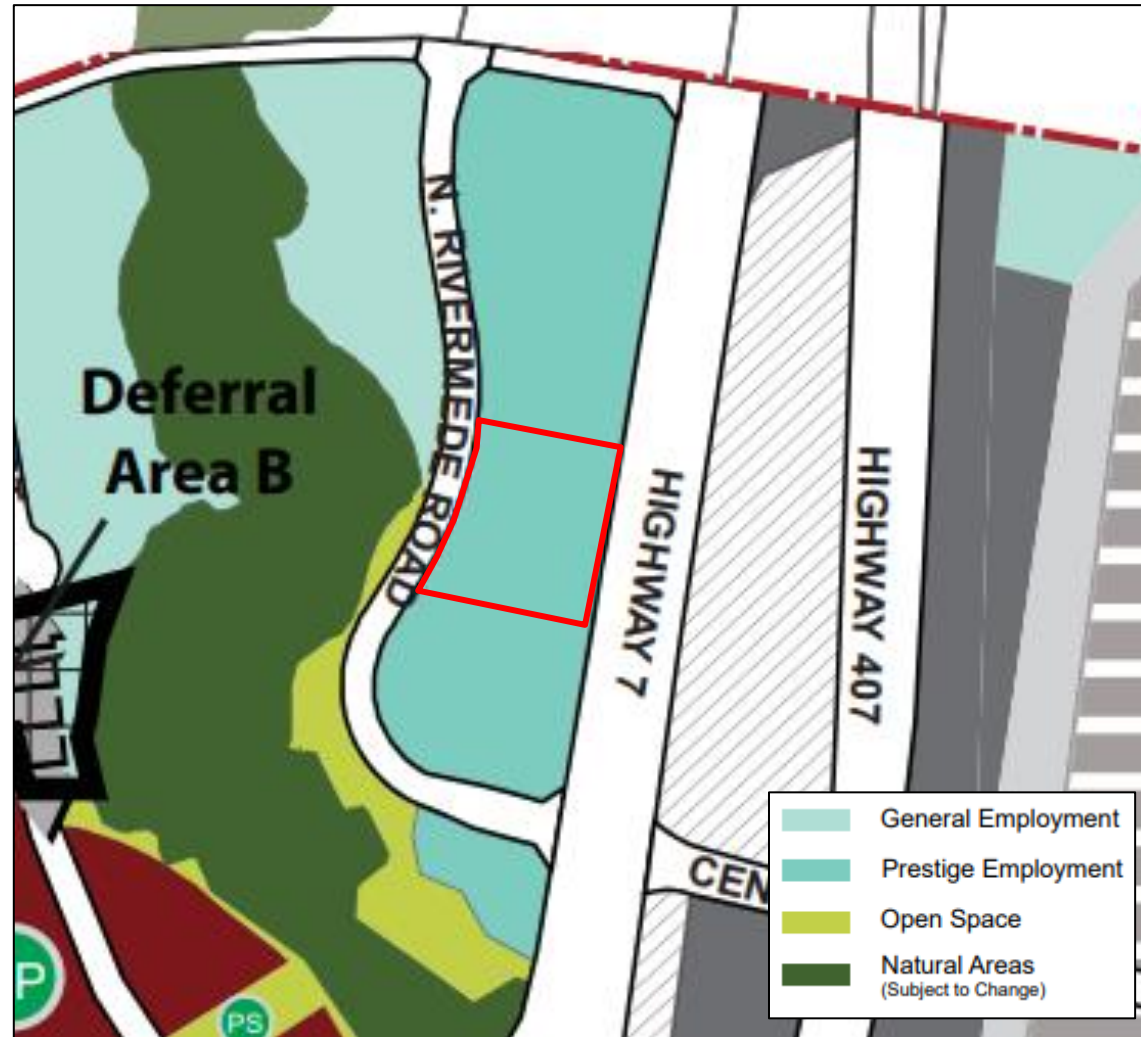
SURROUNDING AREA



Direction	Land Use
North	<ul style="list-style-type: none"> • Two-storey manufacturing building • Vacant lot • Two-storey commercial building
East	<ul style="list-style-type: none"> • Highway 7 • Vacant land • Highway 407
South	<ul style="list-style-type: none"> • Commercial plaza with office, and institutional uses • North Rivermede Road and Highway 7 intersection.
West	<ul style="list-style-type: none"> • North Rivermede Road • Langstaff Eco Park

