

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 4, 2025

WARD(S): 1

**TITLE: K & K HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT Z.24.039
11600 KEELE STREET
VICINITY OF KEELE STREET AND KIRBY ROAD**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole to permit the outside storage of truck and trailer storage, heavy equipment and machinery which serves the existing Truck Sales and Service Centre (limited to the sales and service of farm/heavy equipment/trucks) on the Subject Lands shown on Attachment 1, for a maximum of period of three (3) years and a maximum total area of 30,439.35 m², as shown on Attachment 2.

Report Highlights

- The Owner proposes to permit the outside storage of truck and trailer storage, heavy equipment and machinery which serves the existing Truck Sales and Service Centre (limited to the sales and service of farm/heavy equipment/trucks) on the Subject Lands for a maximum of period of three (3) years and a maximum total area of 30,439.35 m².
- A Zoning By-law Amendment Application is required to permit the proposed temporary use.
- 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.24.039 (K&K Holdings Limited) 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: 11600 Keele Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: N/A

Date application was deemed complete: This application was deemed complete on January 23, 2025.

A Zoning By-law Amendment Application has been submitted to permit the proposed use for a temporary period of three years.

K & K Holdings Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.24.039 (the 'Application') for the Subject Lands shown on Attachment 1, to permit the outside storage of truck and trailer storage, heavy equipment and machinery which serves the existing Truck Sales and Service Centre on the Subject Lands for a maximum of period of three (3) years and a maximum total area of 30,439.35 m² (the 'Development'), as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 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: February 7, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Keel Street, as well as Kirby 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 the MacKenzie Ridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of February 18, 2025, by the Development and Parks Planning Department.

Any 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:

K & K Holdings Limited, Public Hearing Report:

[November 3, 2008, Committee of the Whole \(Public Hearing\) \(Item 3, Report 55\)](#)

K & K Holdings Limited, Committee of Whole Report:

[June 23, 2009, Committee of Whole \(Item 70, Report 35\)](#)

Analysis and Options

The Development is allowed under the Planning Act.

- The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.
- Section 39(1) of the *Planning Act* allows Council to pass a by-law authorizing “the temporary use of land, buildings or structures for any purpose set out therein that is otherwise **prohibited** by the City’s Zoning By-law. The proposed temporary use of Outside Storage is prohibited by the City of Vaughan Zoning By-law 001-2021.
- Section 39(2) of the *Planning Act* further requires a Temporary Use by-law to “define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law”.
- Under the *Planning Act*, municipalities are required to make local planning decisions; prepare planning documents, such as an official plan and zoning by-laws; and ensure planning decisions and planning documents are consistent with the Provincial Planning Statement and conform or do not conflict with provincial plans.

Vaughan Official Plan 2010 (‘VOP 2010’) permits temporary uses.

Official Plan Designation:

- “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Agricultural” and are partially within the “Greenbelt Plan Area” on Schedule 13, subject to Volume 2, Site Specific Policy 13.18, “Northwest Corner of Keele Street and Kirby Road”.
- Site Specific Policy 13.18 permits One (1) of each of the following uses: an Automobile Gas Bar, an Automobile Service Station, and Eating Establishment – Convenience, provided such use is operated in conjunction with an Automobile Gas Bar and/or an Automobile Service Station.
- Policy 10.1.2.4 of VOP 2010 includes policies to permit the temporary use of land, buildings or structures provided the temporary use meets the following five (5) conditions:
 - a. Is consistent with the general intent of this Plan;
 - b. Is compatible with adjacent land-uses;
 - c. Is temporary in nature and can be easily terminated when the temporary zoning by-law expires;

- d. Sufficient servicing and transportation capacity exists for the temporary use; and
- e. Maintains the long-term viability of the lands for the uses permitted in this Plan.

The Application will be reviewed in consideration of the Temporary Use policies of VOP 2010.

An amendment to Zoning By-law 001-2021 is required to permit the Development. Zoning By-law 001-2021

- “A – Agriculture Zone” and “SC – Service Commercial Zone”, subject to Exception 14.883.
- This Zone does not permit the temporary use.
- The Owner proposes site-specific zoning exceptions as identified in Table 1 on Attachment 3 to permit the Development shown on Attachment 2.

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"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Planning Statement 2024 (‘PPS 2024’), the Greenbelt Plan (2017) and the policies of VOP 2010.
b.	VOP 2010 and Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses within the “Agricultural” designation will be reviewed in consideration of the temporary use policies of VOP 2010. ▪ Section 10.1.2.4 of VOP 2010, enables the City to enact Temporary Use By-laws for the temporary use of land, buildings or structures. The temporary use must be consistent with the general intent of VOP 2010; compatible with adjacent land-uses; temporary in nature; located in an area where sufficient servicing and transportation capacity exists; and maintains the long-term viability of the lands for the uses permitted by VOP 2010. ▪ The proposed uses will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The applicant will be required to incorporate a required (10 metre) Vegetation Protection Zone to the Greenbelt Boundary.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (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.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA) and external public agencies and utilities.
f.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ 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. ▪ Matters including the driveway entrance, parking, truck manoeuvring, are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Keele Street, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.

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 Application is 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 Application 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. Site Plan
3. Zoning Exceptions to By-law 001-2021

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