

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 4, 2025****COMMUNICATIONS****Distributed March 3, 2025****Item No.**

C1. Presentation material

1

**Distributed March 4, 2025**

C2. Amanda Corbett, James Street, Bolton, dated March 4, 2025

1

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**Please note there may be further Communications.**

**11600 Keele Street, Vaughan, ON**

**K&K HOLDINGS LIMITED**

**C1.**

**Communication**

**CW(PM) – March 4, 2025**

**Item No. 1**



**PUBLIC MEETING**

**Zoning By-law Amendment (Z.24.039)**

**HUMPHRIES PLANNING GROUP INC.**

**March 4, 2025**

# SITE & SURROUNDING CONTEXT

## Municipal Addresses:

11600 Keele Street, Vaughan ON

## Site Area:

Gross: 10.87 acres (4.4 ha)

Area Subject to Temporary Use: 7.52 acres (3.04 ha)

## Lot Frontage:

114 m – Keele Street

174 m – Kirby Road

## Existing Uses:

- Gas bar (**Petro Canada**) with an associated convenience store and car wash facility.
- Drive-thru restaurant (**Tim Hortons**).
- The remainder of the site is utilized for outside storage of truck and trailers, heavy equipment and machinery.
- The north-east portion of the site is undeveloped and represents open space associated with the Greenbelt Plan.

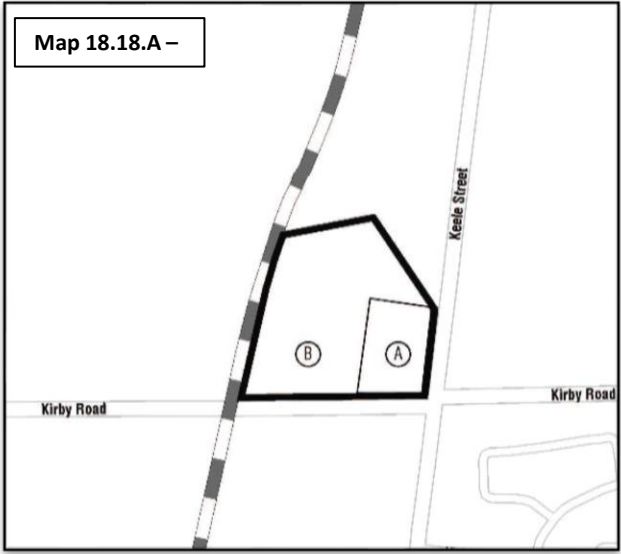
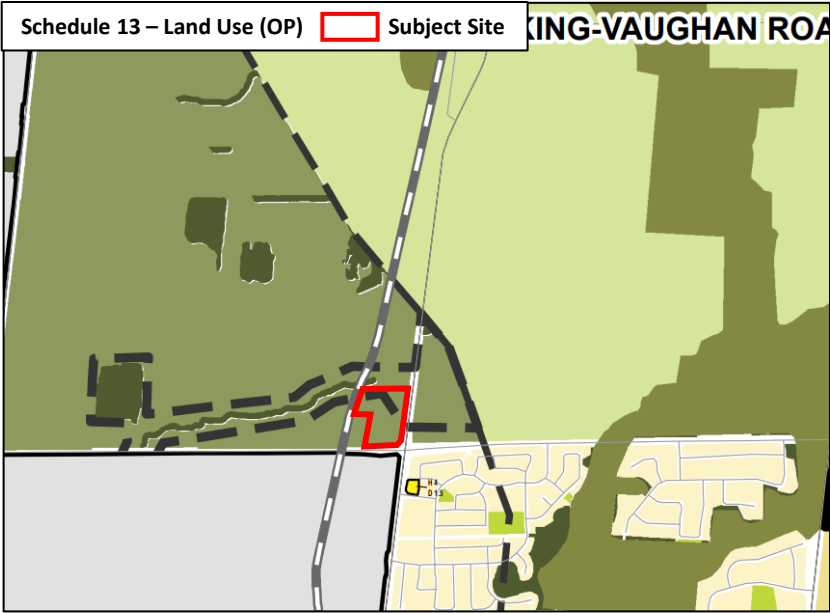


