



10980 JANE STREET
FLEUR DE CAP DEVELOPMENT INC.
APPLICATION FOR CONSENT
CITY OF VAUGHAN
APPLICATION B010/21

SITE LOCATION

- Block 34 East Employment Lands
- Major Intersection: Teston Road & Jane Street

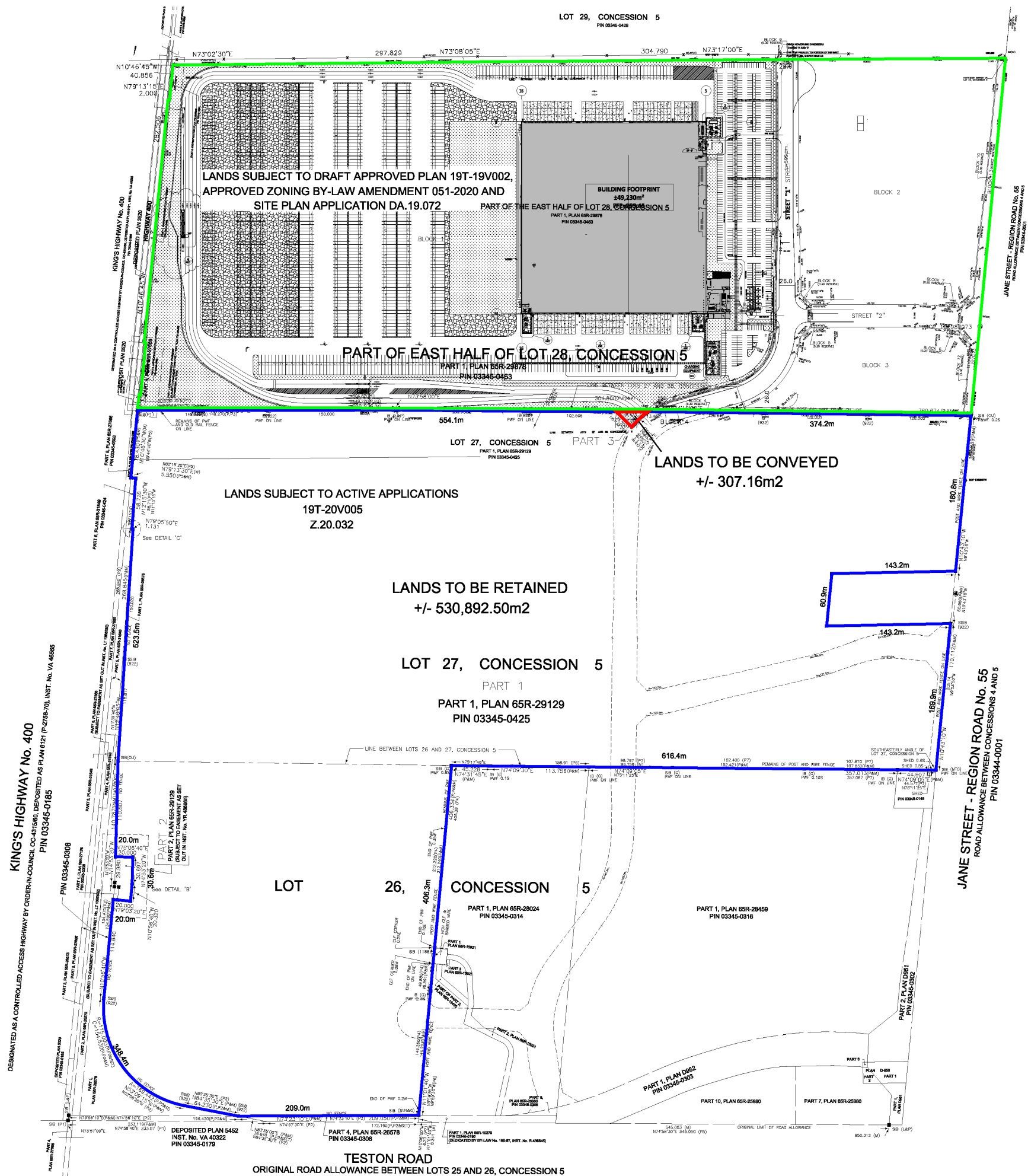


BACKGROUND & PURPOSE

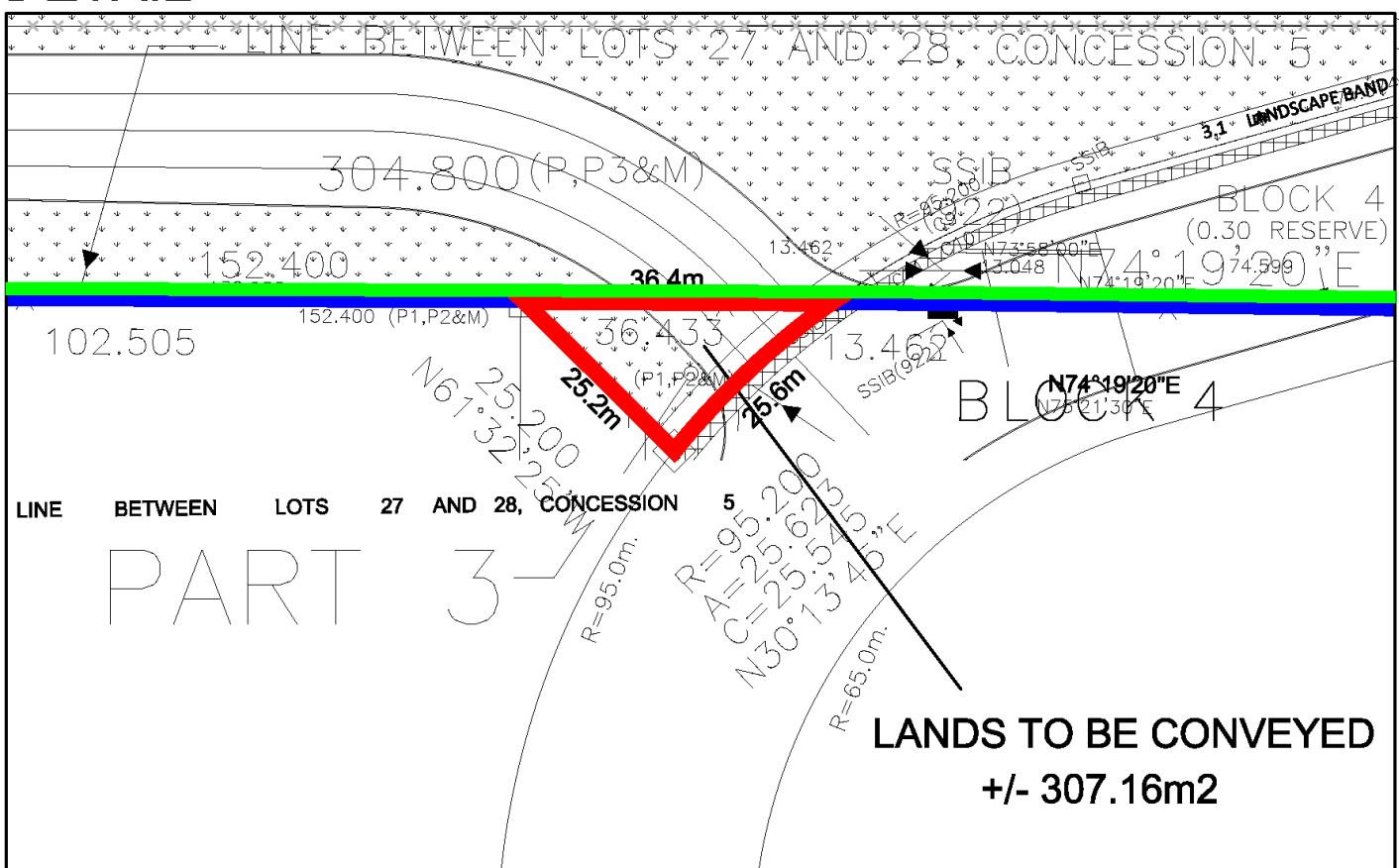
- Active development applications on both parcels
- **10980 Jane Street:** Draft Plan of Subdivision & Zoning By-law Amendment under review.
- **11110 Jane Street:**
 - Draft Plan of Subdivision, Site Plan Application approved subject to conditions – Detailed engineering.
 - Zoning By-law Amendment approved (By-law 051-2020)
- Consent required to create functional driveway for the proposed development at 11110 Jane Street



