

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.

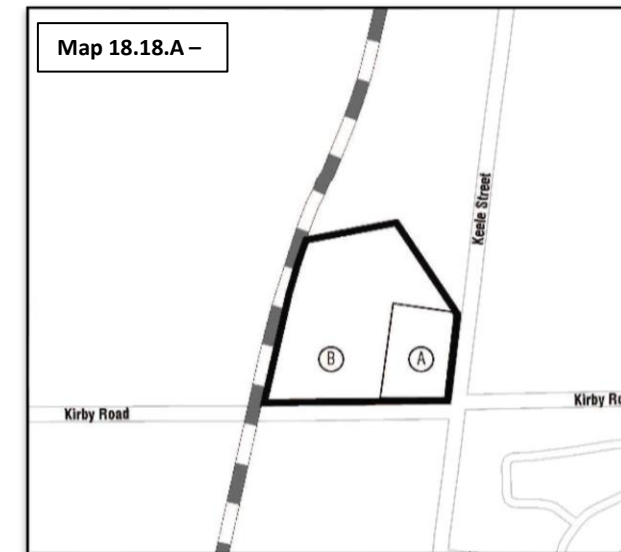
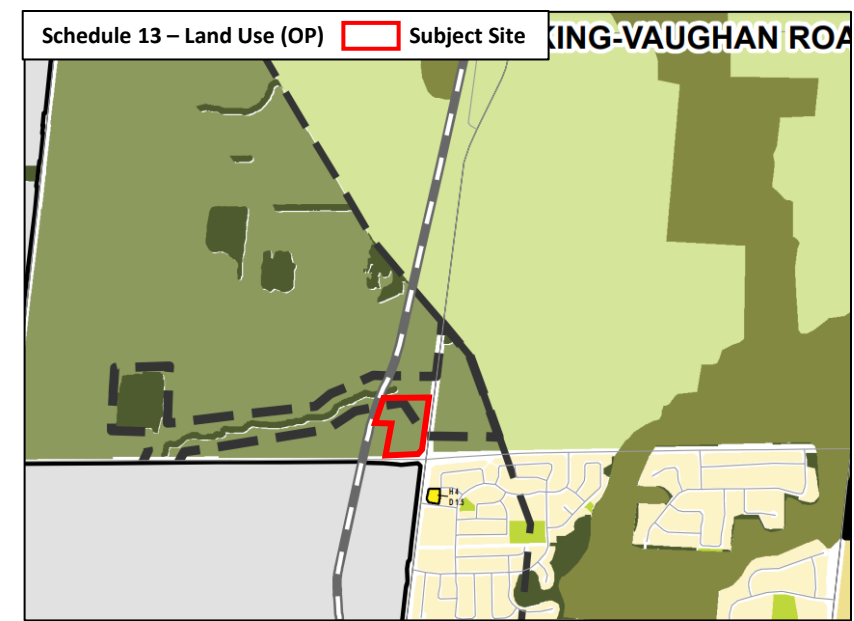


Subject Site  Area Subject to Temporary Use 

OFFICIAL PLAN

Official Plan, City of Vaughan (2010)

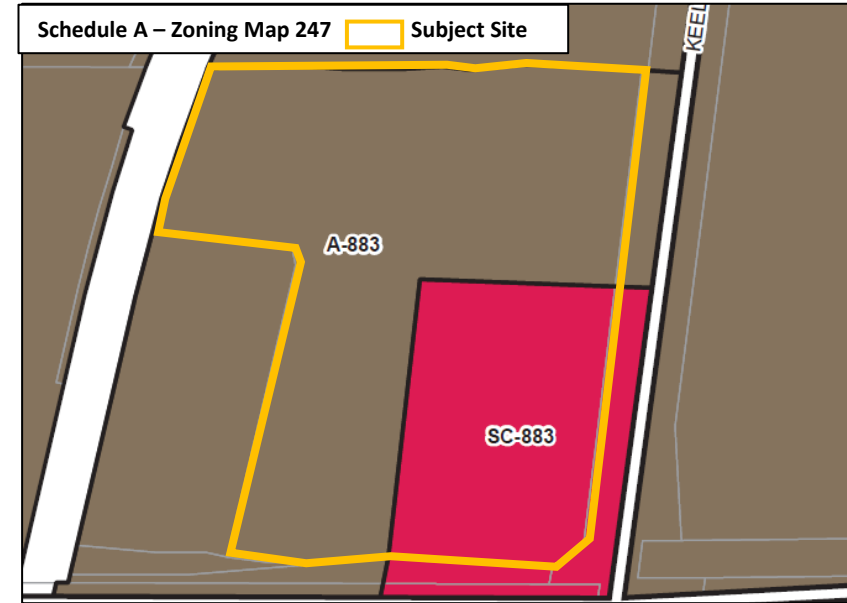
- The Subject Site is designated “Agricultural”, and partially within the Greenbelt Area, per Schedule 13 – Land Use, of the City of Vaughan Official Plan (2010).
- The Site is also subject to Site-Specific Policy 13.18.1.2 which permits places of worship, institutional uses and transportation and industrial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



