

**THE CORPORATION OF THE CITY OF VAUGHAN**

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13


and

IN THE MATTER OF Amendment Number 696  
to the Official Plan of the Vaughan Planning Area

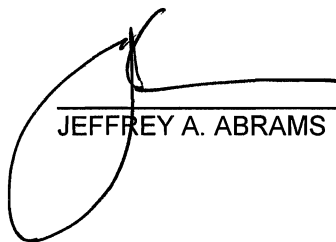
I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 696 was adopted by the Council of the Corporation of the City of Vaughan on the 3rd day of February, 2009, and written notice was given on the 6th day of February, 2009 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 696 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 696 is deemed to have come into effect on the 27th day of February, 2009, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

**SWORN BEFORE ME** in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
27th day of February, 2009. )

  
\_\_\_\_\_  
A Commissioner, etc.

James Todd Coles  
a Commissioner, etc.,  
Regional Municipality of York, For  
The Corporation of the City of Vaughan.  
Expires March 27, 2010.

  
\_\_\_\_\_  
JEFFREY A. ABRAMS

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

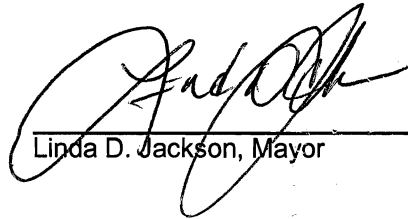
## **BY-LAW NUMBER 7-2009**

**A By-law to adopt Amendment Number 696 to the Official Plan of the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

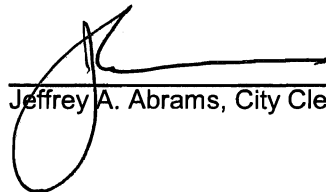
1. THAT the attached Amendment Number 696 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) " 1 ", " 2 ", " 3 ", " 4 ", and " 5 " is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 3<sup>rd</sup> day of February, 2009.



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Linda D. Jackson, Mayor



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Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 696**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 696 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4" and "5" constitute Amendment Number 696.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No.450 (Employment Area Growth and Management Plan), to redesignate the subject lands from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General". This Amendment will facilitate the inclusion of the subject lands into the General Employment Area to permit employment uses that are similar to the permitted uses on the lands directly to the west, and will include appropriate policies and standards to ensure high quality development compatible with the surrounding land uses.

## II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 696". The subject lands are located south of Provincial Highway 407 and east of Pine Valley Drive, being Part of Lots 2 and 3, Concession 6, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Special Complimentary Use Area" to "Employment Area General" is based on the following considerations:

1. The subject lands are currently designated "Special Complimentary Use Area" by the Parkway Belt West Plan, which permits a range of low intensity uses, including agricultural, institutional, recreational, public uses and industrial uses subject to a site-specific zoning by-law and a site development agreement. Some of the restrictions for industrial buildings include a maximum 20% lot coverage and maximum building height of one-storey, except for offices that can be two storeys in height, and no outside storage is permitted. This Official Plan Amendment will redesignate the subject lands to a more appropriate employment designation facilitating an expansion to the new and emerging employment land uses within the urban areas in Vaughan.
2. On November 28, 1996, the Minister of Municipal Affairs and Housing approved the removal of the subject lands from the Parkway Belt West Plan through the Ministry's Parkway Belt Amendment No. 106. The proposed Amendment to the Official Plan to designate the subject lands as "Employment Area General" under the City's Amendment No. 450 (Employment Area Plan) would allow a broad range of permitted uses compatible with employment uses in the surrounding area, and more flexible provisions for development.

3. The **Provincial Policy Statement 2005** (PPS) has policies that encourage planning authorities to provide a mix and range of employment uses and provide opportunities for a diversified economic base to meet the long term needs of the community and its citizens. The proposed Amendment to the Official Plan will facilitate the creation of more lands for employment uses in support of the policies within the PPS, which will facilitate new businesses and industries locating in Vaughan, and will create new opportunities for employment providing economic advantages to the City.
  
