

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2024

Item 3, Report No. 5, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 21, 2024:

By receiving Communication C1 from Ryan Mino-Leahan, KLM Planning, Jardin Drive, Concord, dated February 20, 2024.

Please refer to Council Meeting Minute No. 19 for further disposition of this matter.

3. ROYAL KING VALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.21.004 SITE DEVELOPMENT FILE DA.21.006 TEMPORARY USE 3230 KING VAUGHAN ROAD VICINITY OF KING VAUGHAN ROAD AND HIGHWAY 400

The Committee of the Whole recommends:

- 1. That further consideration of this matter be referred to the Committee of the Whole (Closed Session) meeting of February 13, 2024, for legal advice; and**
- 2. That the comments of the following speakers be received:**
 - 1. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Vaughan; and**
 - 2. Alexandra Ney, King Vaughan Road, Woodbridge.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.21.004 (Royal King Valley Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit an existing Contractor's Yard with outdoor storage for construction equipment and materials as well as a 1,724.5 m² storage building with accessory offices uses, for a maximum period of three (3) years in an "A - Agricultural Zone", in the manner shown on Attachments 2 to 4, together with the site-specific zoning exceptions identified in Table 1 of Attachment 5 of this report.**
- 2. THAT Site Development File DA.21.006 (Royal King Valley Holdings Inc.) as shown on Attachments 2 to 4, BE APPROVED, to permit an existing Contractor's Yard with outdoor storage for construction equipment and materials as well as a 1,724 m² storage building with accessory offices uses, subject to the Conditions of Approval in Attachment 6.**

Committee of the Whole (2) Report

DATE: Tuesday, February 13, 2024

WARD: 1

**TITLE: ROYAL KING VALLEY HOLDINGS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.004
SITE DEVELOPMENT FILE DA.21.006
TEMPORARY USE
3230 KING VAUGHAN ROAD
VICINITY OF KING VAUGHAN ROAD AND HIGHWAY 400**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.21.004 to permit a temporary use of an existing Contractor's Yard with the outdoor storage of construction equipment and materials, a 1,724.5 m² prefabricated storage building with accessory offices uses, for the maximum period of three (3) years, as shown on Attachments 1 to 4.

Report Highlights

- The Owner has submitted Zoning By-law Amendment and a Site Development application to permit a temporary use for a maximum of three (3) years, for an existing Contractor's Yard with outdoor storage for construction equipment and materials as well as a 1,724.5 m² prefabricated storage building with accessory office uses.
- Zoning By-law Amendment and Site Development applications are required permit the proposed temporary use.
- The Subject Lands are located within the Ministry of Transportation, Ontario Greater Toronto Area West Corridor Protection Area.
- The Development Planning Department supports the approval of the applications subject to conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.21.004 (Royal King Valley Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit an existing Contractor's Yard with outdoor storage for construction equipment and materials as well as a 1,724.5 m² storage building with accessory offices uses, for a maximum period of three (3) years in an "A - Agricultural Zone", in the manner shown on Attachments 2 to 4, together with the site-specific zoning exceptions identified in Table 1 of Attachment 5 of this report; and
2. THAT Site Development File DA.21.006 (Royal King Valley Holdings Inc.) as shown on Attachments 2 to 4, BE APPROVED, to permit an existing Contractor's Yard with outdoor storage for construction equipment and materials as well as a 1,724 m² storage building with accessory offices uses, subject to the Conditions of Approval in Attachment 6.

Background

Location: 3230 King Vaughan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 3, 2019

Date applications were deemed complete: March 15, 2021

Zoning By-law Amendment and Site Development Applications have been submitted to permit the proposed development.

Royal King Valley Holdings Inc. (the Owner) has submitted the a Zoning By-law Amendment and Site Development Application (the 'Applications') for the Subject Lands to permit by way of a temporary use zoning by-law, an existing Contractor's Yard with outdoor storage and-materials as well as a 1,724.5 m² storage building with accessory offices uses for a maximum period of three (3) years in an "A - Agricultural Zone" subject to site-specific Exception 9(670), (the 'Development') as shown on Attachments 2 to 4.:

The Committee of the Whole (Public Meeting) considered the Development Application on June 1, 2021.

The Committee of the Whole, on June 1, 2021, received a Public Meeting report on Zoning By-law Amendment Application Z.21.004 for the same Development.

The Application has not been considered by Council within two years from the date of the original Public Meeting (June 1, 2021). Vaughan Official Plan 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 pubic 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 June 1, 2021, an additional Public Meeting was required for this Application.

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

- *Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1): October 6, 2023*
- *Location of Notice Sign: King Vaughan Road*
- *Date of Public Meetings: June 1, 2021, date ratified by Council: June 22, 2021 November 1, 2023, date ratified by Council: November 14, 2023*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: January 23, 2024*

Public Comments were received.

The following is a summary of the comments on the Development provided and received to date. The comments are organized by theme as follows:

Access, Traffic and Parking

- The business is currently operating with trucks entering and exiting the Subject Lands daily from 6:00 a.m. to 9:00 p.m. This activity was also observed on a Sunday.
- King-Vaughan Road has load restrictions for trucks.
- Residential driveways are located on King Vaughan Road and are impacted by truck traffic.

