



Report to: Development Services Committee

Report Date: May 7, 2013

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**SUBJECT:** PRELIMINARY REPORT  
Frontier Group of Companies Inc.  
11192 Woodbine Avenue  
Applications for Zoning By-law Amendment and Site Plan  
Approval to Legalize the Existing Business Office Use  
File No. ZA 13 113119 & SC 13 113119

**PREPARED BY:** Rosanna Punit, Ext 2051  
Planner, West District

**REVIEWED BY:** Ron Blake, M.C.I.P., R.P.P., Ext 2600  
Manager, West District

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**RECOMMENDATION:**

- 1) That the staff report entitled “PRELIMINARY REPORT, Frontier Group of Companies Inc., 11192 Woodbine Avenue, Applications for Zoning By-law Amendment and Site Plan Approval to Legalize the Existing Business Office Use, File No. ZA 13 113119 & SC 13 113119” be received;
- 2) That a Public Meeting be held to consider the application for a Zoning By-law Amendment to legalize the existing business office use;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regard to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**The Zoning application has been deemed complete:**

The Zoning By-law Amendment application submitted by the Frontier Group of Companies was deemed complete on February 26, 2013.

**BACKGROUND:**

**Subject Lands and Area Context**

The subject property is located on the west side of Woodbine Avenue and is north of the Woodbine Avenue By-pass (Figure 1). Across the front of the property, on the east side is an easement relating to the Hydro Corridor that is registered on title of the property (Instrument No. MA25300). Located north of the property are vacant lands with mature

vegetation. Located to the east are agricultural lands and a dwelling is located to the northeast addressed 11181 Woodbine Avenue. Located south of the property is a residential property, containing a 1 storey dwelling and further south are vacant lands to be developed for future employment uses. Located to the west is a stormwater management pond.

**Proposal**

The existing two storey building is currently being used as the business office for Frontier Group which provides general contracting and property management. The Zoning By-law Amendment application is to re-zone the lands from Agricultural One (A1) to Commercial, to recognize and accommodate the existing business office use on the property. There is no outdoor storage of materials or equipment associated with this use.

**Official Plan and Zoning**

The subject lands are designated “Business Corridor Area” and a portion at the front is designated “Transportation and Utilities” in the Highway 404 North Planning District Secondary Plan (OPA 149). The Business Corridor Area designation provides for office uses along major roads such as Woodbine Avenue or within the periphery of employment areas. The Transportation and Utilities designation recognizes the Hydro One transmission corridor.

The subject lands are zoned “Agricultural One (A1)” by By-law 307-87 as amended (Figure 2). The current zoning permits:

- agricultural uses excluding mushroom farms
- storage of agricultural produce as an accessory use to a permitted agricultural use
- seasonal vegetable or fruit stands
- single family dwelling as an accessory use to the permitted agricultural use
- home occupation
- private home day care (subject to specific provisions of By-law 304-87, as amended)
- public conservation project

The Zoning Amendment application would allow the subject lands to be re-zoned in accordance with the secondary plan policies to permit a business office.

**DISCUSSION:**

Matters /issues to date include obtaining comments from York Region Transportation and Works Department regarding a proposed road widening of Woodbine Avenue and comments from Hydro One which has an easement on the property. These matters and any others identified through the circulation and detailed review of the proposal will be addressed, if required in a staff Recommendation Report to Committee.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

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**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

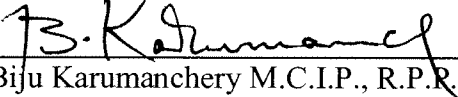
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

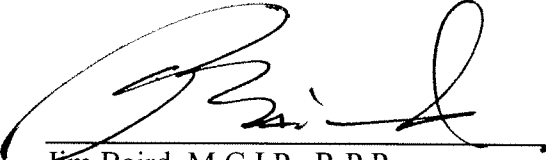
The proposal will be evaluated in the context of the City's strategic priorities, including Growth Management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various departments and external agencies and is currently under review.

