Committee of the Whole (Public Meeting)

7300 Major Mackenzie Drive City of Vaughan January 21, 2025



C13. Communication CW(PM) – January 21, 2025 Item No. 2





SUBJECT LANDS CHARACTERISTICS



WESTON



- 0.74 acres (0.3 hectares)
- the property along the Major Mackenzie frontage.
- ~54m of frontage along Major Mackenzie Drive.
- Surrounding zones are Development.
- The EM2 permits the use of Intermodal Containers and outdoor storage.
- Containers.
- Railway Intermodal Facility.
- and close proximity to the

Access on the southern side of **Employment Zones and Future**

The EM1 Zone permits Intermodal

• Northernly adjacent to the CPKC ~1KM away from Highway 427 proposed Highway 413 route.

LAND USE DESIGNATION- YROP (2022)

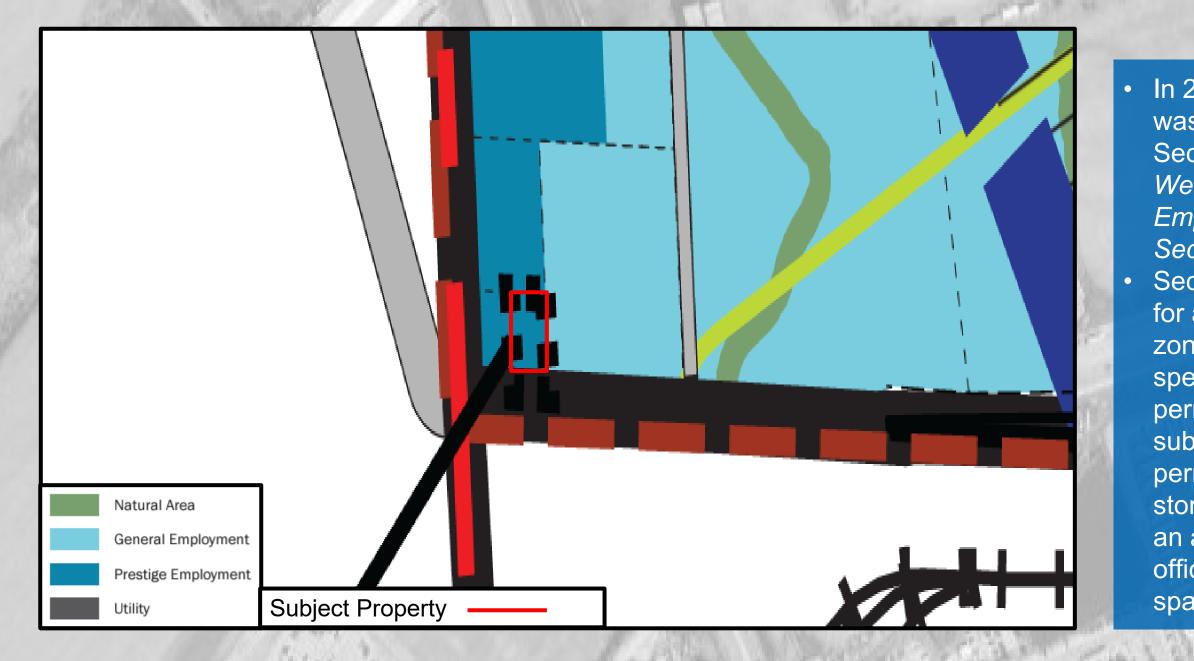
- Employment Area (York Region Official Plan 2022).
- The proposed/existing use complies with the Employment Area policies of the York Region Official Plan (2022).

WESTON

	50		
	30		
N	1		
Urban System			
Community A Employment			
Agricultural System		50	
Holland Mars	h Specialty Crop Area		
Agricultural A	rea		
Rural Area			
Hamlet			
Provincial Highways			
Existing		50	
Municipal Boundaries			
Regional Mur	icipal Boundary al Boundary	bject Property	



LAND USE DESIGNATION – WVEASP (2020 CONSOLIDATION)





In 2019, OPA #63 was approved adding Section 2.7.2 to the West Vaughan Employment Area Secondary Plan. Section 2.7.2 allowed for a temporary zoning by-law that specifies land use permissions for the subject property to permit the outdoor storage of truck cabs, an administrative office and 56 parking spaces.

TIMELINE OF DEVELOPMENT APPLICATION

OPA & Temporary Zoning By-law Approved (June 2021)

Expired June 2024.

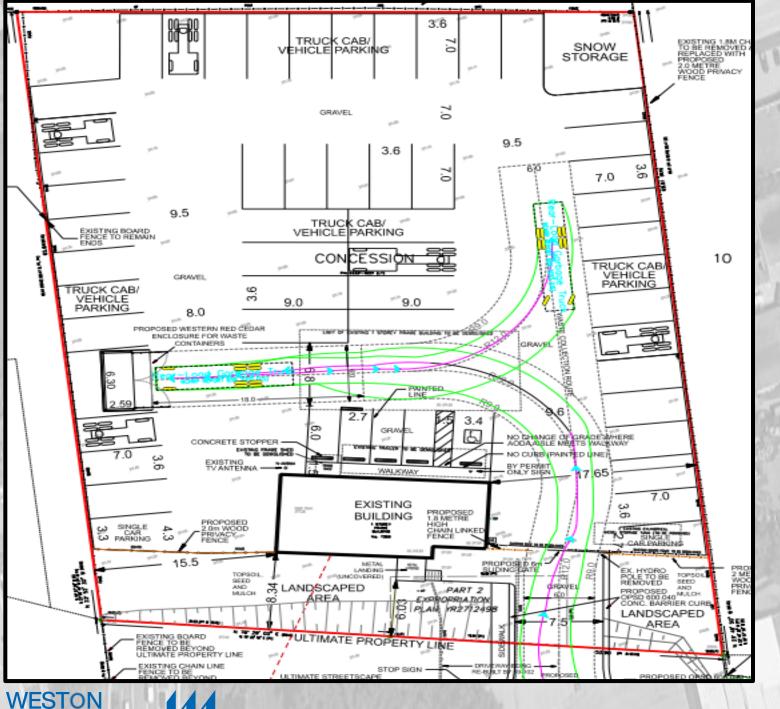
Actively advancing application for Temporary Zoning By-law (four months).

Application for Temporary Zoning By-law permissions filed October 2024.

Notice of Complete Application received November 2024.

WESTON

PROPOSED DEVELOPMENT – SITE PLAN



- demolished.
- Updated ESA to be prepared.
- The Applicant will complete the • Zoning is in place.

Truck maintenance building at the rear of the existing building to be

Site Plan process once Temporary

Thank You! Comments & Questions?

