



STATUTORY PUBLIC MEETING

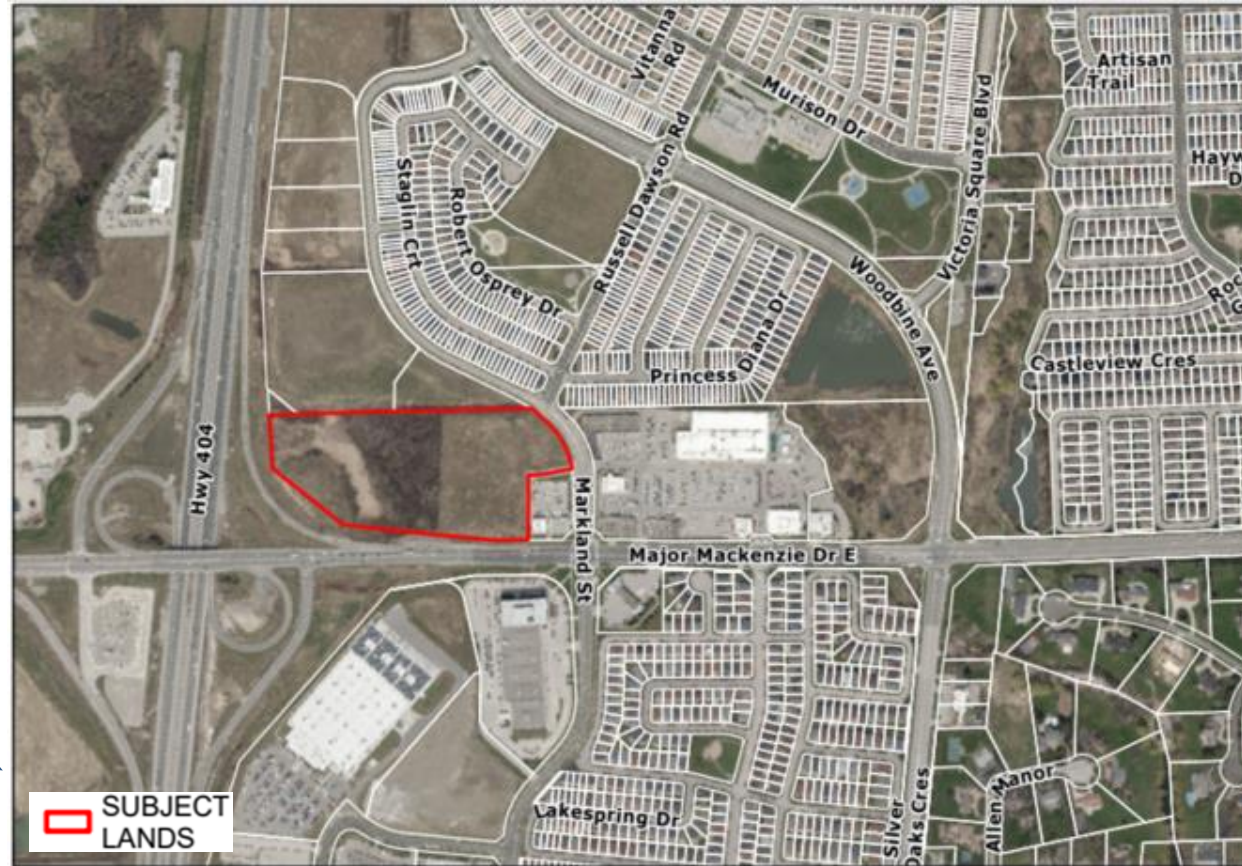
ZONING BY-LAW AMENDMENT APPLICATION **404 Major Mac West Developments Limited** **(Fieldgate Commercial)**


Markland Street (Ward 2)
File PLAN 23 116352

October 24, 2023



Aerial Context



 SUBJECT
LANDS

- 5.93 ha
- North: Undeveloped
- South: Industrial
- East: Commercial
- West: Highway 404