CONSENT SKETCH PLAN



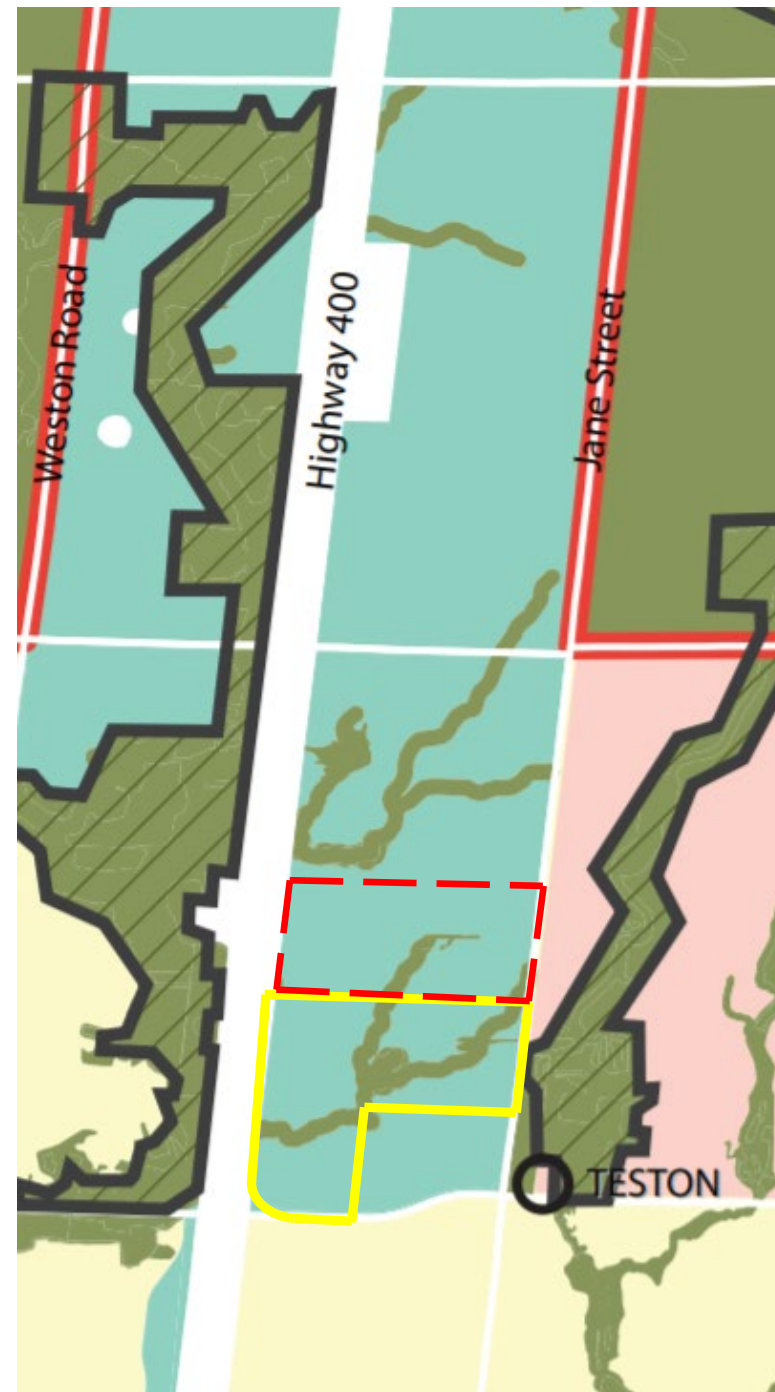
DETAIL



- LANDS TO BE RETAINED (53 ha)
- LANDS TO BE SEVERED (307 m²)