ZONING

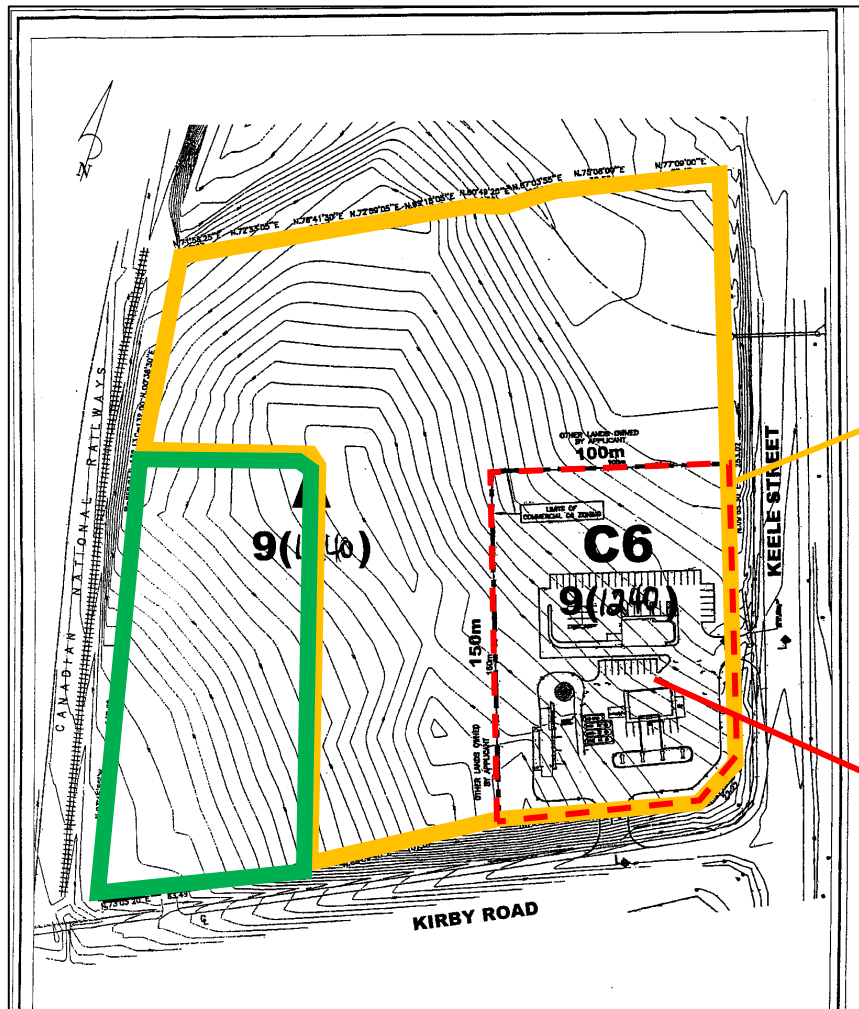
Zoning By-law 001-2021




- 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.

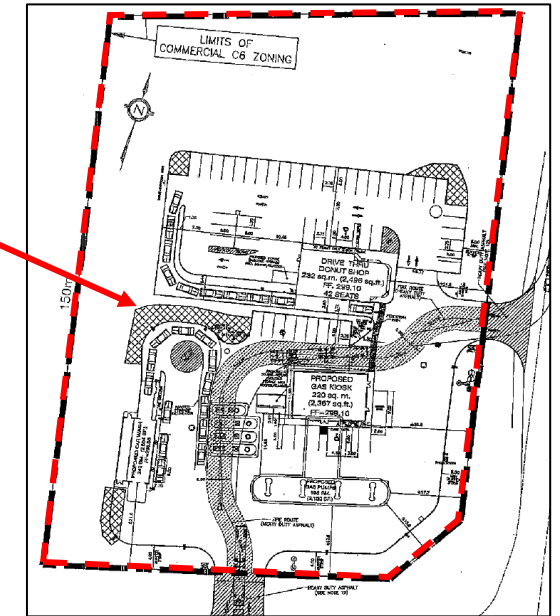
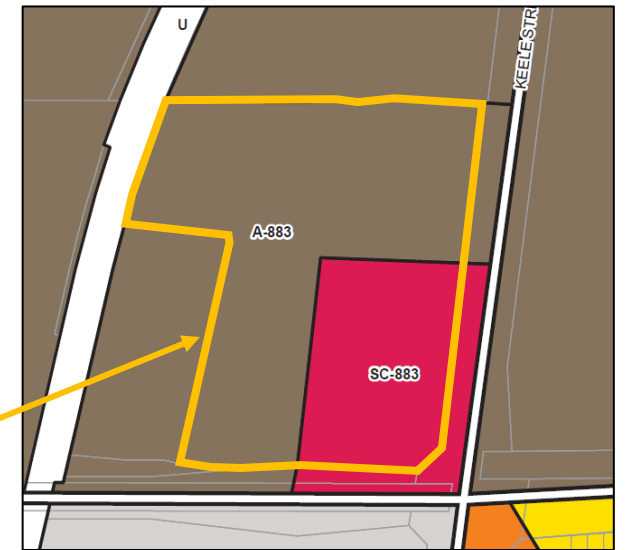