Subject Site  Area Subject to Temporary Use 

# OFFICIAL PLAN

## Official Plan, City of Vaughan (2010)

- The Subject Site is designated “Agricultural”, and partially within the Greenbelt Area, per Schedule 13 – Land Use, of the City of Vaughan Official Plan (2010).
- The Site is also subject to Site-Specific Policy 13.18.1.2 which permits places of worship, institutional uses and transportation and industrial uses on the subject site in Area B.

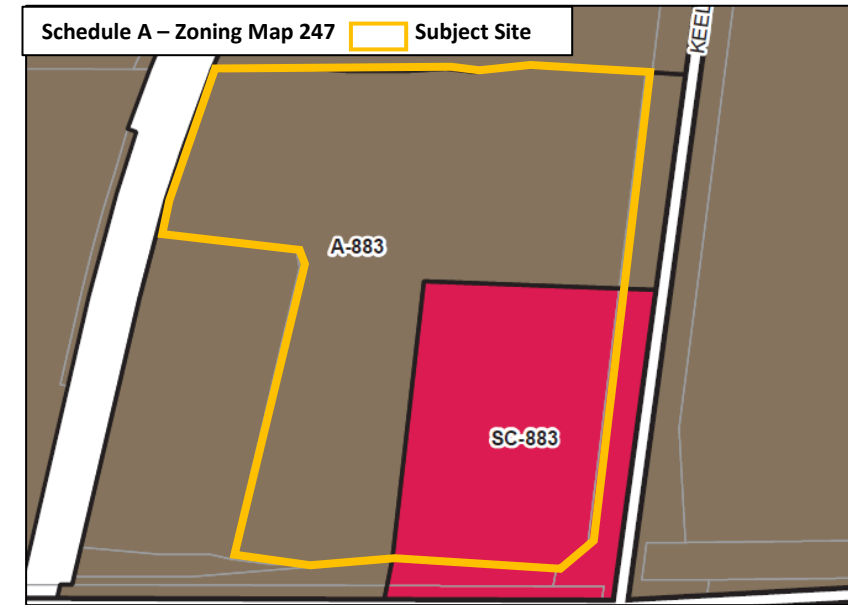




# ZONING

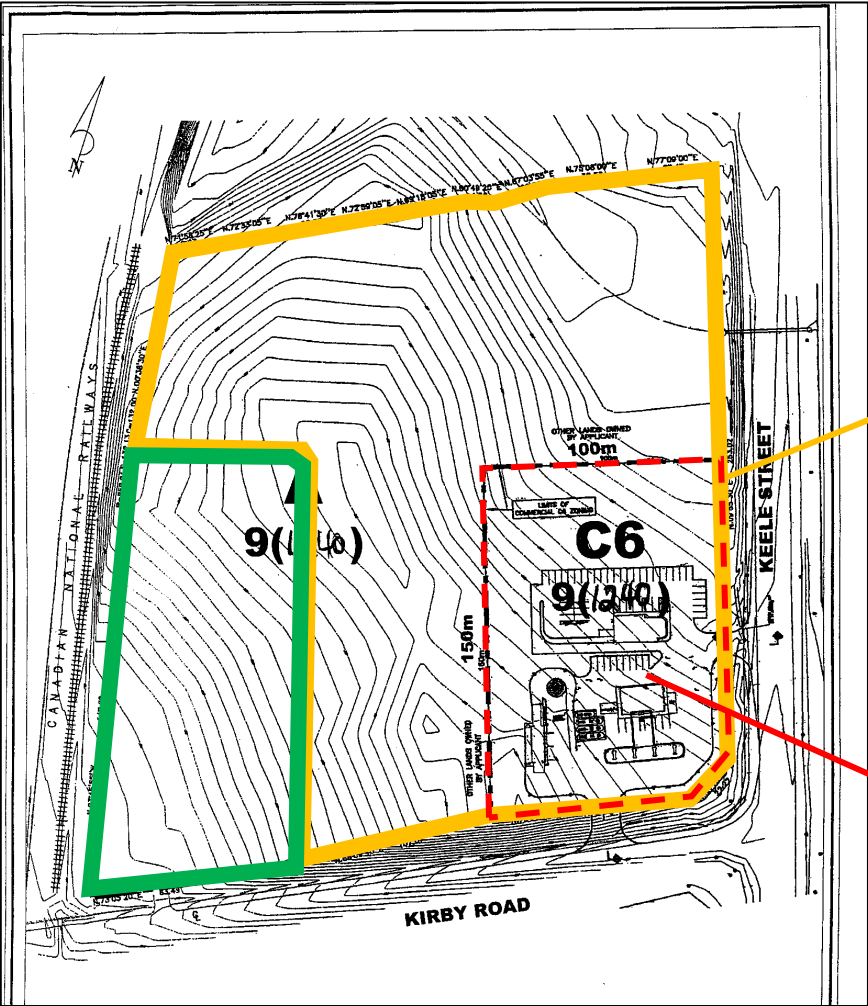