- RECIPIENT LANDS

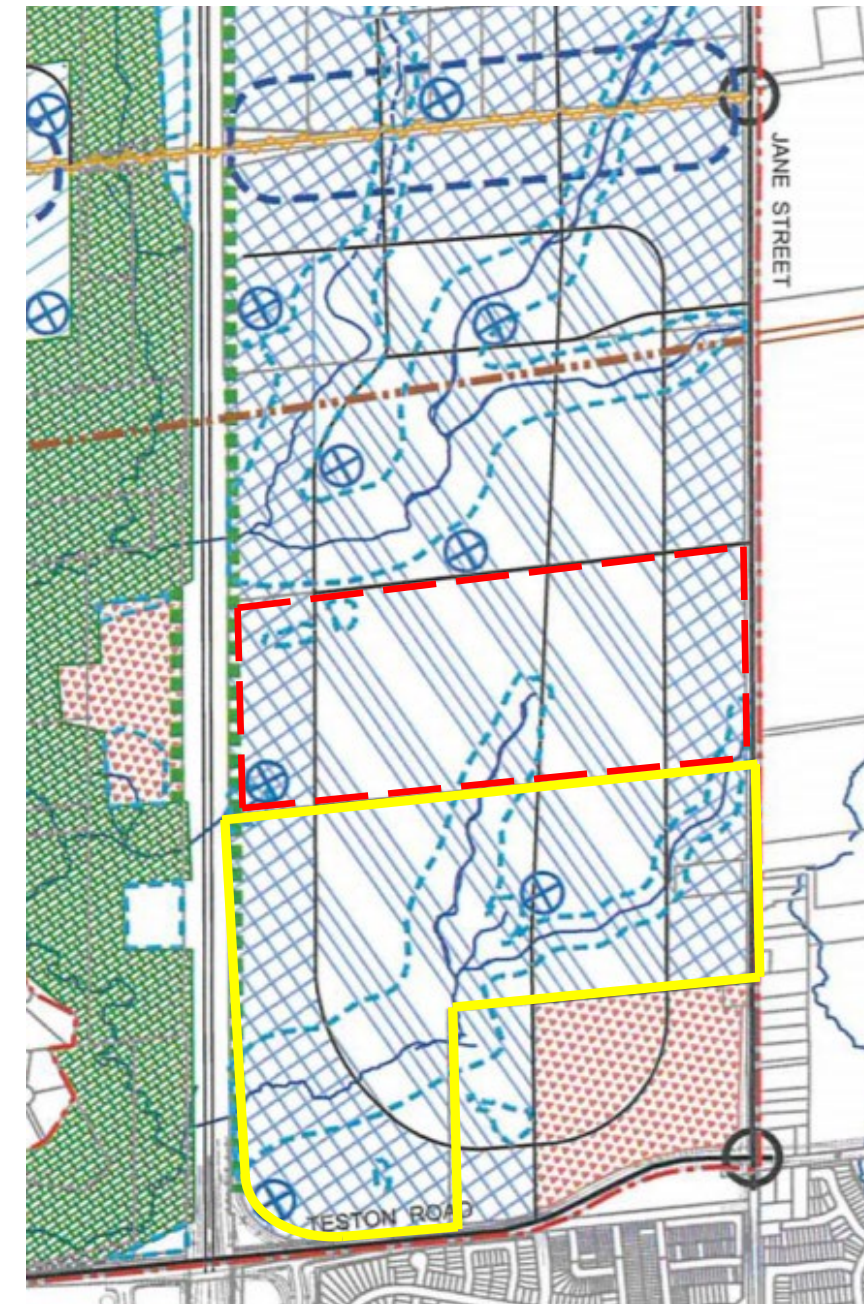


OFFICIAL PLAN



Employment Areas

SECONDARY PLAN