4. The redesignation would allow general employment and prestige uses and limited outside storage subject to the requirements of the implementing Zoning By-law and is appropriate for the following reasons:
  - i.) An "Employment Area General" designation for the subject lands is consistent with Official Plan Amendment No. 450 which provides for a broad range of lot sizes to accommodate uses that do not require higher profile locations and that may require limited outside storage. The permitted land uses include processing and warehousing, storage operations, transportation and distribution facilities, which can be supported by the surrounding employment uses, and the existing transportation system including Highway 407.
  
  - ii.) Based on the limited access to the site through a signalized intersection on Pine Valley Drive and via an easement over the Hydro Lands, high traffic generating land uses are not permitted on the subject lands. Permitted uses on the subject lands are similar to those located on the lands directly west, which also utilize the same signalized intersection. A minimum unit size will be imposed in the implementing zoning by-law to discourage multi-unit buildings and restrictions on accessory retail sales will ensure the proper function and integration of subject lands with the surrounding transportation system.
  
  - iii.) Outside storage will be limited by the implementing Zoning By-law together with the existing standard screening requirements in the Zoning By-law, and the requirements of Site Plan Control to ensure that any outside storage will not detract from the general character of the area.
  
  - iv.) The proposed redesignation of the subject lands will permit employment uses that are considered to be compatible with the surrounding lands uses, including the employment area to the east on Aviva Park Drive, known as the Emery Creek Employment Area, and the employment area known as the Steeles West Business Park to the south, an employment area known as the Pine Valley Business Park to the north, Highway No. 407, a hydro corridor, a planned transit corridor and the CN railway line.

5. Having received a statutory Public Hearing held on June 18, 2007, on November 10, 2008, Vaughan Council approved Official Plan Amendment Application File OP.07.002 (Galcat Investments Inc.) to redesignate the subject lands from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" under Amendment No. 450.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the subject lands as shown as "Area Subject to Amendment No. 696" on Schedule "1" attached hereto, from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" within Amendment No. 450.
2. Deleting Schedules "1", "2", "2B", and "3" in Amendment No. 450 and substituting therefor Schedules "1", "2", "2B", and "3" attached hereto as Schedules "2", "3", "4", and "5", respectively, and thereby adding the subject lands to Amendment No. 450.
3. Adding the following site-specific policies to "Schedule 9" Site Specific Exceptions in Amendment No. 450:

**"9.17 OPA NO. 696:** The following policies shall apply to the subject lands located on Galcat Drive, generally south of Highway #407 and east of Pine Valley Drive, being Part of Lots 2 and 3, Concession 6, City of Vaughan;