## **Zoning By-law 001-2021**

- The Subject Site is zoned A-883 – Agricultural Zone subject to exception 883, and SC-883 – Service Commercial Zone subject to exception 883. That recognize the existing service commercial uses and minimum lot area and frontage requirements for the Agricultural Zone.

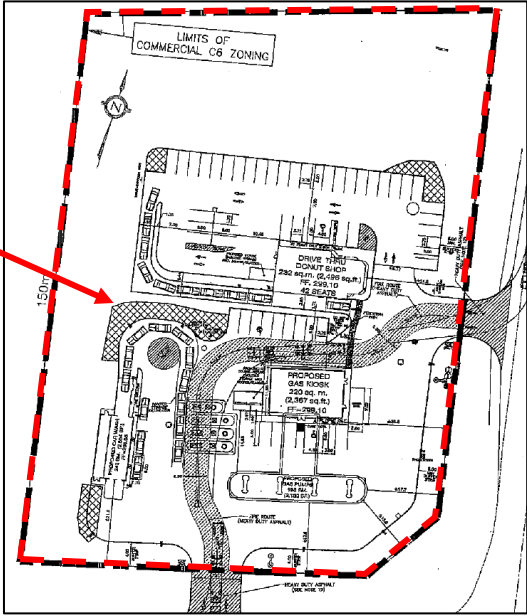
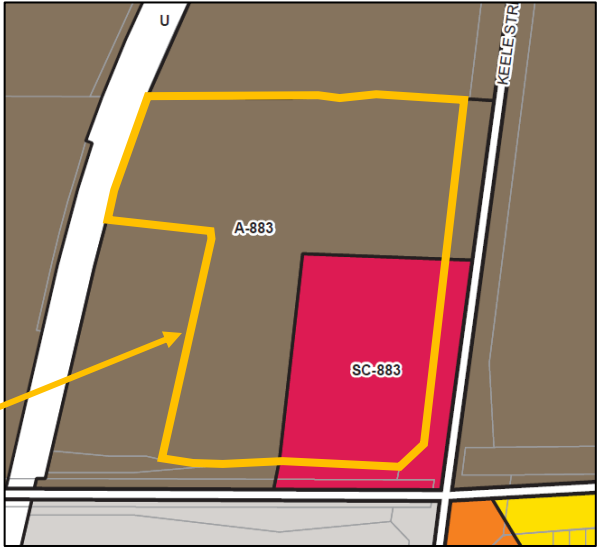


# PREVIOUS APPROVALS

- 1998 - OPA (OP.94.025) and ZBA (Z.94.095) approved to permit the use for a gas bar/service station and a donut shop at s/e corner.
- 2008 - farm/heavy equipment/truck sales and service centre approved.
- 2010 – CofA consent approved. Farm/heavy equipment/truck sales and service centre no longer part of the subject site.