**RECOMMENDED BY:**

  
Biju Karumanchery M.C.I.P., R.P.P.  
Senior Development Manager

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

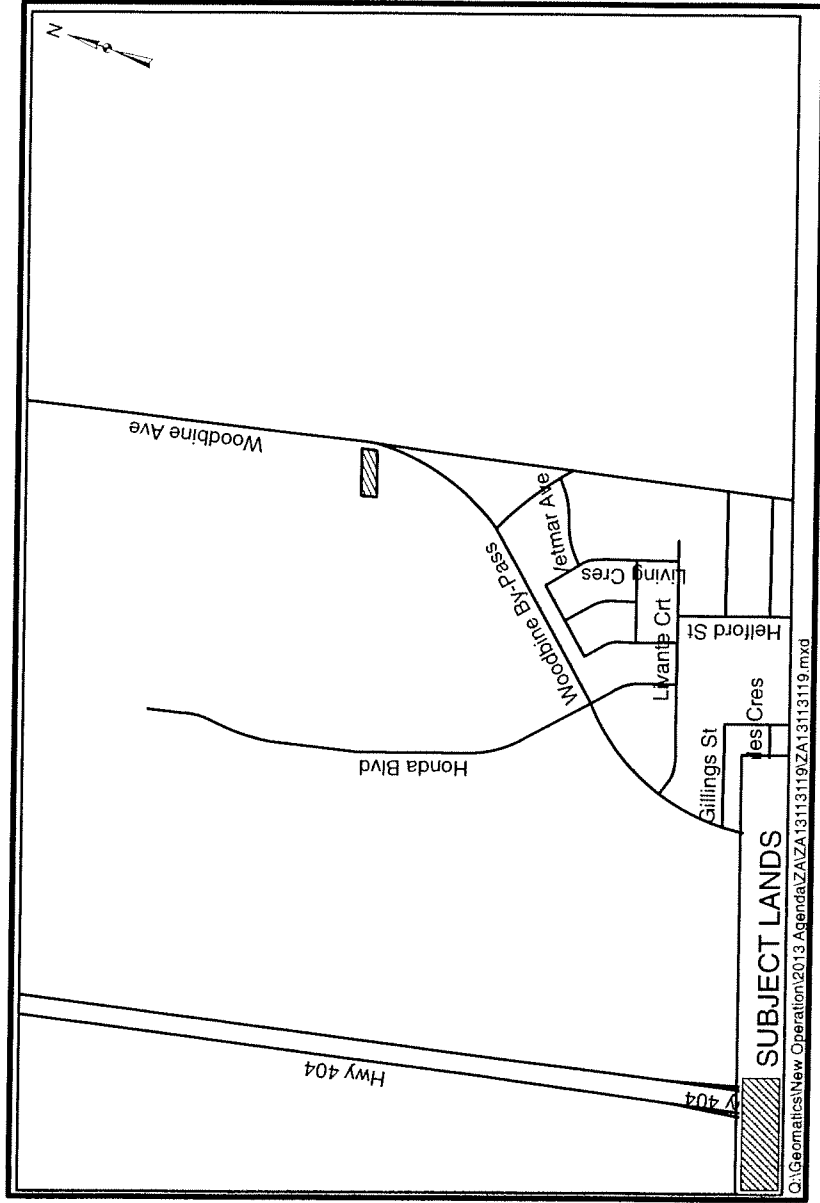
Figure 1: Location Map  
Figure 2: Area Context and Zoning  
Figure 3: Aerial Photo  
Figure 4: Site Plan  
Figure 5: Elevations