Aerial Photography: 519 North Rivermede Road, Vaughan

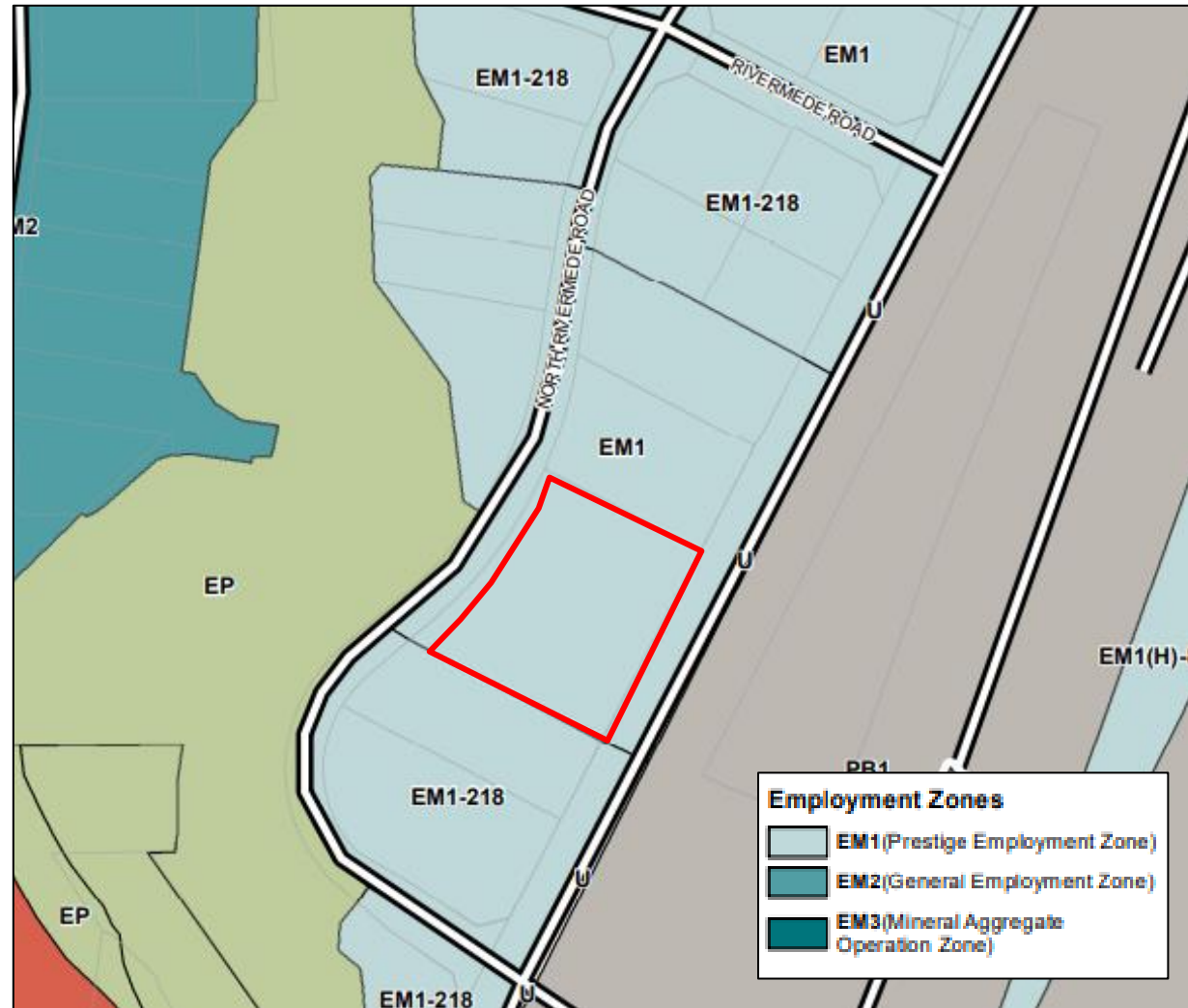
CITY OF VAUGHAN OFFICIAL PLAN



Schedule B – Land Use

- The Concord GO Centre Secondary Plan designates the subject property as *Employment Area (Prestige Employment)*.
- It is the intent of the Official Plan that Prestige Employment Areas shall permit industrial uses including warehousing and more.