Environmental Impacts

- The business operating on the Subject Lands may require approval under the Environmental Protection Act.
- The Ministry of Environment Conservation and Parks has issued three certificates of registration for the haulage of various materials including contaminated soil and biosolids.
- The truck traffic causes dust, dirt, noise, and diesel emissions which impacts existing residential properties.
- Concern about protecting well water for existing residents.
- What impacts will commercial use of well water have on the Humber River tributary and wetlands.

Construction and Operation of a Business without the proper approvals

- The Subject Lands have been developed, and continue to operate, with a prefabricated structure, fencing, a parking lot, outdoor lighting, and a 1,500 m² concrete pad without proper approvals including a Site Development Application and Building Permit.

These comments are addressed throughout this report.

In addition, Council directed City staff to advise the Ministry of Labour (MOL) that there is an industrial building with workers present, located at 3230 King Vaughan Road. This building does not have an issued building permit and has been occupied without approvals from the City of Vaughan Building Standards Department. The Ministry of Labour letter is included as Attachment 7 to this report.

Previous Reports/Authority

Previous reports related to the applications can be found at the following links:

[June 1, 2021, Committee of the Whole Public Meeting \(Item 4, Report No. 30\)](#)

[November 1, 2023, Committee of the Whole Public Meeting \(Item 1, Report 45\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP and VOP 2010.

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates an employment use through the development of underutilized lands in the City's established Settlement Area in proximity to a major goods movement facility being Highway 400. The ability to utilize existing municipal infrastructure, and the opportunity to provide employment uses is consistent with the PPS. Staff are satisfied that the Proposed Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural

resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within the Vaughan Official Plan 2010 Highway 400 North Employment Lands Secondary Plan area, and in proximity to Highway 400. The Subject Lands front onto King Vaughan Road, a York Regional road. The Development shown on Attachments 2 to 4 conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are designated as "Employment Area" on YROP 2022 – Map 1A – Land Use Designations. The Subject Lands are located within the Highway 400 North Employment Area Zone as shown on the YROP 2022 Appendix 1 - Employment Area Zones and Densities. The Highway 400 North Employment Area Zone has a density target of 55 Developable Area Jobs/ha. To support complete communities Employment Areas assist in providing job opportunities close to residential communities. The proposed development, which conforms to the YROP 2022, utilizes land designated for Employment Uses in close proximity to Highway 400.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The YROP 2010 designates the Subject Lands "Urban Area" which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located in proximity to a York Region Strategic Employment Lands Conceptual Area as shown on YROP 2010 Figure 2. Strategic Employment Lands are focal points for employment uses. The proposed development, which conforms to the YROP 2010, provides for employment uses on a parcel of the land in close proximity to a Strategic Employment Land Area and a major goods movement facility being Highway 400.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – "Urban Structure" of VOP 2010
- "Prestige Area" and "General Employment" in the Highway 400 North Employment Lands Secondary Plan" (VOP 2010, Volume 2).

The "Prestige Area" and "General Employment" designations permit a wide range of employment uses with outside storage permitted in the "General Employment" designation. On this basis, the Development conforms to VOP 2010.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Applications were received by the City on February 18, 2021, and deemed complete on March 15, 2021, the Applications are transitioned under Zoning By-law 001-2021.

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

Zoning:

- A - Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(670).
- This Zone does not permit the uses.
- The Owner proposes to permit a temporary use in the A -Agricultural Zone together with the site-specific zoning exceptions shown on Attachment 5 to permit the Development, as shown in Attachments 2 to 4.

The Development Planning Department can support the zoning exceptions identified in Table 1 (Attachment 5) on the basis that the proposed site-specific zoning standards identified in Table 1 would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will enable an employment use within a designated Employment Area in proximity to a major goods movement area being Highway 400.

Minor modifications may be made to the zoning exceptions identified in Table 1 (Attachment 5) prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Development Planning ('DP') Department supports the Development, subject to conditions.

The Development Planning Department recommends approval of the Development as shown on Attachments 2 to 4, subject to conditions of approval on Attachment 6.

Site Plan

The Development shown on Attachments 2 to 4, consists of a one-storey 1,724.5 m² storage building with a second floor mezzanine which includes accessory offices uses. An existing one-storey brick pump house building is located in the landscape strip adjacent to King-Vaughan Road.

Building Elevations

The proposed building elevations are shown on Attachment 4. A prefabricated metal building with a sloped metal roof is located on the Subject Lands. Three garage doors are located on the east and west elevation, along with four man doors on the west elevation. Additional man doors are located on the on the south elevation and north elevations. A covered entryway is located on the south elevation with the entry door located on the west elevation.

Landscape Plan

The Landscape Plan, shown on Attachment 3, consists of at-grade planting which includes coniferous and deciduous trees, and sod. The King-Vaughan Road frontage includes a berm which will be regenerated with topsoil and seed and include coniferous tree plantings. A grassed swale is located on the north side of the berm. An existing swale and culvert within the Regional right-of-way will remain. Regional streetscape tree plantings will be installed in accordance with current natural heritage guidelines. All armour stone and rip rap installed within the Regional right-of-way is to be removed. Disturbed areas are to be regenerated with topsoil and seed. Unit paving and a bike rack will be installed in front of the storage building adjacent to the front entry door.