Prestige Areas

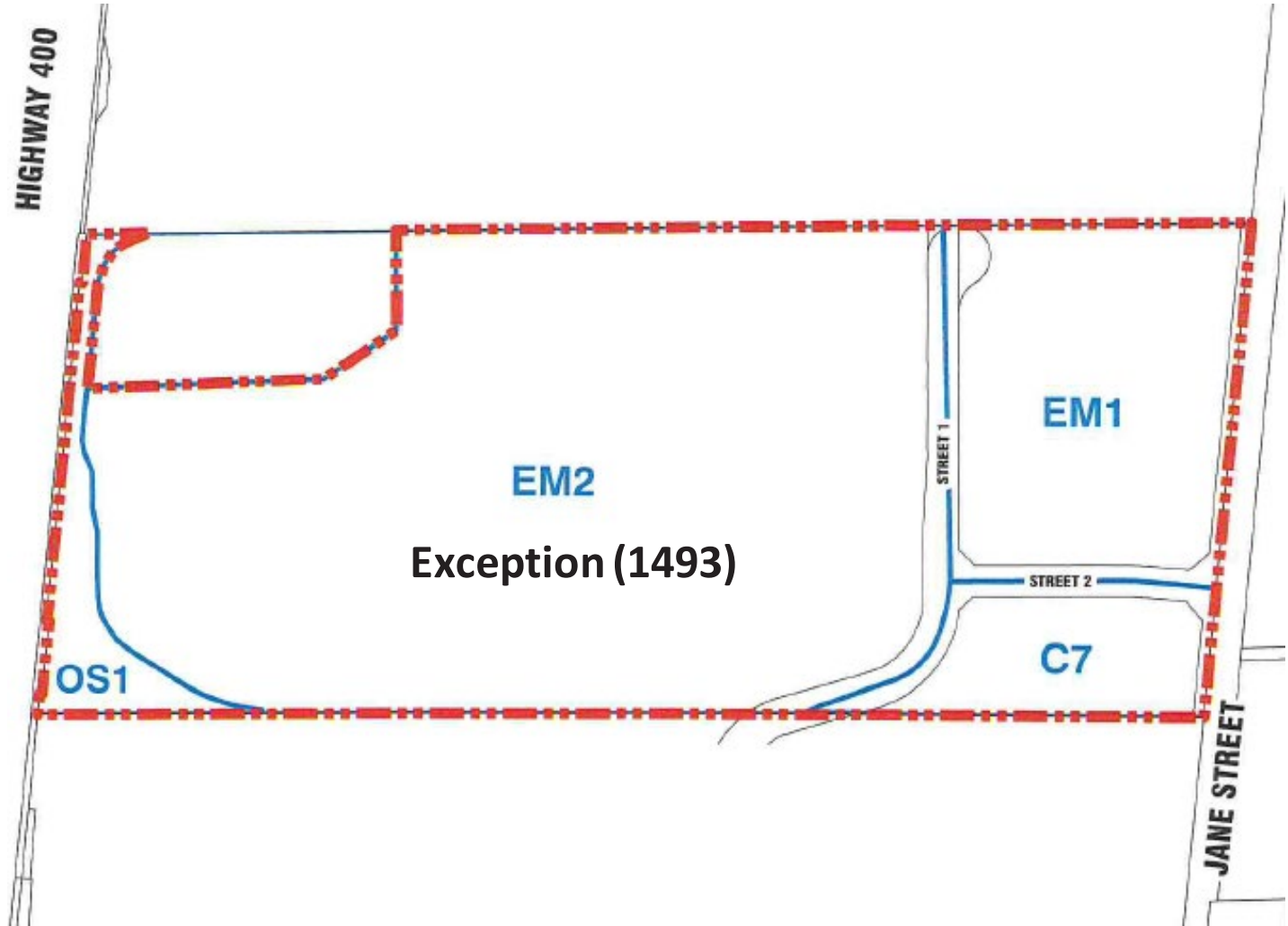
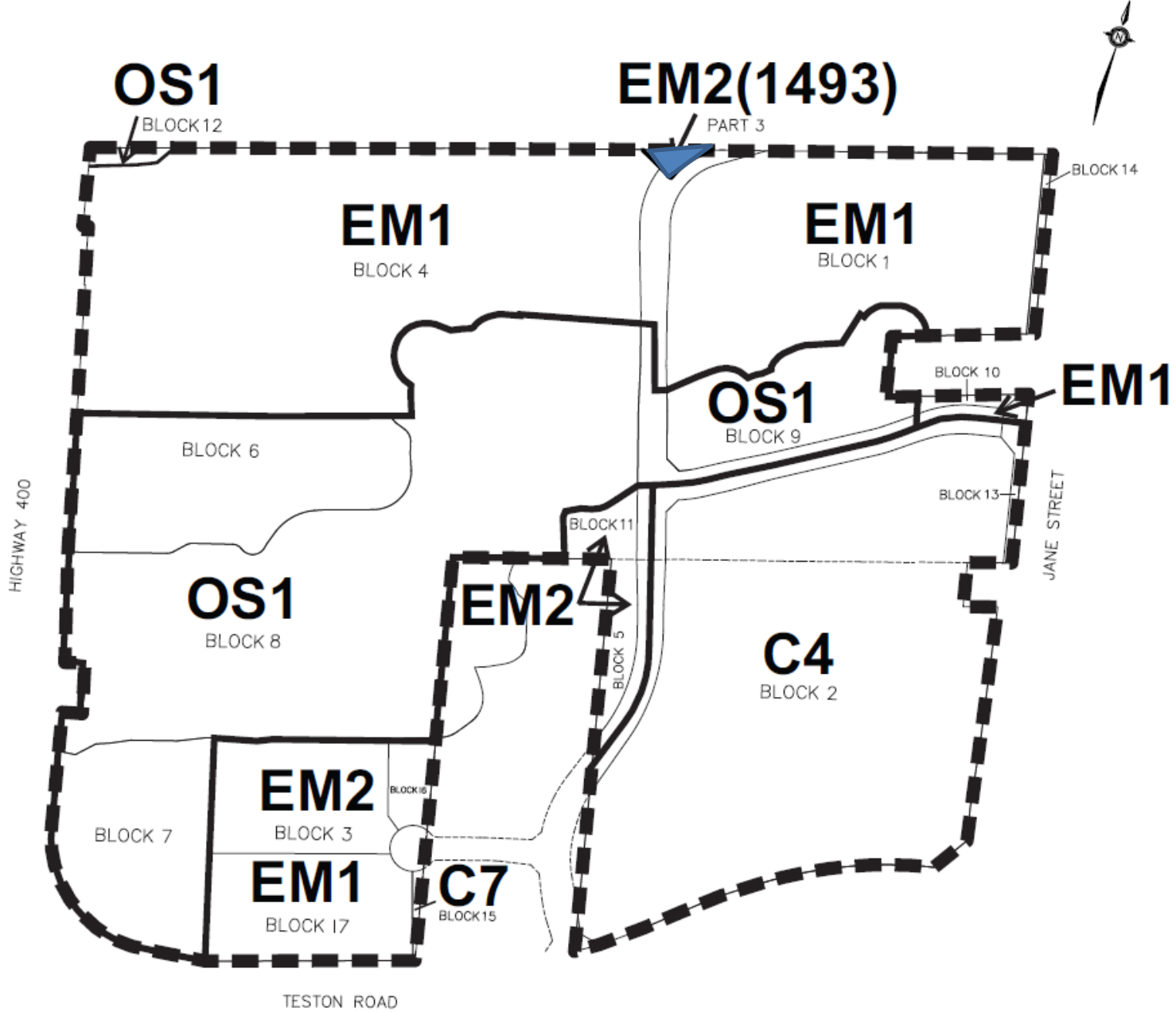
General Employment Area