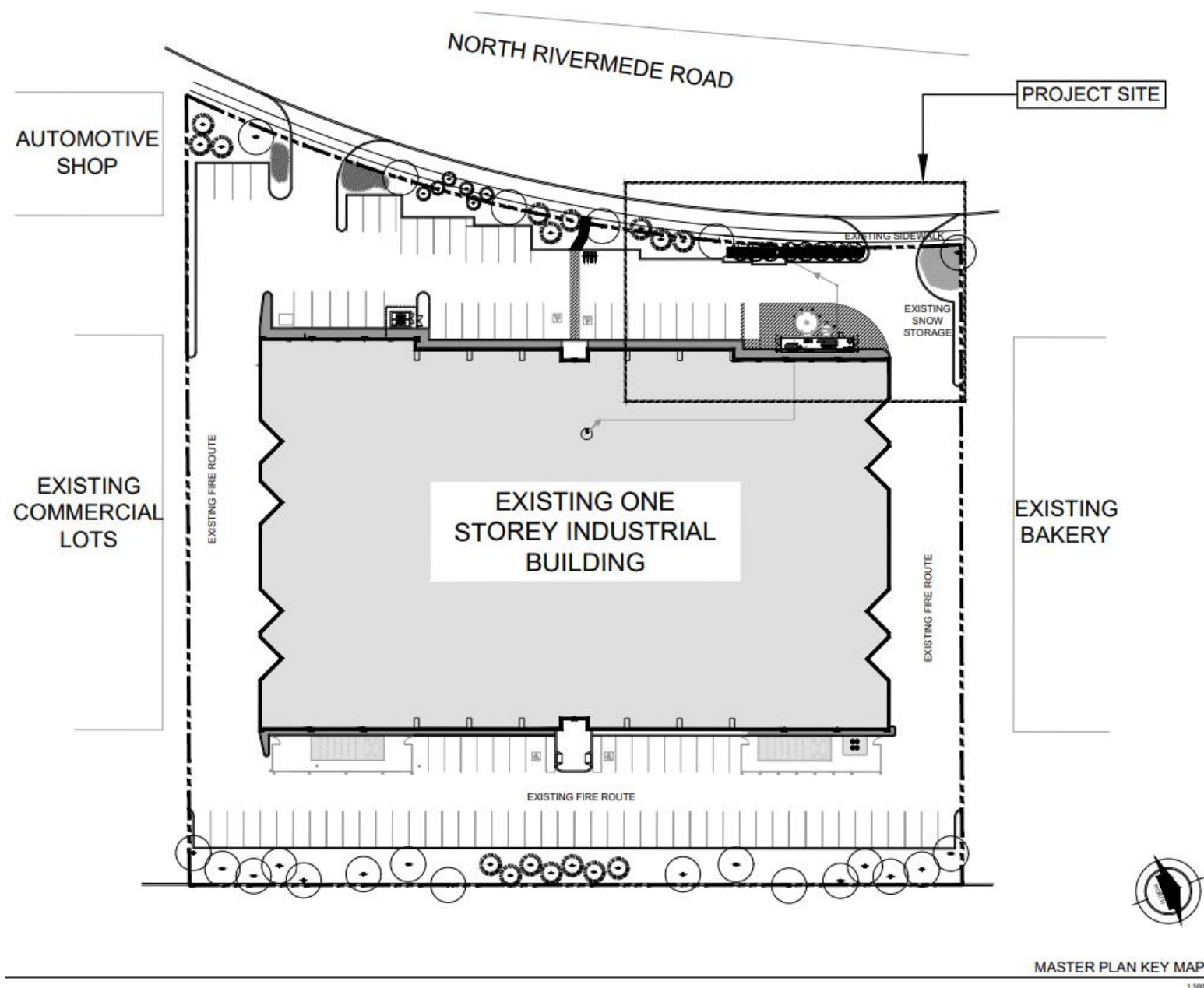
ZONING BY-LAW



Zoning By-law 001-2021: Schedule A Map 55

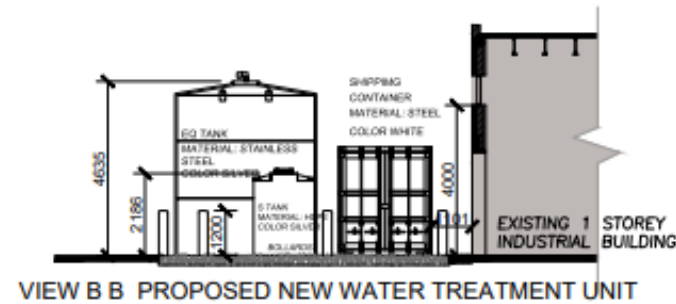
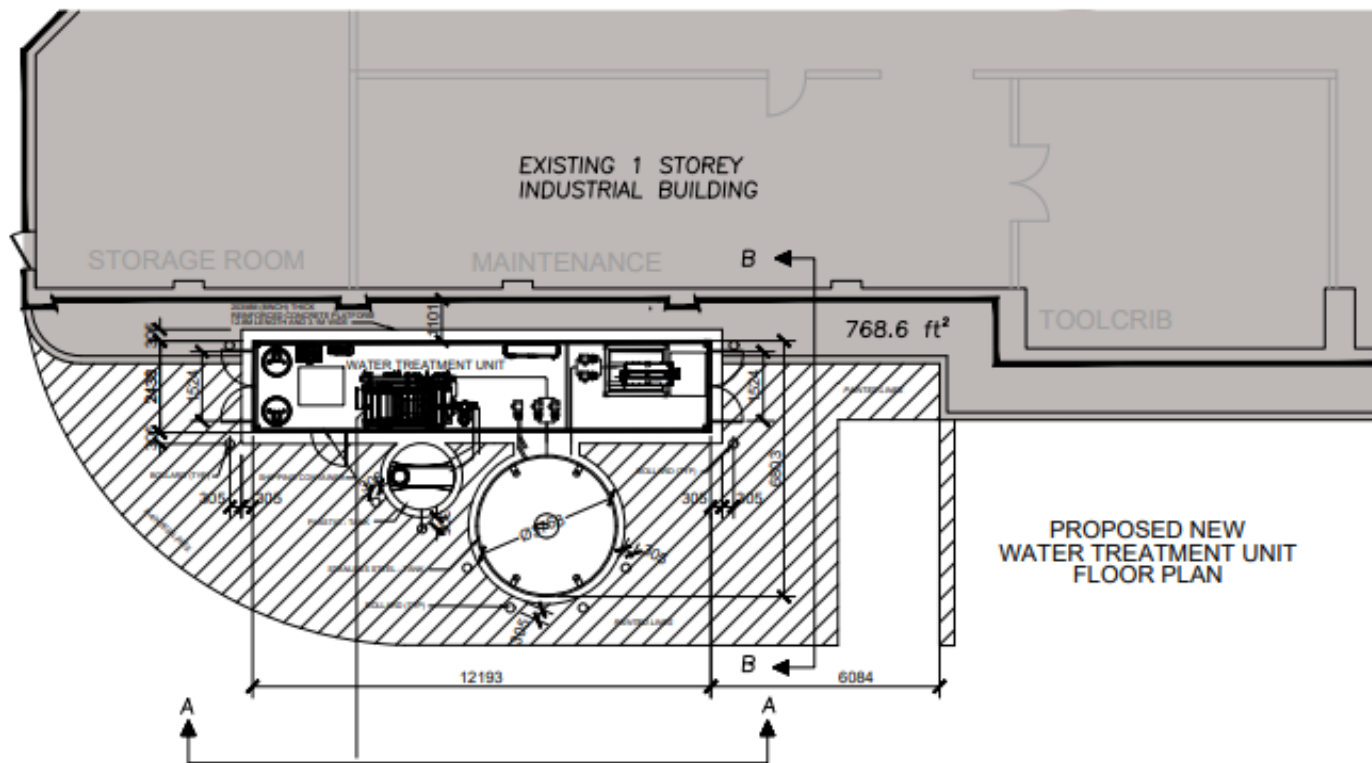