Subject Site    Site Plan Approved    Limits of Commercial C6 Zoning  
Truck Sales and Service Centre

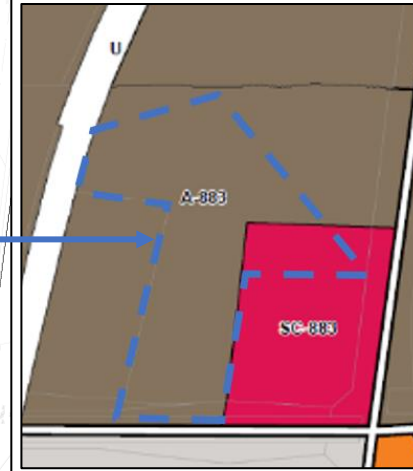
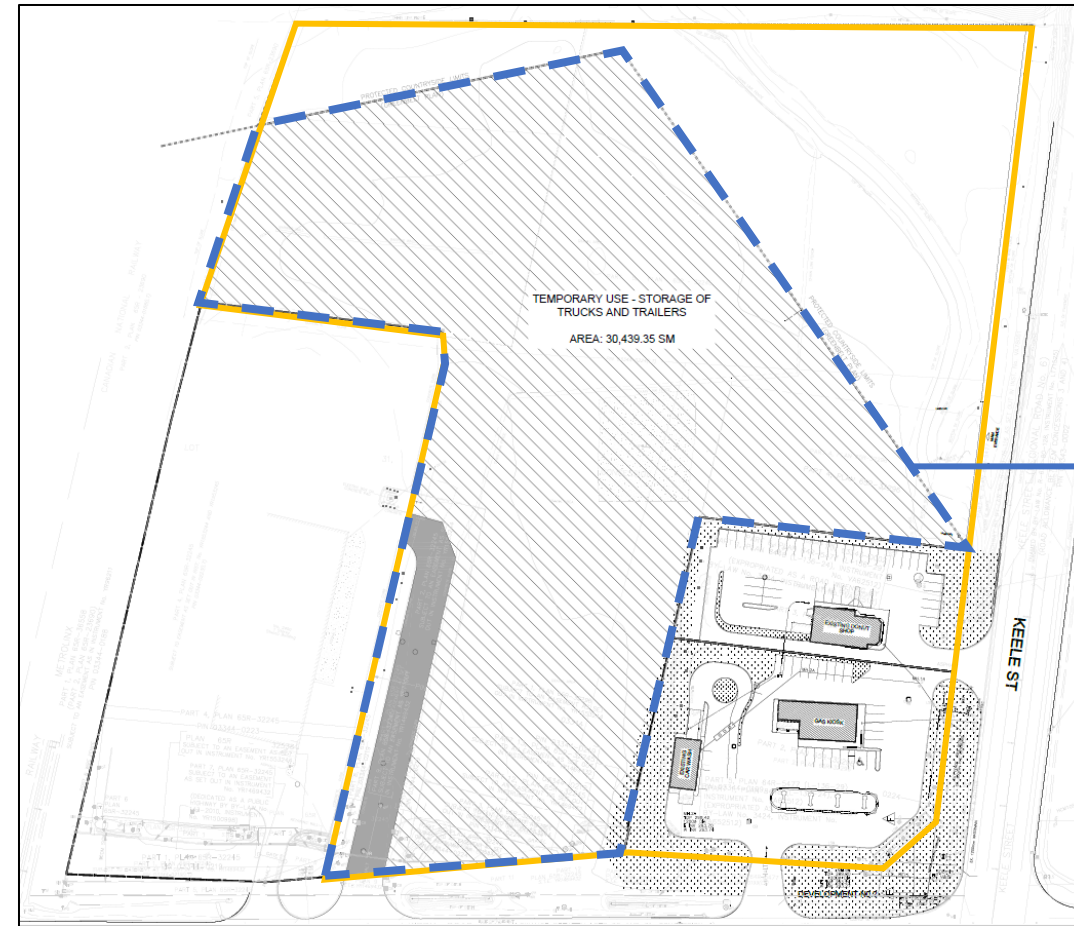