An existing berm located along the eastern property line will be regenerated with topsoil and upland trail native seed mixture and planted with deciduous trees and shrubs. A proposed swale will be located west of the berm.

A proposed concrete toe wall with a 1.2 metre chain link fence will be located along the western property line an existing ditch will be regenerated with topsoil and early succession wet meadow native seed mixture. The disturbed portion of the ditch that extends towards the north property line will be regenerated with topsoil and short upland trail native seed mixture. The existing woodlot located along the north portion of the west property line will be retained.

An existing 2.97 m wood fence and gates enclose the rear outside storage area along with a proposed 1.2 meter chain link fence along the rear portion of the north east and west property line. A berm will be located along the north property line north of the chain link fence. This berm will be regenerated with topsoil and short upland trail native seed mixture. Existing trees will be retained and protected.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

Tree Protection Agreement

The Arborist Report and Tree Inventory, Preservation & Removals Plan has been review by the City. The Owner shall enter into a Private Property Tree Removal and Protection Permit (Construction/Infill) in accordance with City Council enacted Tree By-Law 052-2018. A condition is included as Conditions of Approval in Attachment 1a).

The Development Planning Department recommends approval of the Development as shown on Attachments 2 to 4, subject to conditions.

The Development achieves a Bronze Sustainability Threshold Score.

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 41 (bronze level). This score meets minimum threshold requirements.

Financial Impact

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

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development.

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and, therefore, has no further concerns respecting the Applications. However, all applications regardless of their location are required to abide by the Endangered Species Act (2007) regulated by the Ministry of Natural Resources and Forestry (MNR). The Owner is required to complete an information request form and submit it to the MNR for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 6.

The Development Engineering ('DE') Department supports the Development, subject to the conditions in this report.

The DE Department has provided the following comments:

Sanitary Servicing

Sanitary servicing for the Subject Lands is proposed via a private sanitary septic tank system. Review and design of the proposed sanitary septic system will be completed by the Vaughan Building Standards Department. There are currently no available sanitary mainline connections surrounding the Subject Lands.

Water Distribution

The water distribution proposed for the Subject Lands will be via a water well. There are currently no available municipal watermains within the Subject Lands. The Development will have adequate water service through a privately-owned well, this is situated on the southernmost portion of the Subject Lands. The Owner shall obtain any related permits/certifications from the Ministry of Environment, Conservation and Parks, in relation to the *Safe Drinking Water Act, 2002*, to ensure the serviced water is potable. Confirmation of required permits/certifications will be reviewed by the City's Building Standards Department, during permit inspection.

Storm Drainage

There are currently no municipal storm sewer connections for the Subject Lands. Currently, the Subject Lands are separated into two drainage areas. The southern section of the Subject Lands drains to the King Vaughan Road right-of-way, the remainder of the northside of the Subject Lands discharges into adjacent farmland

which ultimately drains into a Toronto Region Conservation Authority (TRCA) regulated area.

The Owner proposes to implement orifice controls via a 75mm orifice tube within the northern side of the Subject Lands with bio-swales, oil grit separators and underground stormwater tank. All proposed stormwater controls and connections discharging to the north of the Subject Lands have been reviewed and approved by TRCA. The southern portion of the Subject Lands stormwater will be attenuated by a 200 mm orifice tube located at the invert of the control manhole fronting King-Vaughan Road and will be pre-treated by a Stormceptor Oil Grit Separator before exiting the Subject Lands. All drainage discharging to King-Vaughan Road shall be reviewed and approved by the Region. DE is satisfied that the Developments stormwater quantity outflow can be adequately serviced and accommodated by the storm sewers and stormwater quality treatment units identified, subject to the conditions and comments to be addressed by the Owner, to the satisfaction of the City.

Prior to final approval of the Site Development File DA.21.006, the Owner shall submit approval for the proposed storm water management system, discharging locations, and York Region approval for the proposed pre-post low conditions. A condition to this effect is included in Attachment 6.

Grading Design/Erosion Sediment Control

DE has reviewed the submitted Site Grading Plan prepared by EMC Group Limited and has confirmed that the proposed grading design of the Subject Lands has not affected existing conditions and pre-post grading requirements have been met and conform with the City's requirements.

Noise Assessment

DE has reviewed the Noise Impact Feasibility Study submitted in support of the Applications and has not comments. Valcoustics Canada Limited has confirmed that with the recommended mitigation measures the resultant sound levels will meet the MECP noise guideline criteria. The Development is considered feasible from an acoustical perspective.

Environmental Engineering

The City's Environmental Engineer within the DE Department has reviewed the Environmental Site Assessment (ESA) reports and Reliance letters provided in support of the Development and has no objection to the approval of the Development.

Photometric Lighting Plan

The Owner shall ensure that the outside lighting shall be directed downward and inward and designed to maintain zero cut-off light level distribution at eh the property line.