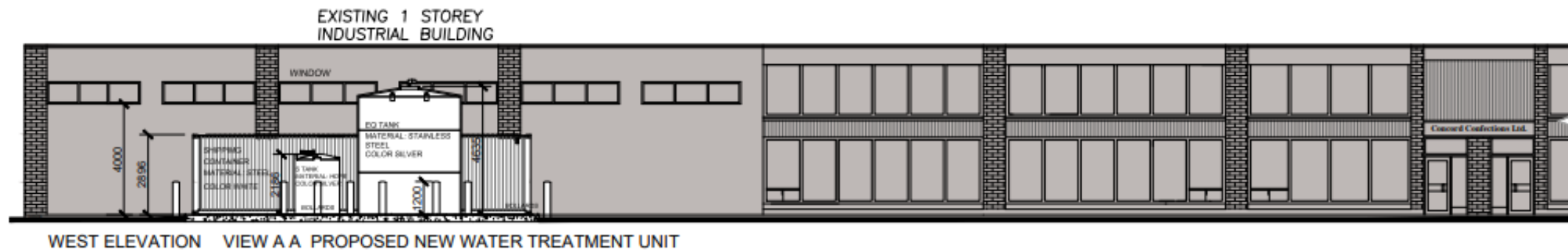
- The City of Vaughan Zoning By-law 001-2021 zones the subject property as *Prestige Employment Area (EM1 Zone)*
- It is the general intent of the EM1 Zone to permit manufacturing and processing facilities. It is also the general intent that accessory buildings and structures shall be permitted as long as they conform to Section 4.1 of the By-law.