# APPLICATION – TEMPORARY USE

## ZONING BY-LAW 001-2021

### ■ Zoning By-law Amendment

- Permit Outside Storage of truck and trailers, heavy equipment and machinery on the Subject Site as an interim temporary use for 3 year(s).
- The following temporary uses shall be permitted on the lands zoned Agriculture (A-883) and Service Commercial (SC-883):
- The truck and trailer storage area has an area of 3.0 hectares and is pre-existing since 2016.
- No new development is required to facilitate the temporary use. It will continue to function as it currently exists.



Subject Site  Area Subject to Temporary Use 

**SITE PLAN**



Subject Site    Area Subject to Temporary Use    Existing Development    Truck Sales and Service Centre



**PROPOSED EXCEPTIONS**

Zoning Standard	Agriculture Zone – Requirement (A)	Agriculture Zone – Proposed Exceptions
Permitted Uses	Outside Storage <u>not</u> permitted	To permit Outside Storage of truck and trailers, heavy equipment and machinery
Zoning Standard	Service Commercial – Requirement (SC)	Service Commercial – Proposed Exceptions
Permitted Uses	Outside Storage <u>not</u> permitted	To permit Outside Storage of truck and trailers, heavy equipment and machinery
Zoning Standard	Specific Use – Requirement	Specific Use – Proposed Exceptions
Maximum Height	Maximum Height of Goods or Materials Stored within an Outside Storage Area 3 m	5 m
Location of Outside Storage	Outside storage of motor vehicles except for the purpose of display, hire, or sale shall be prohibited	No display, hire or sales will be permitted.
Surface Treatment	A parking area, any driveway or aisle providing access to a parking area and any loading space and associated maneuvering area shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete, permeable paving surface, or a similar material	Surface treatment of outside storage area shall be gravel.

**THANK YOU**

**C2.**

**Communication**

**CW(PM) – March 4, 2025**

**Item No. 1**

Google Aerial View

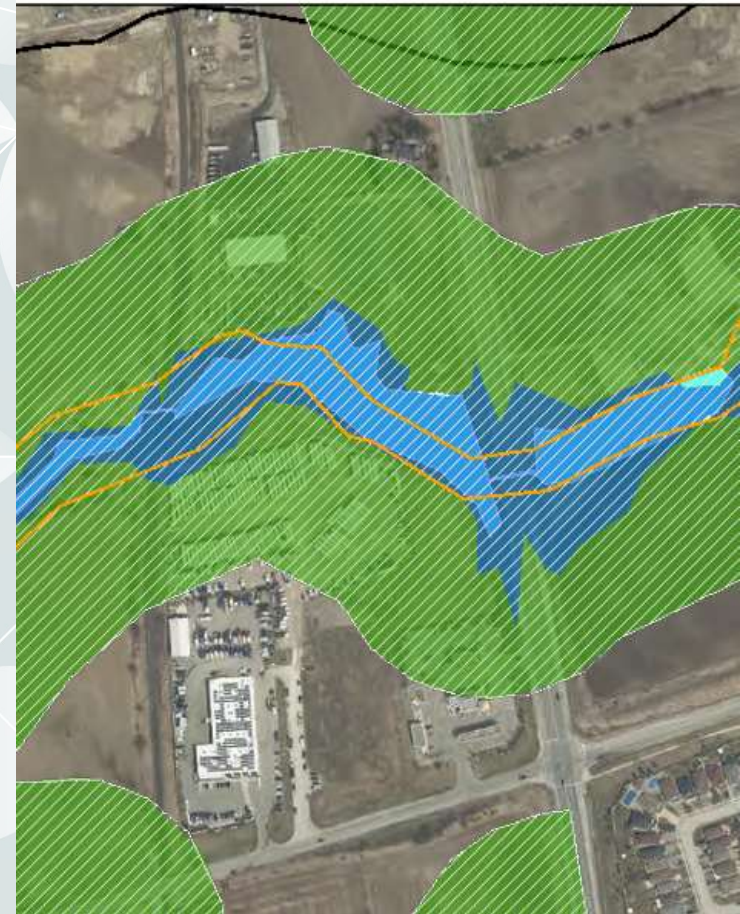


Mar 4, 2025  
Agenda Item  
4.1

Z.24.039 for  
11600 Keele  
Street

TRCA Map from Environmental  
Impact Study

TRCA Regulation Mapping (Public)