Transportation

Development Engineering Transportation is satisfied with the Development.

Cash-in-Lieu of the dedication of parkland is not required.

The City of Vaughan Real Estate Division has confirmed that cash-in-lieu of parkland is not required for the Application in accordance with the Parkland Dedication By-law 168-2022.

Other external agencies and various utilities have no objection to the Development.

Alectra Utilities, Canada Post, Rogers Communications, Enbridge Gas, and Bell Canada have no objection to the approval of the Development, subject to the conditions included in Attachment 6.

Broader Regional Impacts/Considerations

York Region

The Subject Lands are located on King-Vaughan Road which is a Regional Road. York Region has no objection to the approval of the Development in principle. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 6.

The Toronto and Region Conservation Authority (TRCA) have no objection to the Development.

The TRCA has identified that a portion of the Subject Lands are within the TRCA's Regulated Area of the Humber River Watershed. Specifically, there is a tributary/headwater drainage feature located at the northeaster corner of the Subject Lands. A TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area.

The Ministry of Transportation has no objection to the Development.

The Subject Lands are within the GTA West Focused Analysis Area for Highway 413. The Highway 413 Project Team can support the Development with a maximum duration of three (3) years. Should this application be approved the uses permitted by the temporary use by-law shall be terminated on the date which is three (3) months from the date that written Notice is given by the Ministry of Transportation to the City of Vaughan and the Owner, by Registered mail, that the lands are required for the construction of the Highway 413 Project. Such Notice may not be given prior to December 8, 2025.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2010 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 6.

For more information, please contact Carol Birch, Planner, at extension 8485.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Prefabricated Storage Building Elevations
5. Zoning By-law 1-88 Table 1
6. Conditions of Site Plan Approval
7. Ministry of Labour Letter

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

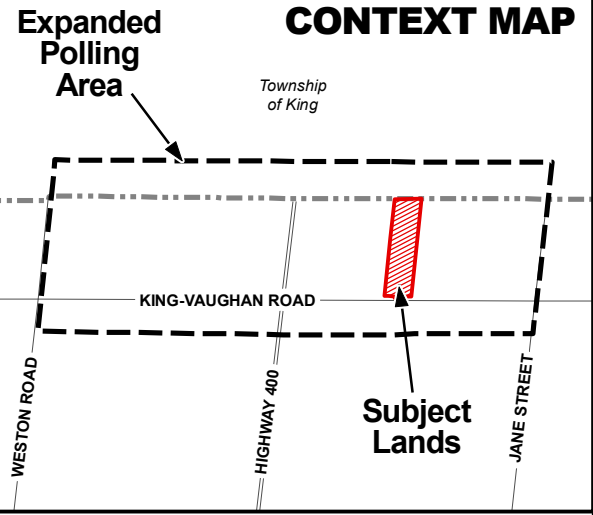
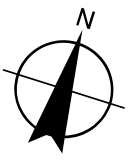


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

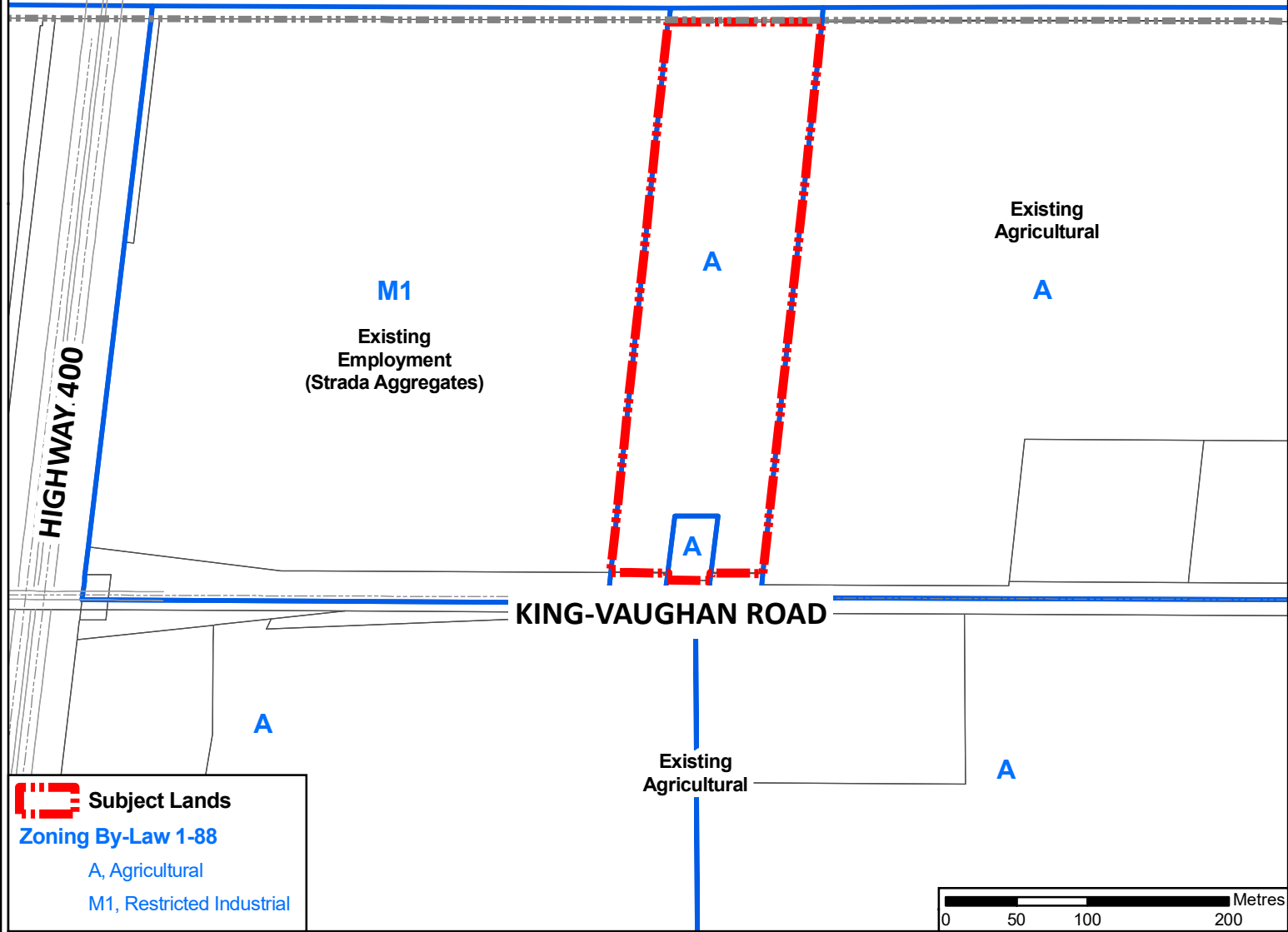
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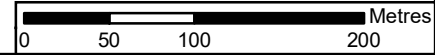
Nick Spensieri, City Manager