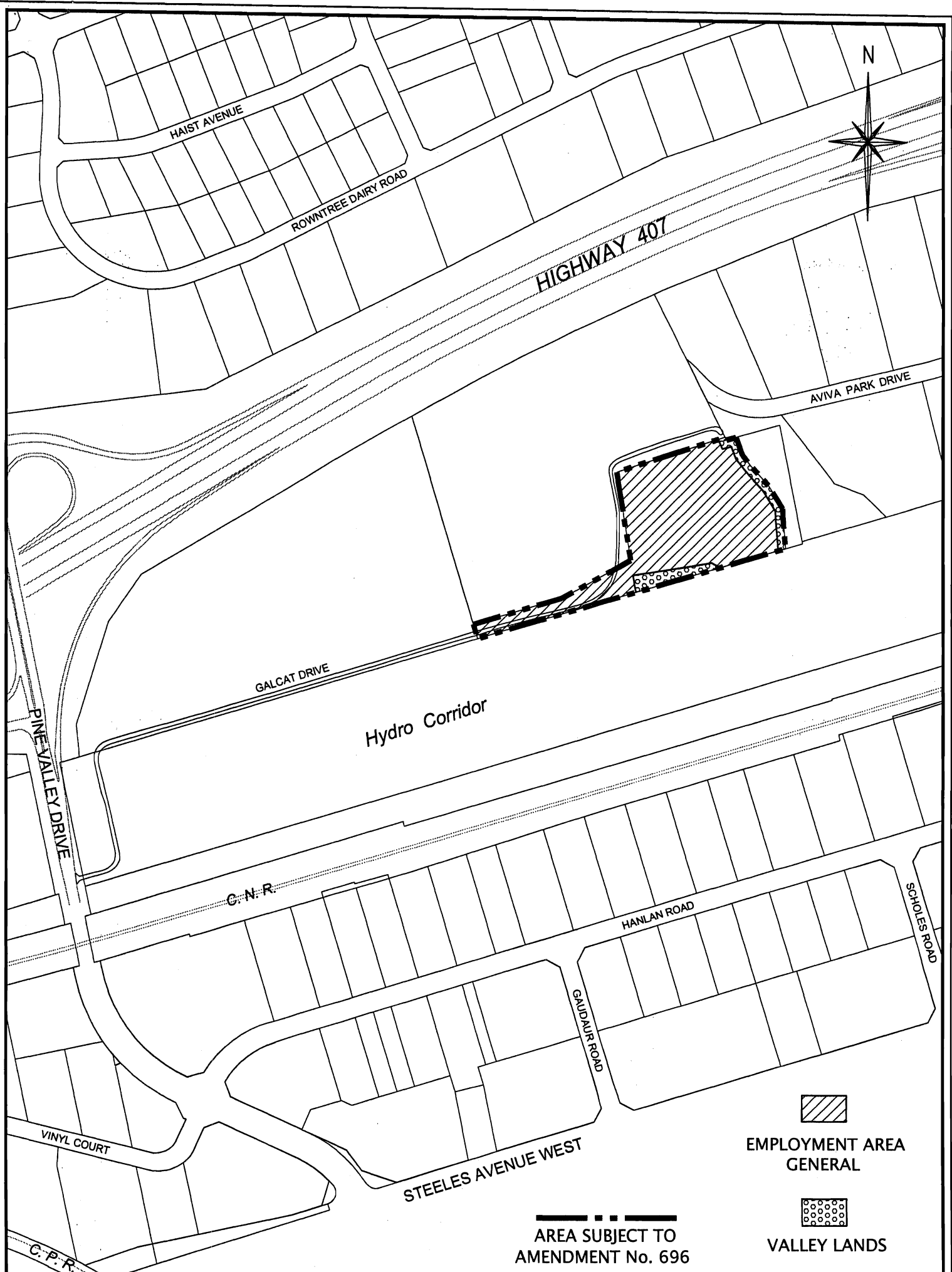
1. The implementing zoning by-law shall specify the range of uses permitted on the site.
2. Access shall be obtained from a signalized intersection at Pine Valley Drive, with a driveway being provided through the hydro corridor to the south west and over the southerly portion of the development to the west. To ensure the intersection will not be adversely affected, the implementing zoning by-law shall include a minimum building unit size, limit the percentage of accessory retail use, and prohibit higher traffic generating uses.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan Zoning By-law and Site Plan Approval, pursuant to the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 696**