PROPOSAL AND REQUESTED VARIANCE

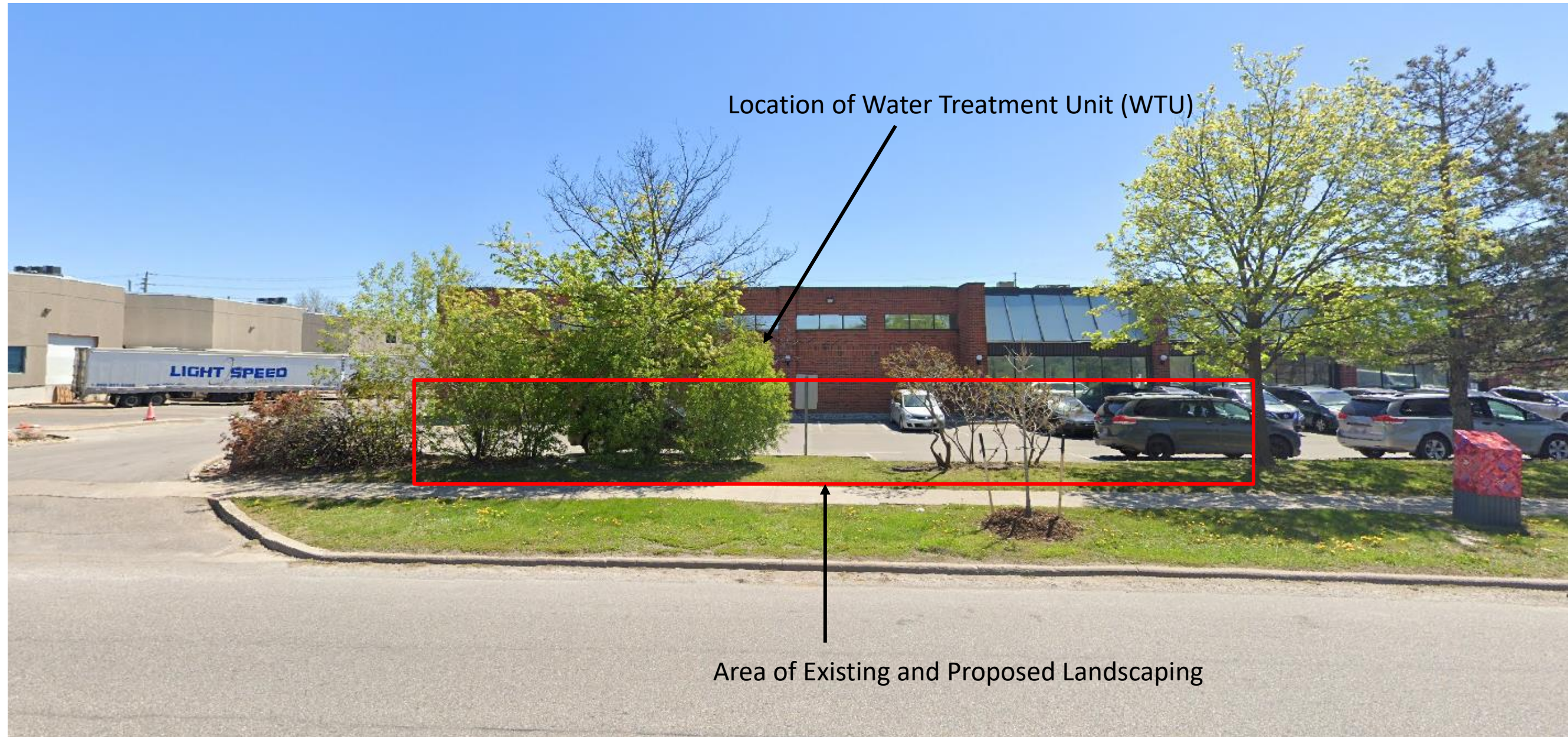


- The purpose of the Minor Variance application is to seek relief from Section 4.1.2.b of the City of Vaughan By-law 001-2021 to permit the installation of an external Water Treatment Unit (WTU) within the front yard of the building.
- The WTU is required to treat the wastewater prior to discharging into the sanitary sewer, so that it is compliant with the York Region Sewer Use By-law No. 2011-56.