Township of King



 **Subject Lands**
Zoning By-Law 1-88
 A, Agricultural
 M1, Restricted Industrial



Context and Location Map

Location:
 3230 King-Vaughan Road
 Part of Lot 1, Concession 5;

Applicant:
 Royal King Valley Holdings Inc.

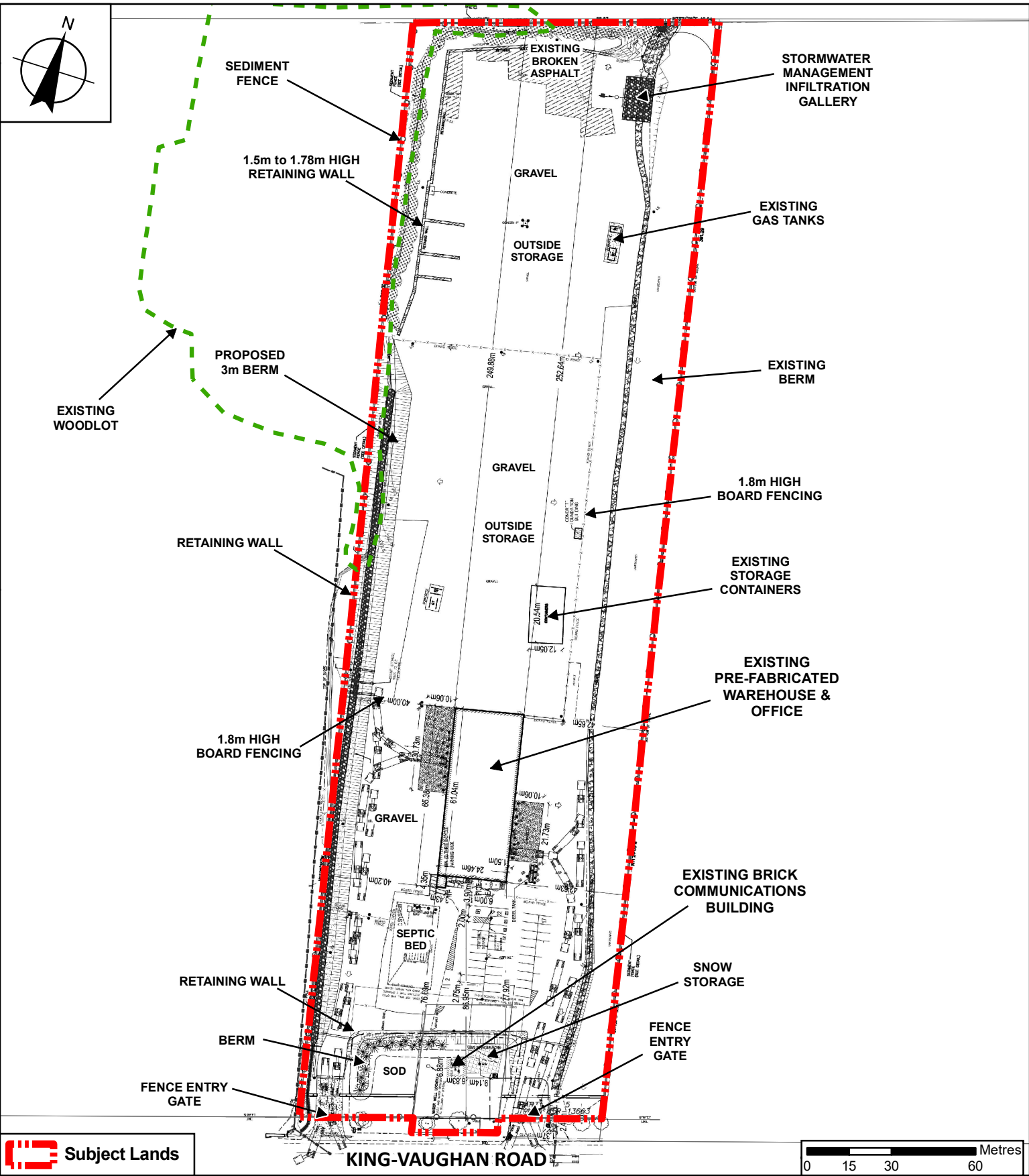



Attachment

File: Z.21.004
Related File: DA.21.006

Date:
 February 13, 2024

1



 Subject Lands

0 15 30 60 Metres

Site Plan