NOT TO SCALE

ADOPTED THE 3RD DAY OF FEB, 2009

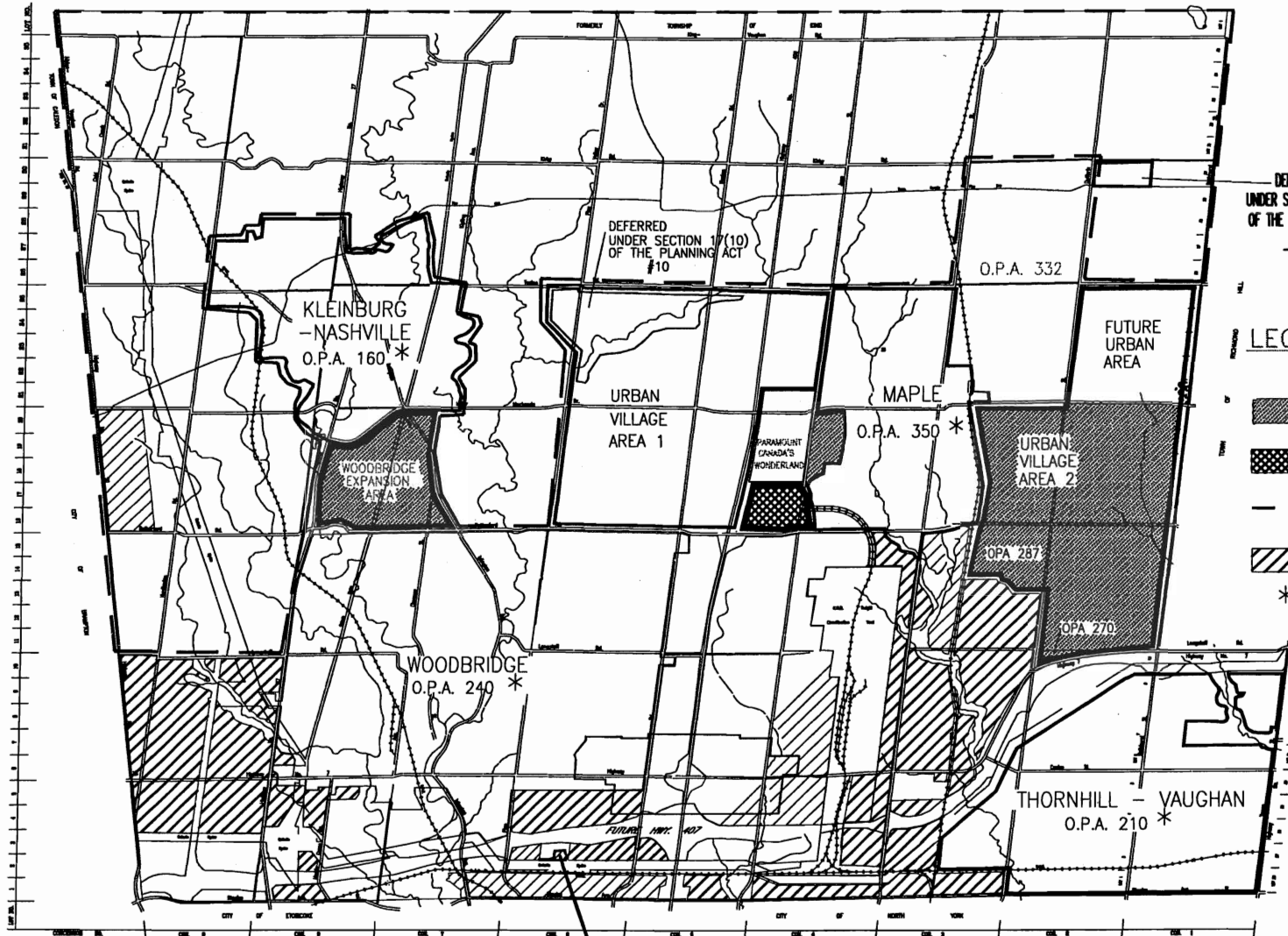
FILE No. OP.07.002  
 RELATED FILE: Z.07.007  
 LOCATION: Part Lots 2 & 3, Concession 6  
 APPLICANT: GALCAT INVESTMENTS INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK



# EMPLOYMENT AREA CONTEXT PLAN

THIS IS SCHEDULE '1'  
TO AMENDMENT NO. 450



DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#10

## LEGEND

- URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
- VAUGHAN CENTRE SECONDARY PLAN AREA
- RURAL AREA - GENERAL
- EMPLOYMENT AREA
- \* AS AMENDED

MODIFICATION  
No. 27  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

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REVISED FEBRUARY 26, 1996 AND  
JANUARY 2, 1997