# History of this Property

- South-East corner - zoning for a gas station & restaurant with drive-through & was up & running in 2007
- South-West corner of property obtained approval for motor-vehicle sales office in 2009
  - *Was approved on agricultural land as the business was **farm-related***
- Rest of the property started being used as an **illegal truck yard** around 2016 and has been operating illegally since then (9 years) - **not storing farm-related vehicles, these are truck trailers** - see Google photos

May 2024



Sep 2020



Jun 2015



Jun 2018





# Official Plan

## Current Official Plan

- Natural Areas & Countryside, Agricultural, Protected Greenbelt Lands

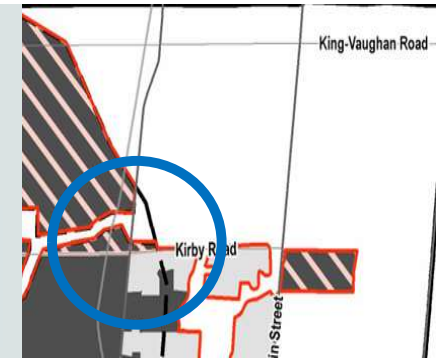
## New Draft Official Plan

- New Community Area (residential and population-related employment) & Designated Greenfield Area
- Significant Groundwater Recharge Area & Significant Surface Water Contribution Area
- Prime Agriculture & Employment Area per Policy 2.2.5

**Does temporary zoning for a truck yard really make sense here?**

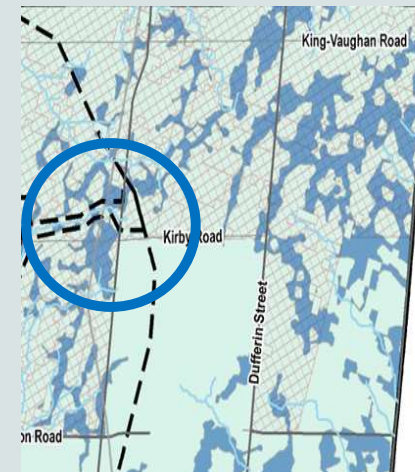
## Reminder regarding Policy 2.2.5.5 in the Draft OP 2025

- Where New Community Areas and New Employment Areas are adjacent to Natural Areas or the Agricultural System...
  - d. incorporating Green Infrastructure and **low-impact development** into the edges of New Community Areas and New Employment Areas to ensure stormwater is clean and filtered before entering adjacent agricultural or natural areas;*



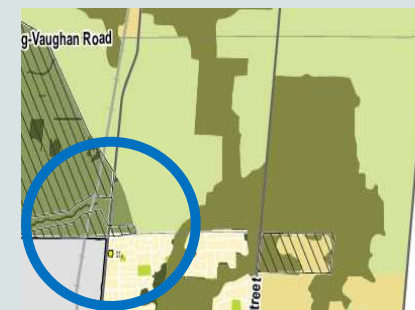
### Urban Area

- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built-Up Area



### Recharge Management Areas (WHPA-Q)

- 100m Zone/WHPA-A
- 0 - 2 Year Zone/WHPA-B
- 2 - 5 Year Zone/WHPA-C
- 5 - 25 Year Zone/WHPA-D
- Significant Groundwater Recharge Area
- Wellhead Protection Area
- Significant Surface Water Contribution Area



### Land Use Designations

- New Community Area and New Employment Area as identified in policy 2.2.5
- Natural Areas
- Parks
- Private Open Spaces
- Prime Agriculture
- Rural
- Low-Density Residential