Location:
3230 King-Vaughan Road
Part of Lot 1, Concession 5;

Applicant:
Royal King Valley Holdings Inc.

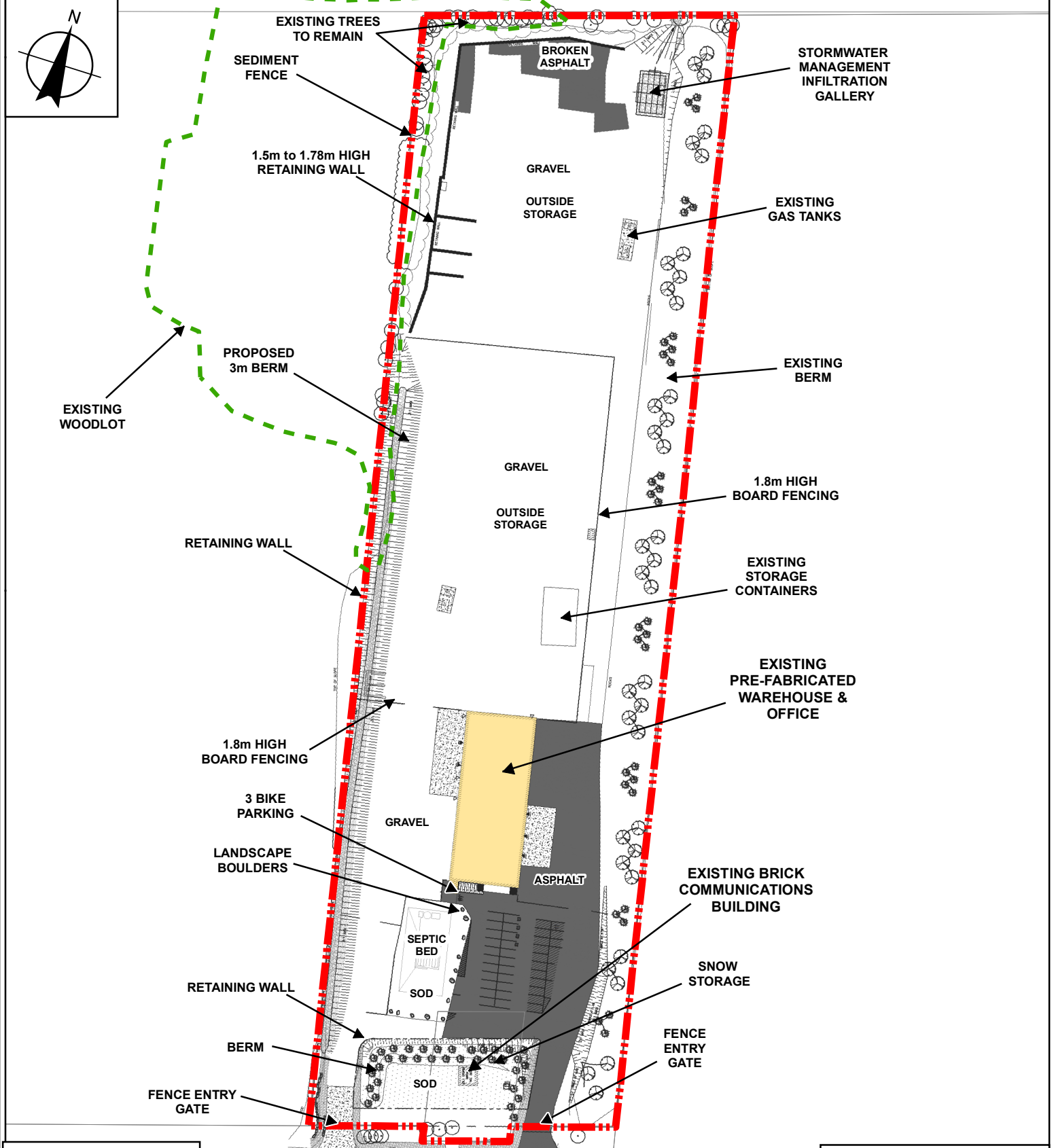


Attachment

File: Z.21.004
Related File: DA.21.006

Date:
February 13, 2024

2



 Subject Lands

0 15 30 60 Metres

KING-VAUGHAN ROAD

Landscape Plan

Location:
3230 King-Vaughan Road
Part of Lot 1, Concession 5;

Applicant:
Royal King Valley Holdings Inc.