AREA SUBJECT TO  
AMENDMENT NO. 696

## THIS IS SCHEDULE '2' TO AMENDMENT No. 696

ADOPTED THE 3RD DAY OF FEB., 2009







SIGNING OFFICERS

MAYOR

CLERK

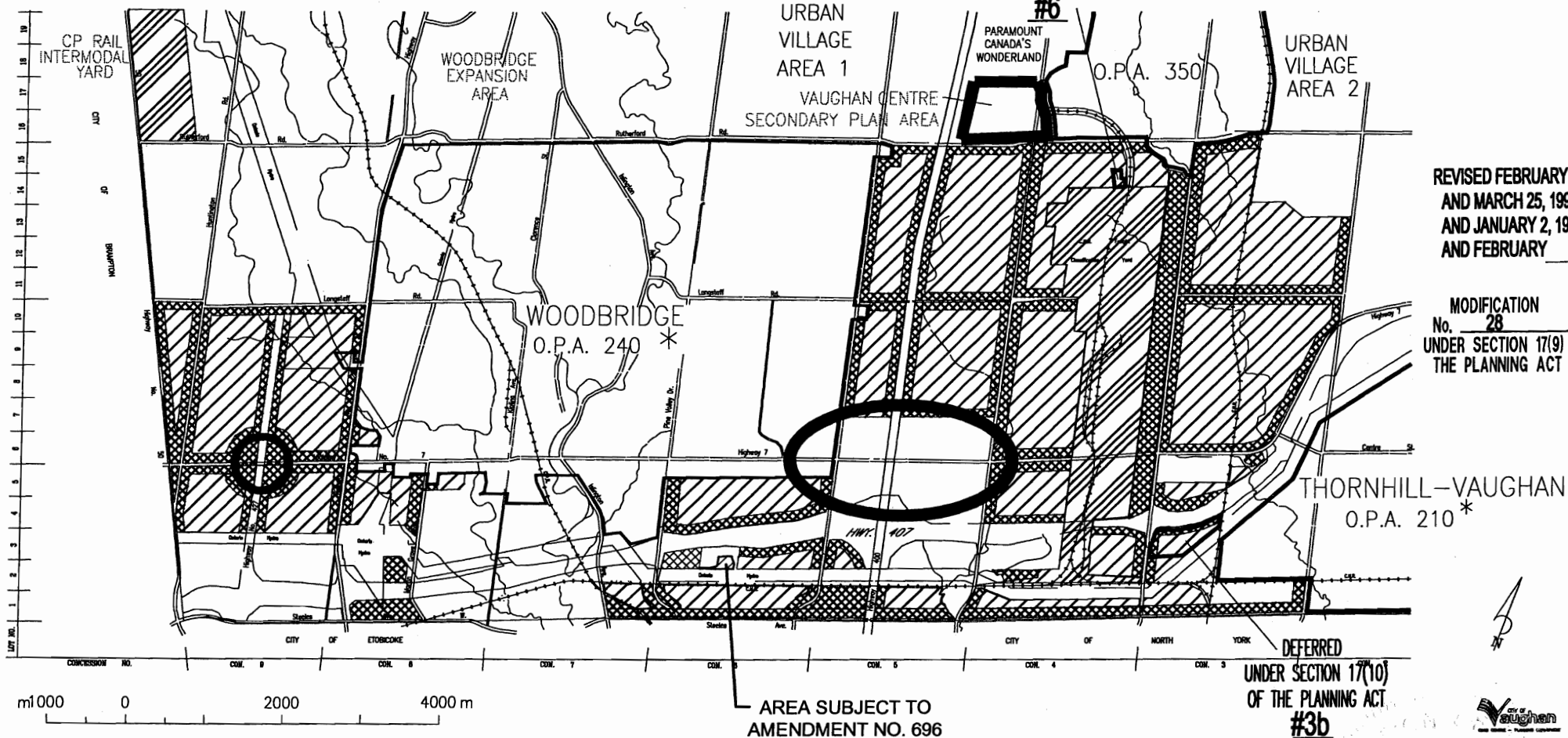
FILE No. OP.07.002  
RELATED FILE: Z.07.007  
LOCATION: Part Lots 2 & 3, Concession 6  
APPLICANT: GALCAT INVESTMENTS INC.  
CITY OF VAUGHAN

**LEGEND**

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED

# EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 450



DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#6

REVISED FEBRUARY 26, 1996  
AND MARCH 25, 1996  
AND JANUARY 2, 1997  
AND FEBRUARY \_\_, 2009

MODIFICATION  
No. 28  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

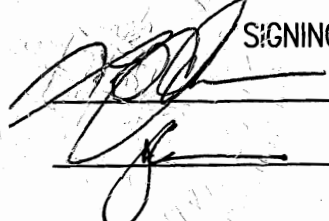

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#3b

AREA SUBJECT TO  
AMENDMENT NO. 696

**THIS IS SCHEDULE '3'  
TO AMENDMENT No. 696**  
ADOPTED THE 3RD DAY OF FEB., 2009

FILE No. OP.07.002  
RELATED FILE: Z.07.007  
LOCATION: Part Lots 2 & 3, Concession 6  
APPLICANT: GALCAT INVESTMENTS INC.  
CITY OF VAUGHAN