# Concerns with Zoning Illegal Land Use Into Compliance

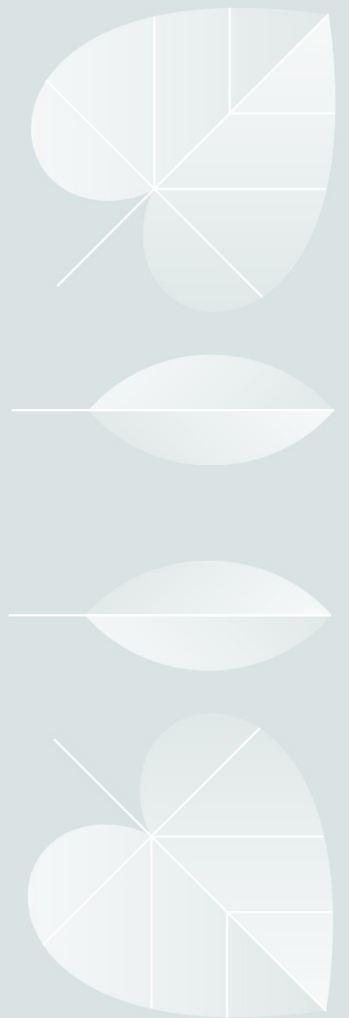
## **Agricultural land has already been illegally altered.**

- Any studies that have been done are done on land that has already been illegally altered
  - *Environmental Impact Study admits the proposed project isn't in compliance with the Natural Heritage Policies in the Greenbelt Plan*
- Was clean gravel used to pave over the agricultural land? Environmental concerns? Stormwater management concerns?

## **Transportation study addendum admits it's was commissioned to **legalize the existing site use****

- Traffic volume: one vehicle turning in and out approximately every 2 min during peak times – apparently this is considered a 'low traffic generator'
- Not sure if the local residents (south-east side of Kirby & Keele) would agree with this
- Doesn't address concerns regarding trucks turning into & out of the driveway onto Kirby (single lane in each direction) – trucks will block traffic while turning

## **Long list of Exceptions to Agricultural zoning in order to zone this illegal property into compliance**





# Is There Really a Need for More Truck Yards In This Area?

The Planning Justification Report indicates that there are many open storage yards in the area & so it's an appropriate use for this land

- **I disagree with this, considering the vast majority of yards they reference are illegal yards on agricultural land within the Oak Ridges Moraine**