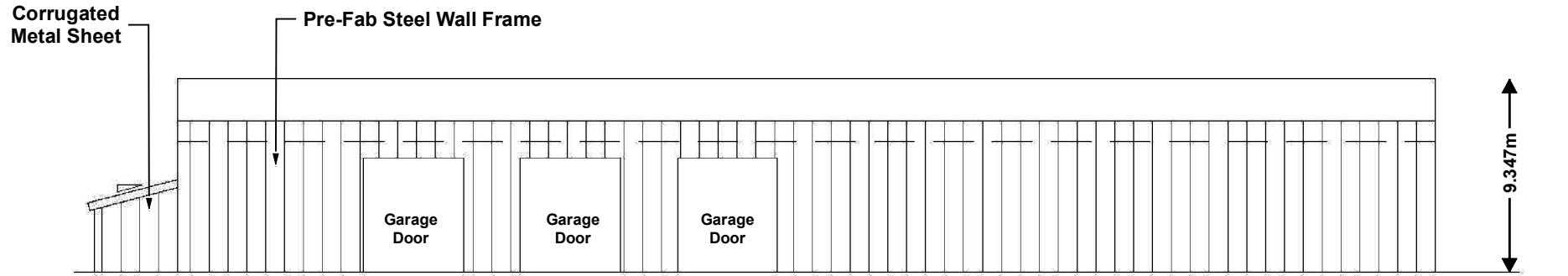


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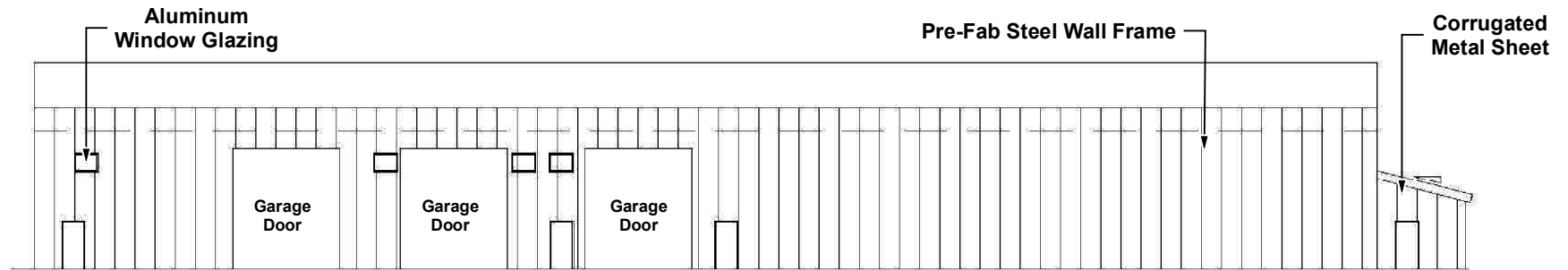
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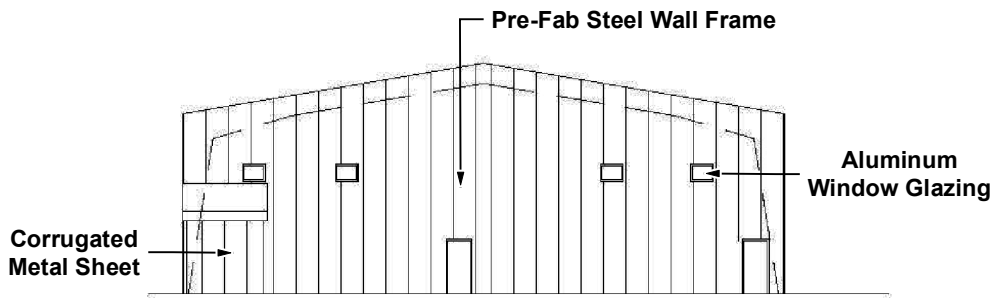
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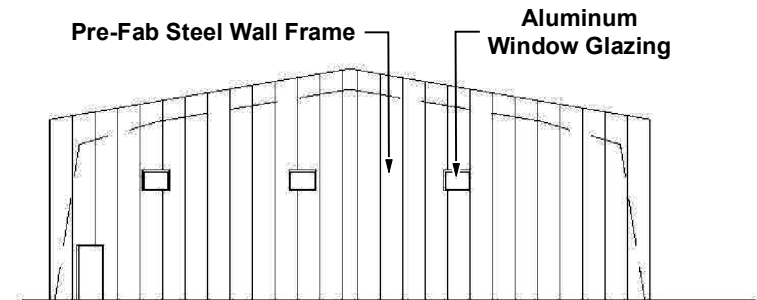
East Elevation



West Elevation



South Elevation



North Elevation

Not to Scale

Prefabricated Storage Building Elevations

Location:
3230 King-Vaughan Road
Part of Lot 1, Concession 5;

Applicant:
Royal King Valley Holdings Inc.