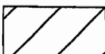

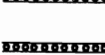
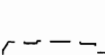
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SIGNING OFFICERS  
  
MAYOR  
  
CLERK

# SCHEDULE '2B' EMPLOYMENT AREA (CENTRAL) STRUCTURAL PLAN

THIS IS SCHEDULE '2B'  
TO AMENDMENT NO. 450

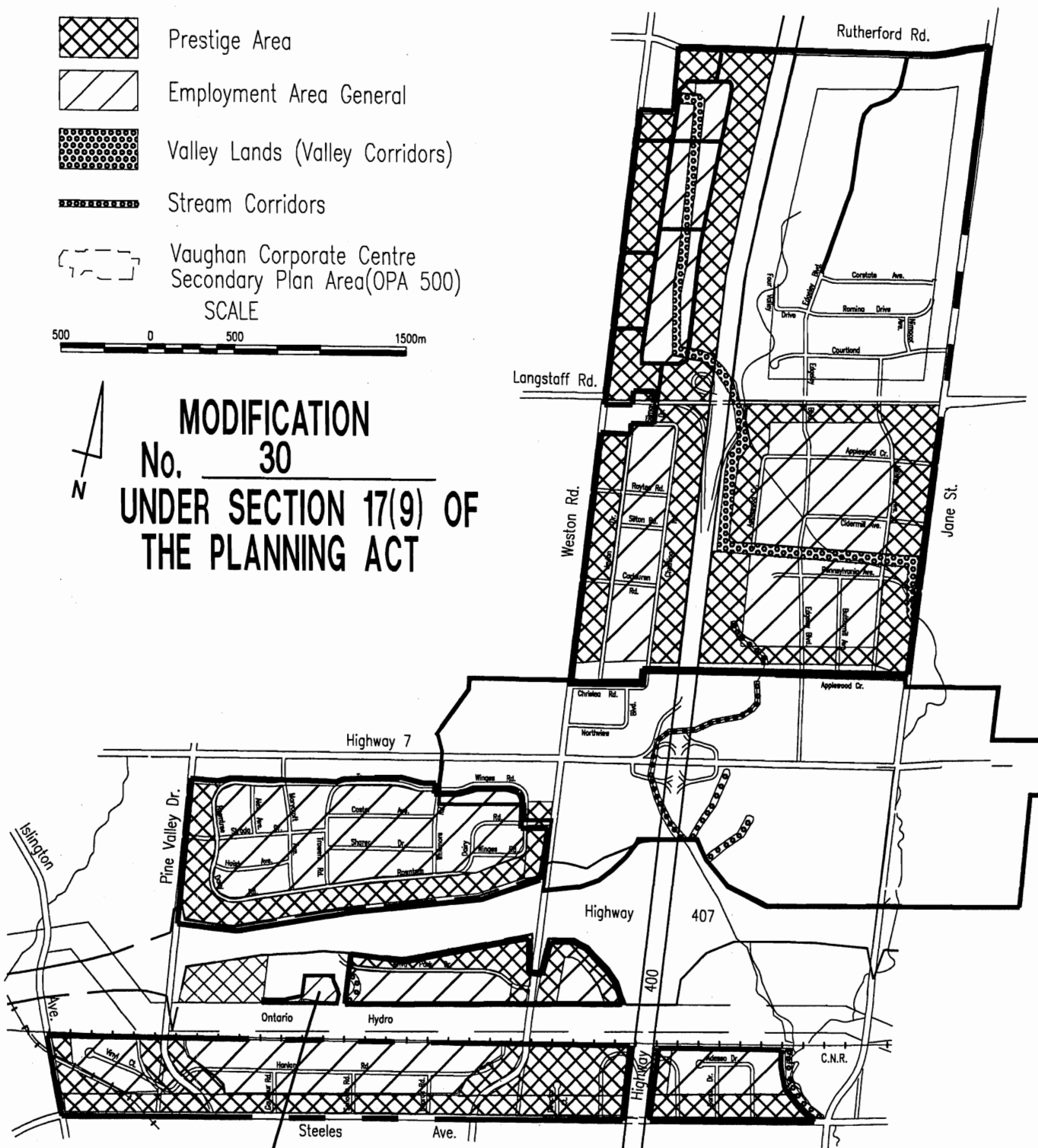
REVISED FEBRUARY 26, 1996  
AND MARCH 25, 1996, JANUARY 2, 1997 AND  
FEBRUARY \_\_, 2009