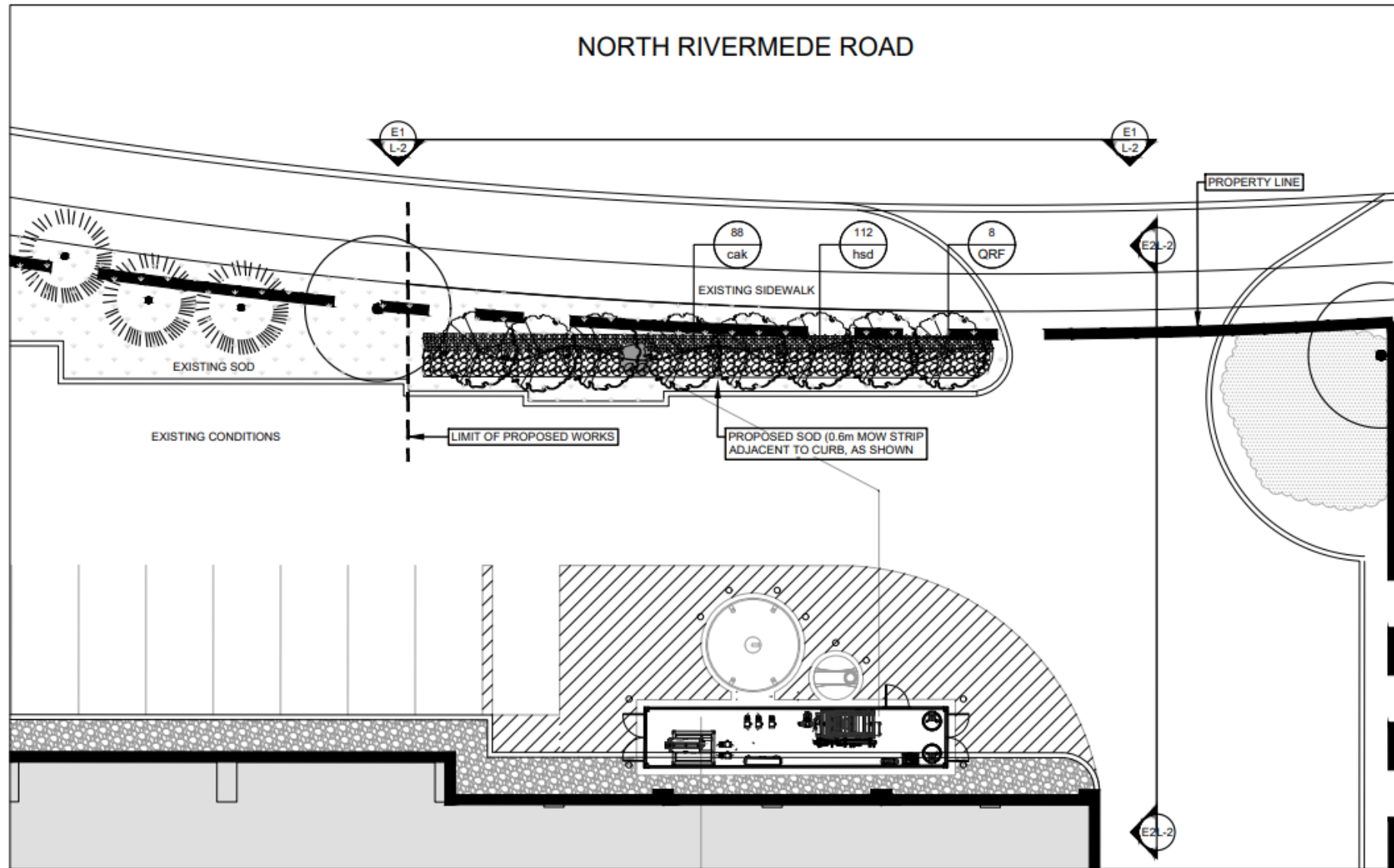
WATER TREATMENT UNIT (WTU)



EXISTING LANDSCAPE



PROPOSED ENHANCED LANDSCAPING



5 YEAR PLANTING (SOUTH ELEVATION)



5 YEAR PLANTING (WEST ELEVATION)

PROPOSED LANDSCAPE PLAN

1:150

FOUR TESTS FOR MINOR VARIANCE

- Maintains the General Intent and Purpose of the Official Plan.
- Maintains the General Intent and Purpose of the Zoning By-law.
- Desirable for the Appropriate Use of the Land.
- Minor in Nature.

Thank You

Comments & Questions?

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