Attachment

File: Z.21.004
Related File: DA.21.006

Date:
February 13, 2024

4

Attachment 5 – Zoning By-law 1-88 Table 1

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements, Site-Specific Exception 9(670)	Proposed Exceptions to the A - Agricultural Zone Requirements
a.	Definition of a "Contractors Yard"	Not Defined	Means a premises used for a trade, contractor or construction company for the storage and maintenance of equipment and materials, and may include an accessory office
b.	Permitted Uses	<p>Uses Permitted:</p> <ul style="list-style-type: none"> - A bus maintenance and storage facility - Ancillary office uses - A licensed garage for the purpose of serving and certifying the parking of school buses stored on the Subject Lands - Parking for a maximum of 200 school buses - The provision of fuel for the school buses to be parked and dispatched from the Subject Lands 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> - Contactors Yard - Employment Uses - Office Uses - Open Storage - Outside Storage
c.	Minimum Parking Requirements	Minimum parking spaces for employee and visitors shall be 50 parking spaces	<ul style="list-style-type: none"> - Minimum parking spaces for employees and visitors shall be 35 spaces - Minimum parallel parking space size shall be 2.55 metres by 6.75 metres
d.	Surface Area Parking Requirements	Surfaces be paved with hot-mix asphalt or concrete	Surfaces shall be paved with hot-mix asphalt and concrete or gravel
e.	Maximum Driveway Width	8 m	9.5 m
f.	Outside Storage	<p>Shall not exceed 30% of the lot area</p> <p>Shall be completely enclosed by a stone or masonry wall, or chain link fence with appropriate landscape screen not less that 2 meters in height.</p>	<p>Shall not exceed 40% of the lot area</p> <p>Shall be completely enclosed by a 2.97 meter wood fence and wood gates.</p>

Attachment 6 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.21.006 (Royal King Valley Holdings Inc.)

Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, and lighting plan;
 - b) The Owner shall satisfy all comments provided by the Development Engineering Department;
 - c) The Owner shall obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal/injury to trees (over 20 cm DBH) (i.e. for tree #428, as listed on the Arborist Report and Tree Inventory, Preservation & Removal Plan, prepared by Landscape Planning Landscape Architects), as per By-law 052-2018.
 - d) The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division;
 - e) The Owner shall satisfy all requirements of the Vaughan Fire and Rescue Department;
 - f) The Owner shall satisfy all the requirements of York Region
 - g) The Owner shall satisfy all the requirements of the Toronto and Region Conservation Authority;
 - h) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada and Canada Post.
 - i) The Owner shall complete an information request form and submit it to the Ministry of Natural Resources and Forestry ('MNRF') for confirmation of any potential Species at Risk on the Subject Lands.

- 2) THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

- a. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately in the event that:
 - i. archaeological resources be found on the Subject Lands during grading or construction activities, to which the Owner must immediately cease all grading or construction activities.
 - ii. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.
- b. The Owner shall abide by the requirements of the Endangered Species Act (2007) and the Migratory Birds Convention Act (1994) prior to the removal of any tree.
- c. The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.

May 20, 2022

CFN 64226.05

SENT BY E-MAIL (carol.birch@vaughan.ca)

Carol Birch
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Birch:

**Re: Site Development Application DA.21.006
Part Lot 1, Concession 5
3230 King-Vaughan
City of Vaughan
Royal King Valley Holdings (Agent: KLM Planning Partners Inc.)**

Further to our previous letter dated April 16, 2021, this letter acknowledges receipt of a re-circulation for Site Development Application DA.21.006. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on April 19, 2022. A list of the documents reviewed by TRCA can be found in Appendix 'A' of this letter.

Application Specific Comments

Based on a review of the revised materials, TRCA staff can confirm that previous comments related to buffer limits, landscape planting, stormwater management design and erosion and sediment control details have been addressed.

Ontario Regulation 166/06

A portion of the subject property is within TRCA's Regulated Area of the Humber River Watershed. Specifically, there is a tributary/headwater drainage feature located at the northeastern corner of the site. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area. Further details regarding TRCA's permitting requirements are included in Appendix 'B' of this letter.

Recommendations

Based on a review of the current materials, TRCA staff have no objection to the approval of Site Development Application DA.21.006.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$9,400 (Zoning By-Law Amendment/Rezoning – Standard).

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca

Sincerely,



Stephen Bohan

Senior Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A' Materials Reviewed by TRCA

The following materials were received by TRCA on April 19, 2022

- Comment Response Matrix, prepared by proponent, dated March 31, 2022.
- Stormwater Management Report, prepared by EMC Group Limited, revised dated January 20, 2022.
- Engineering Drawing Set, prepared by EMC Group Limited, revised dated March 24, 2022.
- Tree Inventory and Arborist Report, prepared by The Urban Arborist, dated March 15, 2022.
- Landscape Drawing Set, prepared by Landscape Planning, revised dated March 16, 2022.