-  Amendment Area
-  Prestige Area
-  Employment Area General
-  Valley Lands (Valley Corridors)
-  Stream Corridors
-  Vaughan Corporate Centre  
Secondary Plan Area(OPA 500)

SCALE  
500 0 500 1500m



**MODIFICATION**  
**No. 30**  
**UNDER SECTION 17(9) OF**  
**THE PLANNING ACT**



AREA SUBJECT TO  
AMENDMENT No. 696

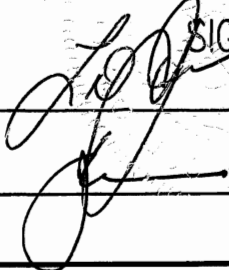
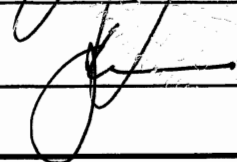
**THIS IS SCHEDULE '4'**  
**TO AMENDMENT No. 696**

NOT TO SCALE

ADOPTED THE 3RD DAY OF FEB., 2009

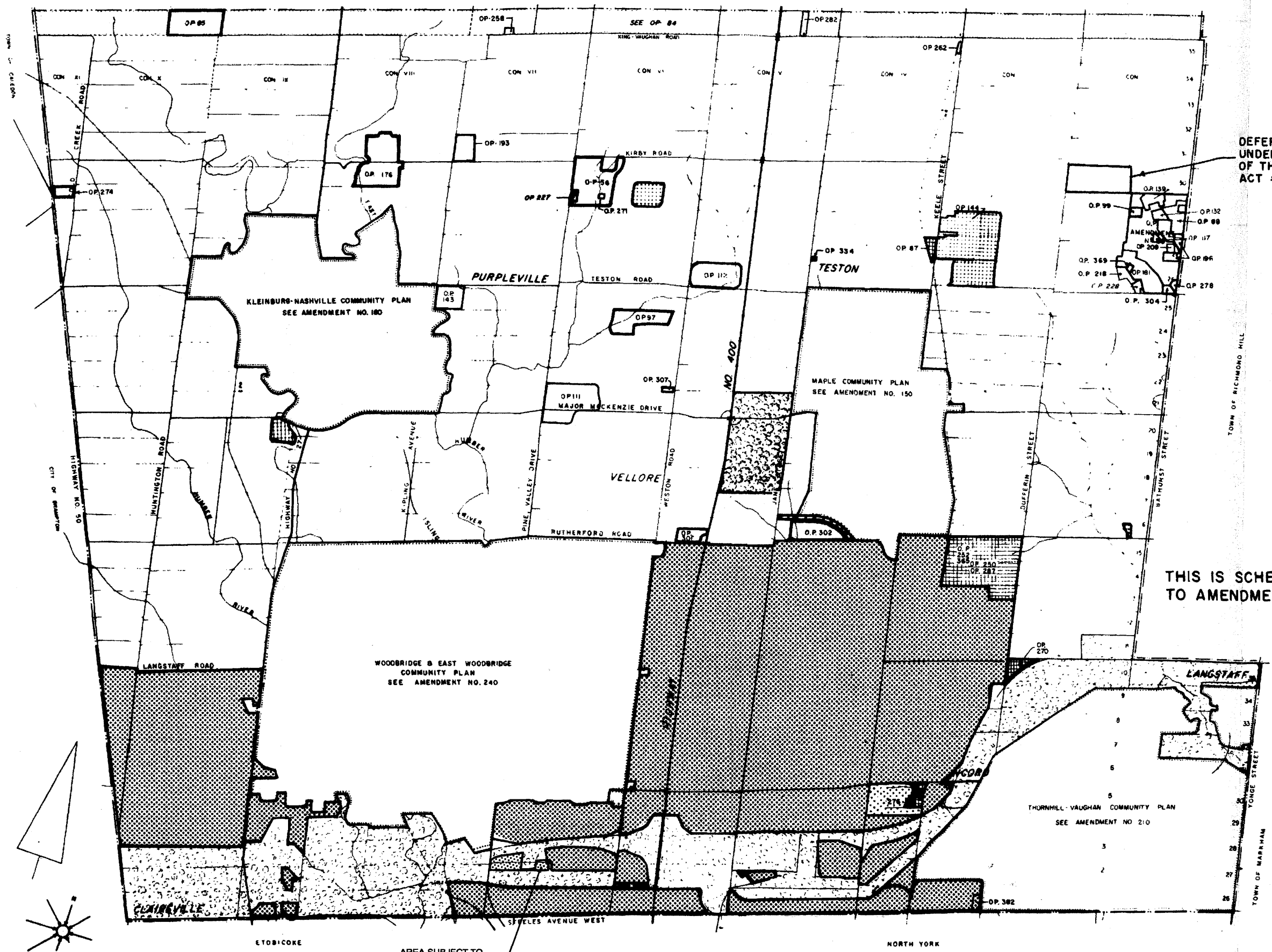
FILE No. OP.07.002  
RELATED FILE: Z.07.007  
LOCATION: Part Lots 2 & 3, Concession 6  
APPLICANT: GALCAT INVESTMENTS INC.  
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\op.07.002