PREVIOUS APPROVALS

- 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 
 Truck Sales and Service Centre 

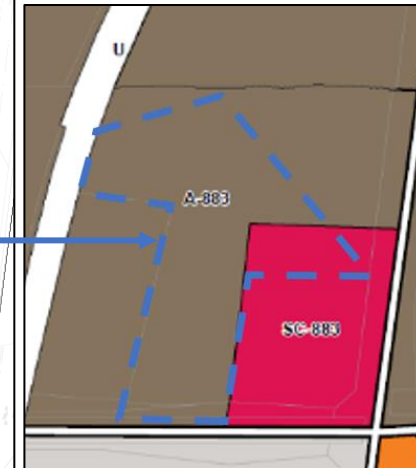
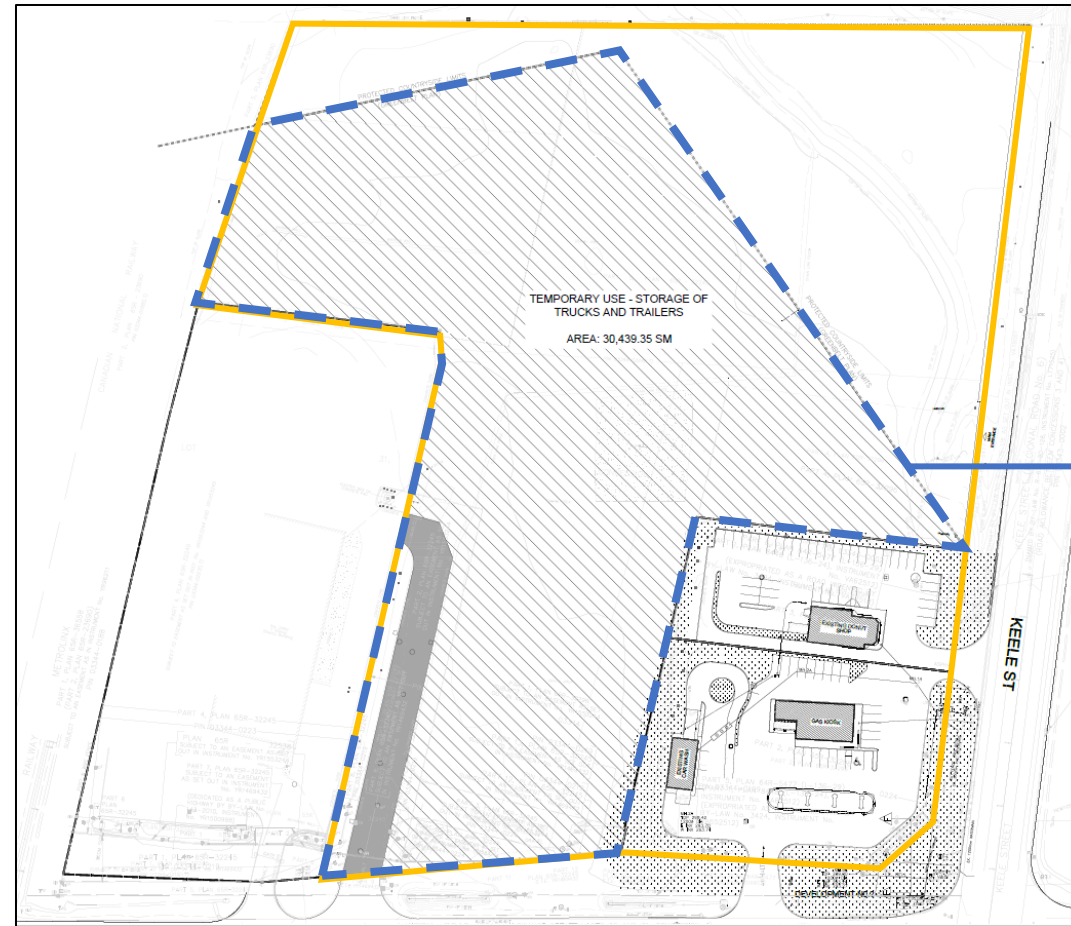




APPLICATION – TEMPORARY USE

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