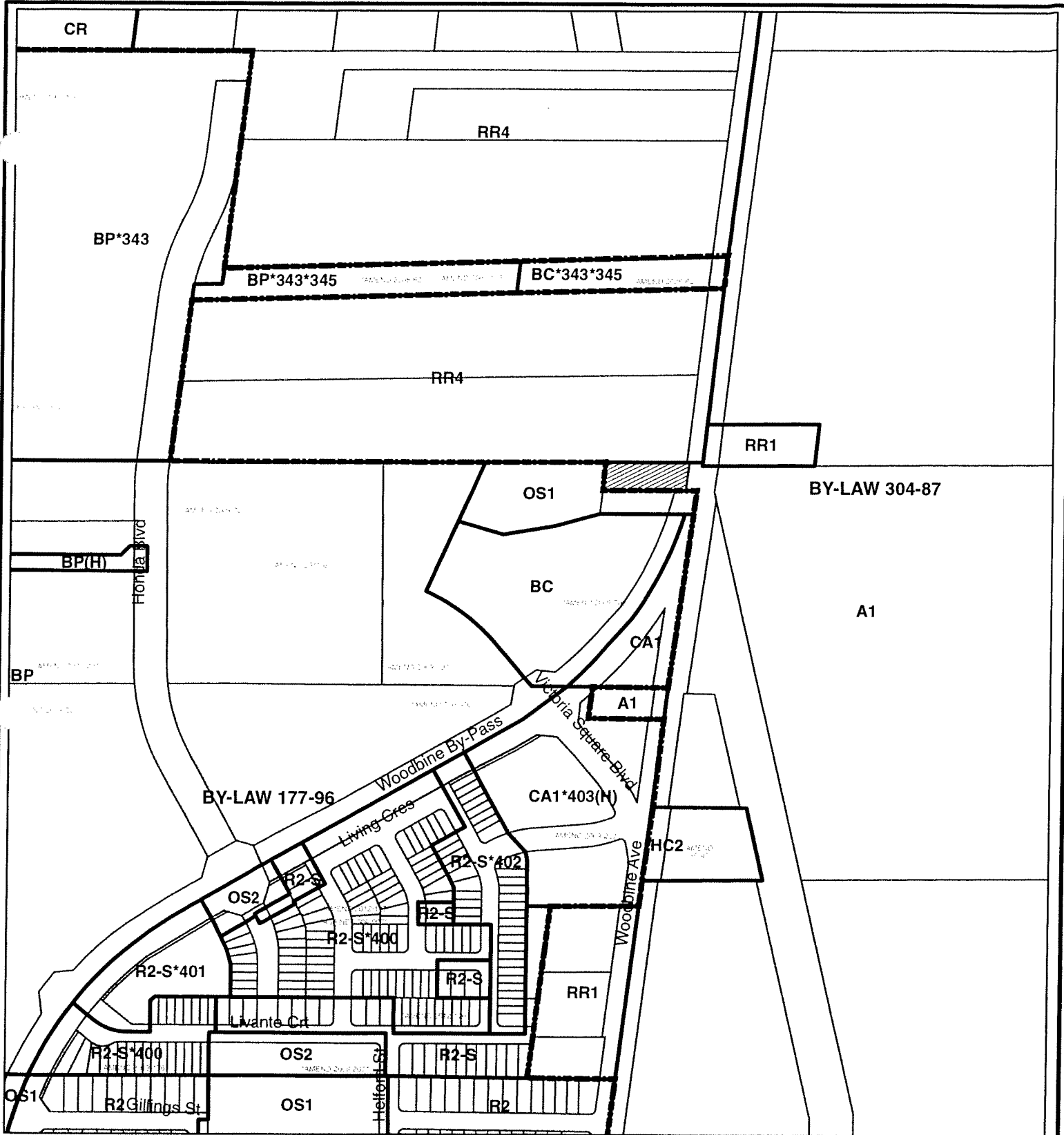
**AGENT**

Action Planning Consultants  
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Phone: 416 737 7526  
Email: [francoromano@rogers.com](mailto:francoromano@rogers.com)

**APPLICANT**

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# AREA CONTEXT / ZONING

APPLICANT: FRONTIER GROUP OF COMPANIES  
 11192 WOODBINE AVENUE

 SUBJECT LANDS

FILE No. ZA.13113119 & SC.13113119 (RP)