ZONING BY-LAW

Proposed Amendment 10980 Jane Street

Approved Zoning 11110 Jane Street



Current Zoning: A - Agricultural





THANK YOU



Land Uses As Shown In
Secondary Plan

HIGHWAY 400

SUBJECT TO APPROVED
PLANNING ACT APPLICATIONS
19T-19V002
Z.19.007
DA.19.072

6

JANE STREET

FUTURE PLANNED
INTERSECTION (BLOCK 27)

1

7

8

SWM

SWM

PUMP STATION

3

COMMERCIAL
-45.07Ha (11,202Ac.)

2

GENERAL EMPLOYMENT
-83.40Ha (20,524Ac.)

PRESTIGE EMPLOYMENT
-42.19Ha (10,444Ac.)

SERVICE NODE
-41.20Ha (10,174Ac.)

TESTON ROAD

Note:
Purpleville Creek
Tributary
continues
through existing
culvert
undemeath
Highway 400 to
the west.

LEGEND

- █ PARTICIPATING LANDOWNERS
- █ NON-PARTICIPATING LANDOWNERS
- █ COORDINATING LANDOWNER
- █ WETLANDS + 30m BUFFER
- █ STAKED TOP OF BANK + 10m BUFFER
- █ REGULATORY FLOODLINE
- █ PROPOSED WETLAND REMOVAL
- █ EXISTING NHS LIMITS
- █ PROPOSED NHS LIMITS
- █ RETAINED NHS
- █ PROPOSED ADDITIONS TO NHS
- █ HDR COMPENSATION AREA
- █ PROPOSED TRAILS
- █ PROPOSED MULTI-USE PATHS
- █ MAJOR COLLECTOR ROAD (26m)
- █ LOCAL INDUSTRIAL ROAD (23m)
- █ PROPOSED LOCATION OF PUMPING STATION
- █ TRANS-CANADA PIPELINE

Note:
Refer to MESP and EIS for details of proposed enhancements
and proposed wetlands within the NHS.