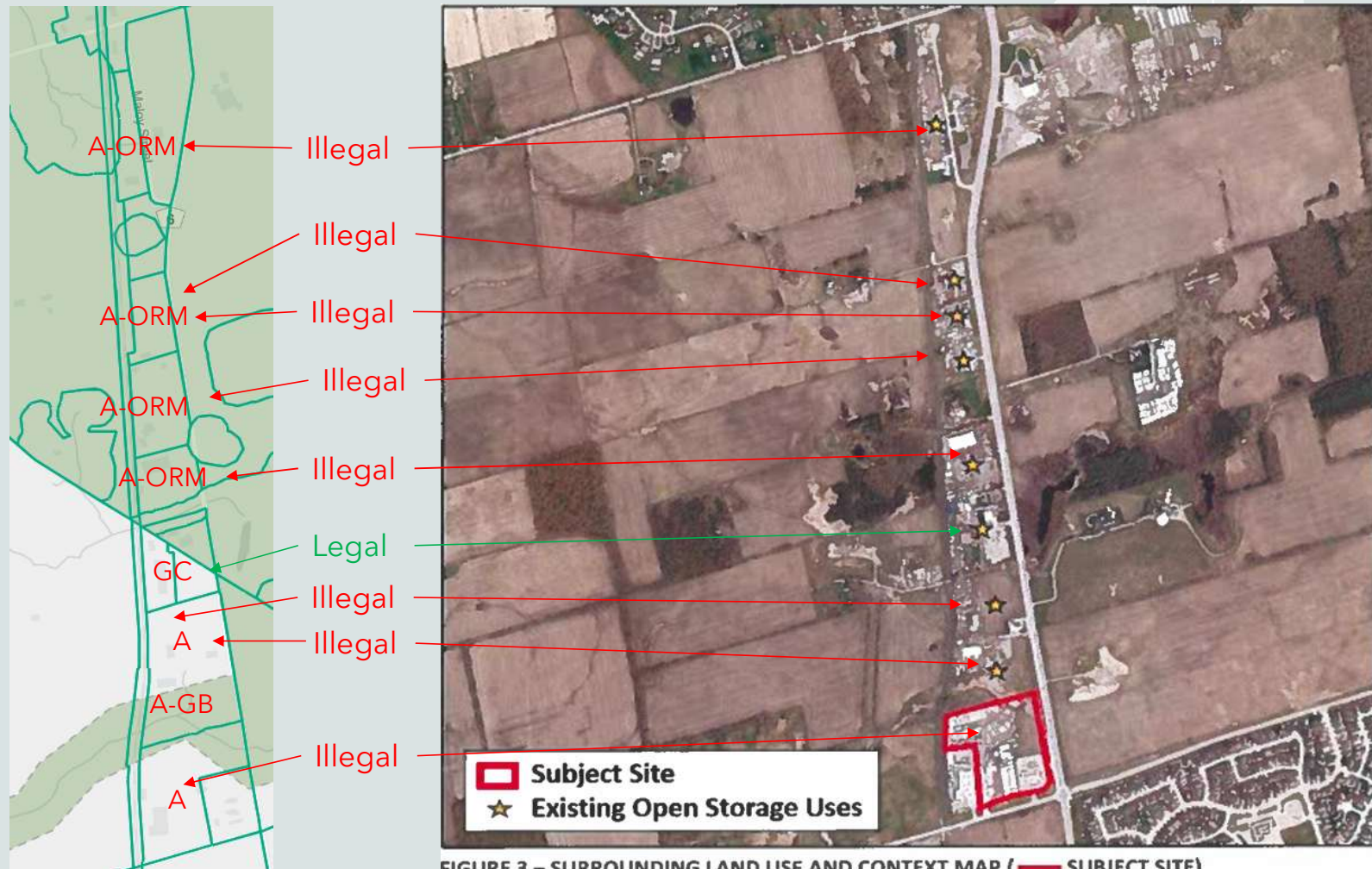


FIGURE 3 – SURROUNDING LAND USE AND CONTEXT MAP (— SUBJECT SITE)

# Questions for the Applicant & the City of Vaughan

- Is there an intent to put a driveway from the current truck parking lot out to Keele Street? Some of the paperwork within the application indicates this, however, the site plan in the presentation doesn't seem to.
  - *If so, is it really intended to pave over the Protected Countryside of the Greenbelt?*
- Considering the site plan in the presentation, is the intent to remove trucks from the Greenbelt lands (green circle) and respect those boundaries?
- I didn't see any feedback from TRCA in the rezoning application paperwork. Considering the vast majority of where these truck trailers are illegally parked is TRCA land - will City of Vaughan be requesting their input?
- Are there any by-law violations currently with this property? If not, should there be?





## In Closing



It's clear from the map in the Planning Justification Report that there is a rampant case of illegal land use happening in this area. **The safety of the residents and commuters in this area should take precedence and City of Vaughan should be taking this illegal land use seriously.**

I urge the City of Vaughan to consider the message you will be sending if you approve this rezoning application - **Zoning by-laws need to be respected - otherwise, why have zoning by-laws at all? If they are ignored, landowners must be responsible for taking them back to their intended use BEFORE a rezoning application is considered.**

We will be closely watching Vaughan's vote on this application. It will clearly show whether your previous statements about your concern for illegal land use is just lip service, or whether you really are listening.

**Please hear us - we are not going away - we are counting on you do to the right thing.**



# Thank you

AMANDA CORBETT  
Resident of Bolton

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