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DATE: 04/02/2013

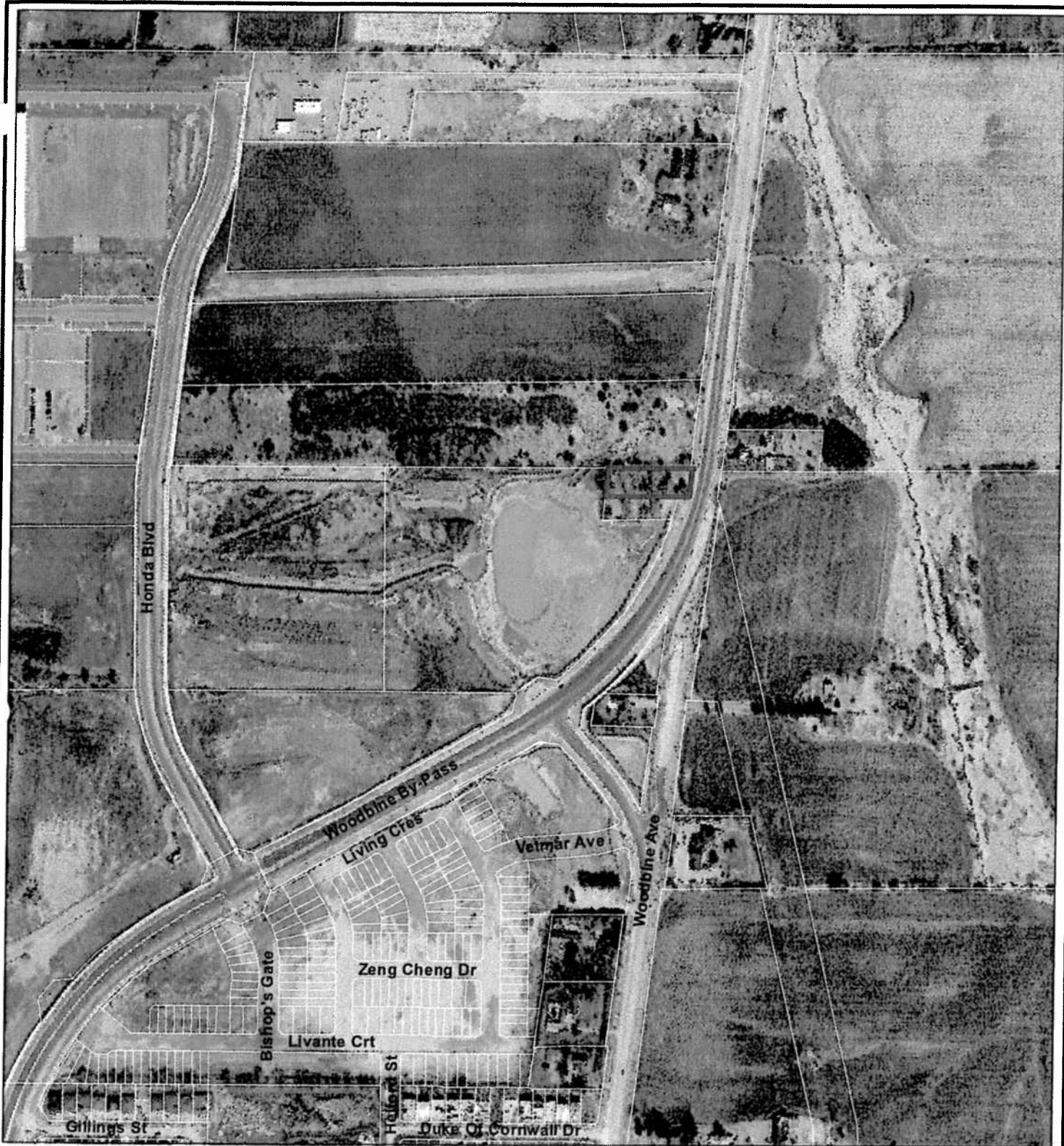


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FIGURE No. 2



# AIR PHOTO

APPLICANT: FRONTIER GROUP OF COMPANIES  
11192 WOODBINE AVENUE



 SUBJECT LANDS

FILE No. ZA.13113119 & SC.13113119 (RP)