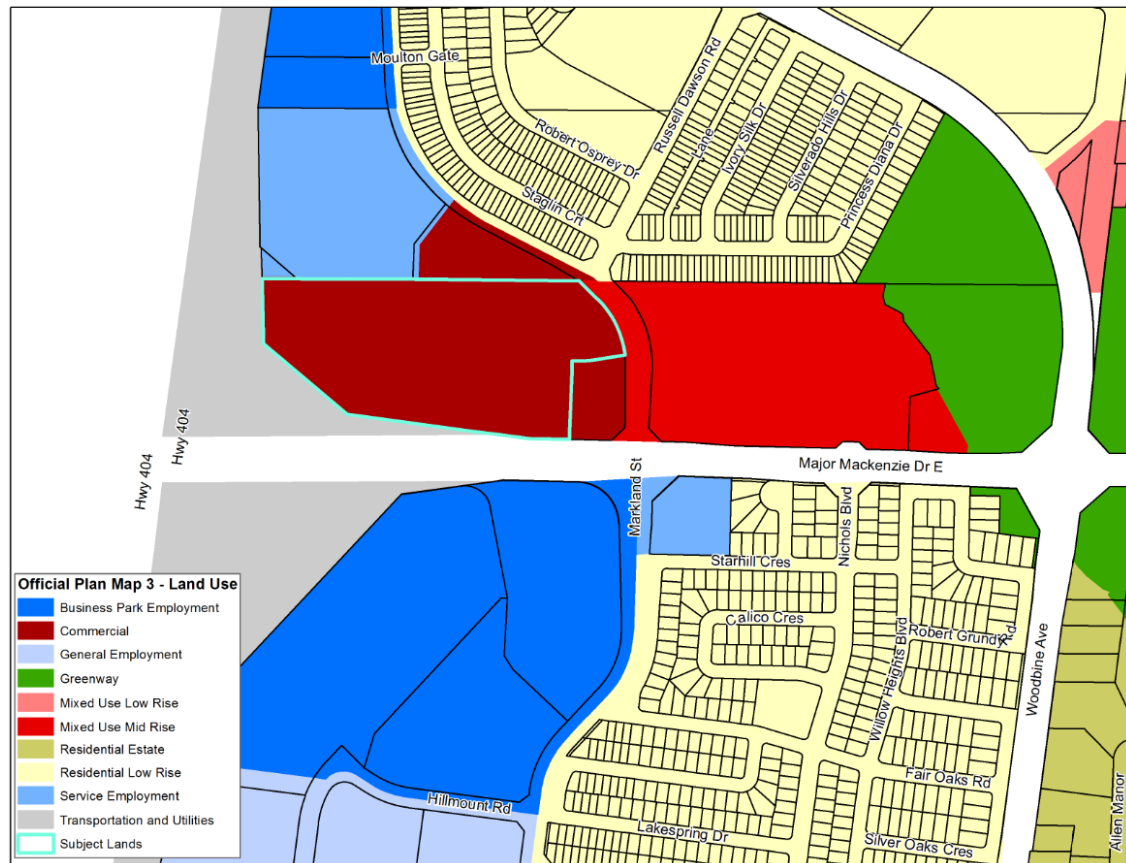
Proposed Development



“Commercial”

- Permits commercial developments comprised of office, retail, restaurants, service, commercial school uses
- motor vehicle sales and service

An Official Plan amendment is not required





Major Commercial Zone

- Permits financial institutions, gas bars,, personal service shops, restaurants, retail stores and commercial schools

A Zoning By-law amendment is required to:

- Permit a Motor Vehicle Sales and Service Establishment
- Rezone Open Space for Commercial Uses
- Reduce the Landscape Strip width along 404





Outstanding Items and Next Steps



A. Staff will continue to review the Proposed Development with regard for:

- Appropriateness of built form, and location of the proposed building
- Compatibility with existing development in the surrounding area
- Traffic impacts (proposed layout)
- External agency review (York Region, TRCA and MTO)

B. Committee may refer the Applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC, if appropriate

C. Owner will provide a detailed presentation on the Proposed Development



Thank You