DATE: 04/02/2013



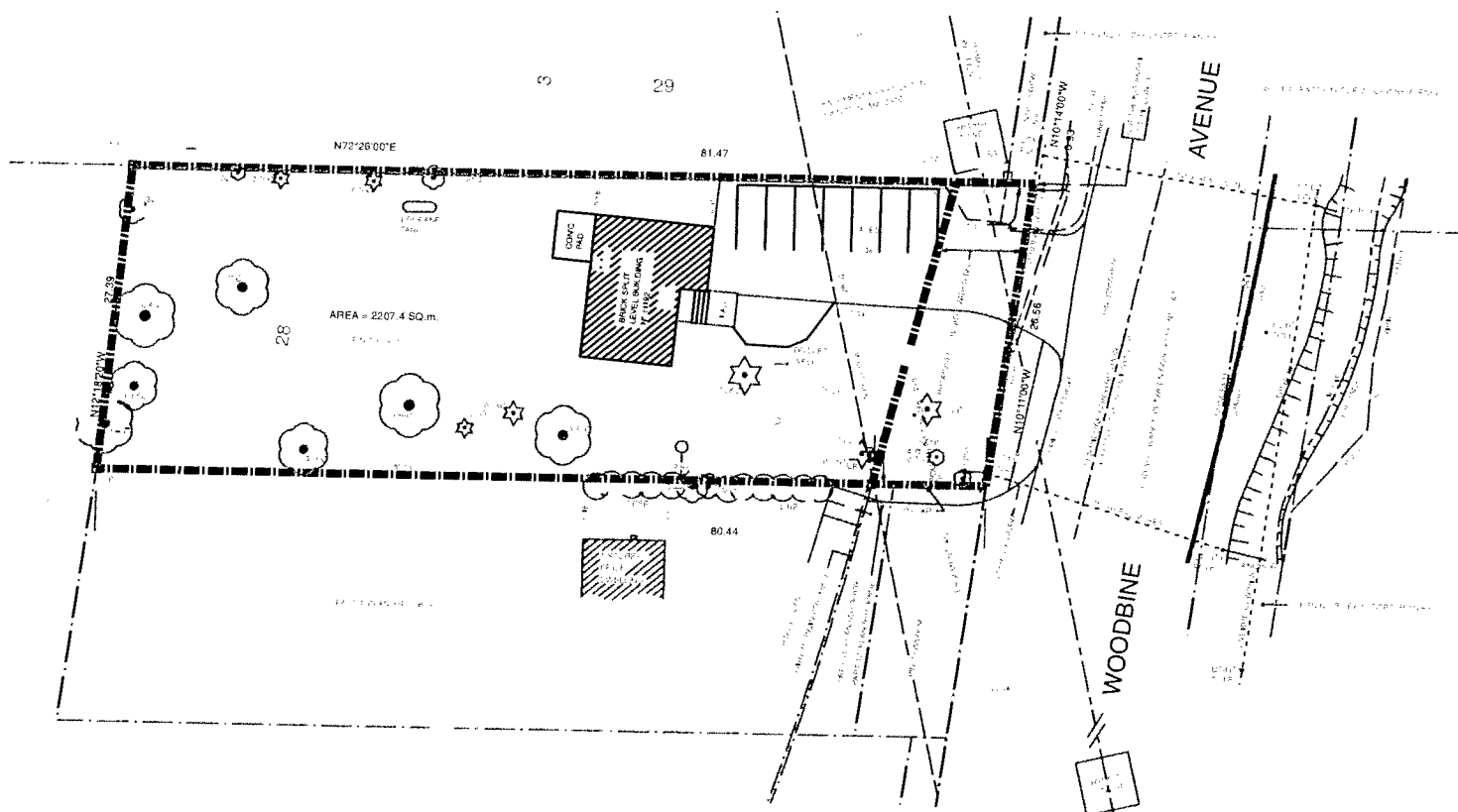
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**FIGURE No. 3**

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# SITE PLAN

APPLICANT: FRONTIER GROUP OF COMPANIES  
11192 WOODBINE AVENUE

FILE No. ZA.13113119 & SC.13113119 (RP)

 SUBJECT LANDS

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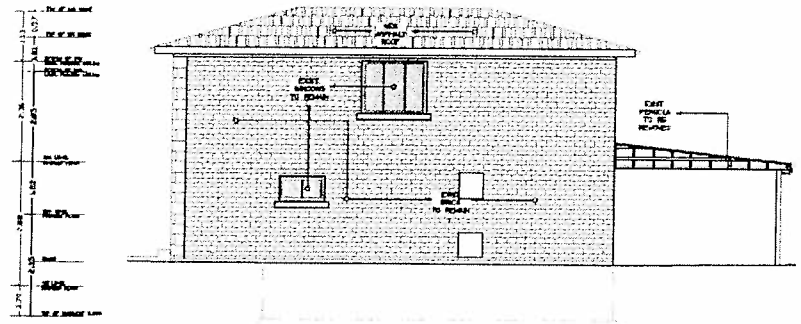
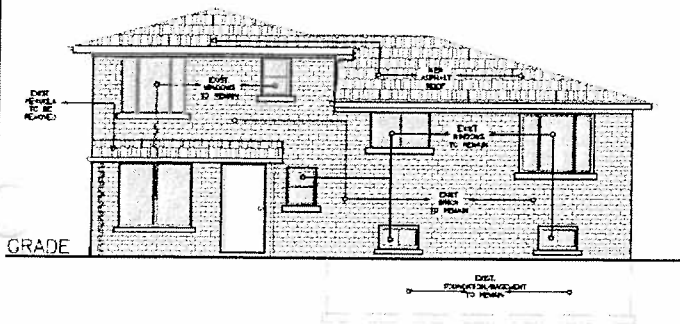
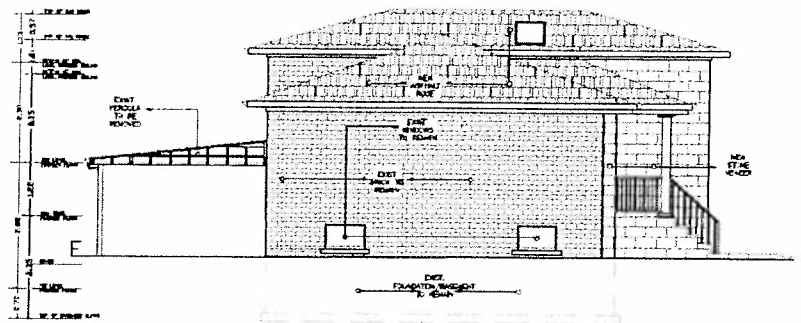
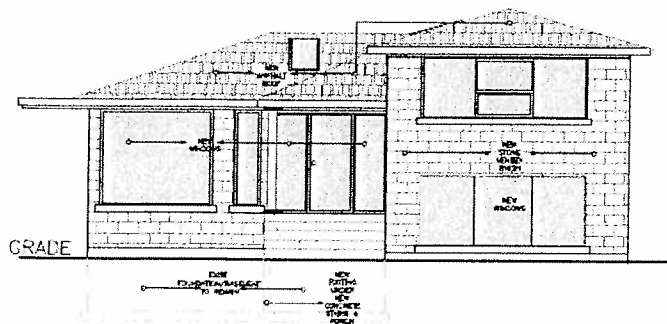


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FIGURE No. 4



# ELEVATIONS

APPLICANT: FRONTIER GROUP OF COMPANIES  
11192 WOODBINE AVENUE

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FIGURE No. 5