SIGNING OFFICERS  
  
MAYOR  
  
CLERK

A 450 SCHED. 3

TOWNSHIP OF KING



**GENERAL LAND U.**

THIS IS SCHEDULE '5'  
TO AMENDMENT No. 696  
ADOPTED THE 3 DAY OF Feb, 200

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING  
ACT # 4

*[Signature]*  
MAYOR  
CLERK

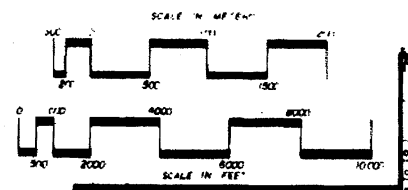
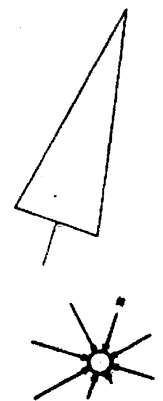
REVISED FEBRUARY 26, 1996

**LEGEND**

- BOUNDARY OF PLANNING
- [Stippled Box] RESIDENTIAL
- [Cross-hatched Box] INDUSTRIAL
- [White Box] RURAL
- [Diagonal Lines Box] TRANSPORTATION
- [Dotted Box] THEME PARK
- [Horizontal Lines Box] PARKWAY BELT WEST
- [Vertical Lines Box] EMPLOYMENT AREA

THIS IS SCHEDULE "3"  
TO AMENDMENT NO. 450

**MODIFICATION**  
No. 32  
**UNDER SECTION 17(9) OF**  
**THE PLANNING ACT**



Drawing No. 60 311	SCHEDULE "A" TO THE OFFICIAL VAUGHAN GENERAL
284	SCALE 1" = 100'
DATE: 1/21/96	REVISED LAYOUT 6 JUNE 1977

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 696 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

CONCESSION NO.

AREA SUBJECT TO  
AMENDMENT No. 696

NORTH YORK

THORNHILL-VAUGHAN COMMUNITY PLAN  
SEE AMENDMENT NO. 210

WOODBIDGE & EAST WOODBRIDGE  
COMMUNITY PLAN  
SEE AMENDMENT NO. 240

MAPLE COMMUNITY PLAN  
SEE AMENDMENT NO. 150

PURPLEVILLE

TESTON

VELLORE

KLEINBURG-NASHVILLE COMMUNITY PLAN  
SEE AMENDMENT NO. 180

LANGSTAFF

LANGSTAFF

CLAIRVILLE

ETOBICOKE

STEELES AVENUE WEST

TOWN OF RICHMOND HILL

TOWN OF MARKHAM



## APPENDIX I

The subject lands are located south of Highway No. 407 and east of Pine Valley Drive, being Part of Lots 2 and 3, Concession 6, City of Vaughan.

The purpose of this amendment is to redesignate the subject lands from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" within Amendment #450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area. This Amendment will facilitate the inclusion of the subject lands into the General Employment Area, to permit employment uses that are similar to the permitted uses on the lands directly to the west, and will include the appropriate policies and standards to ensure high quality development compatible with the surrounding land uses.

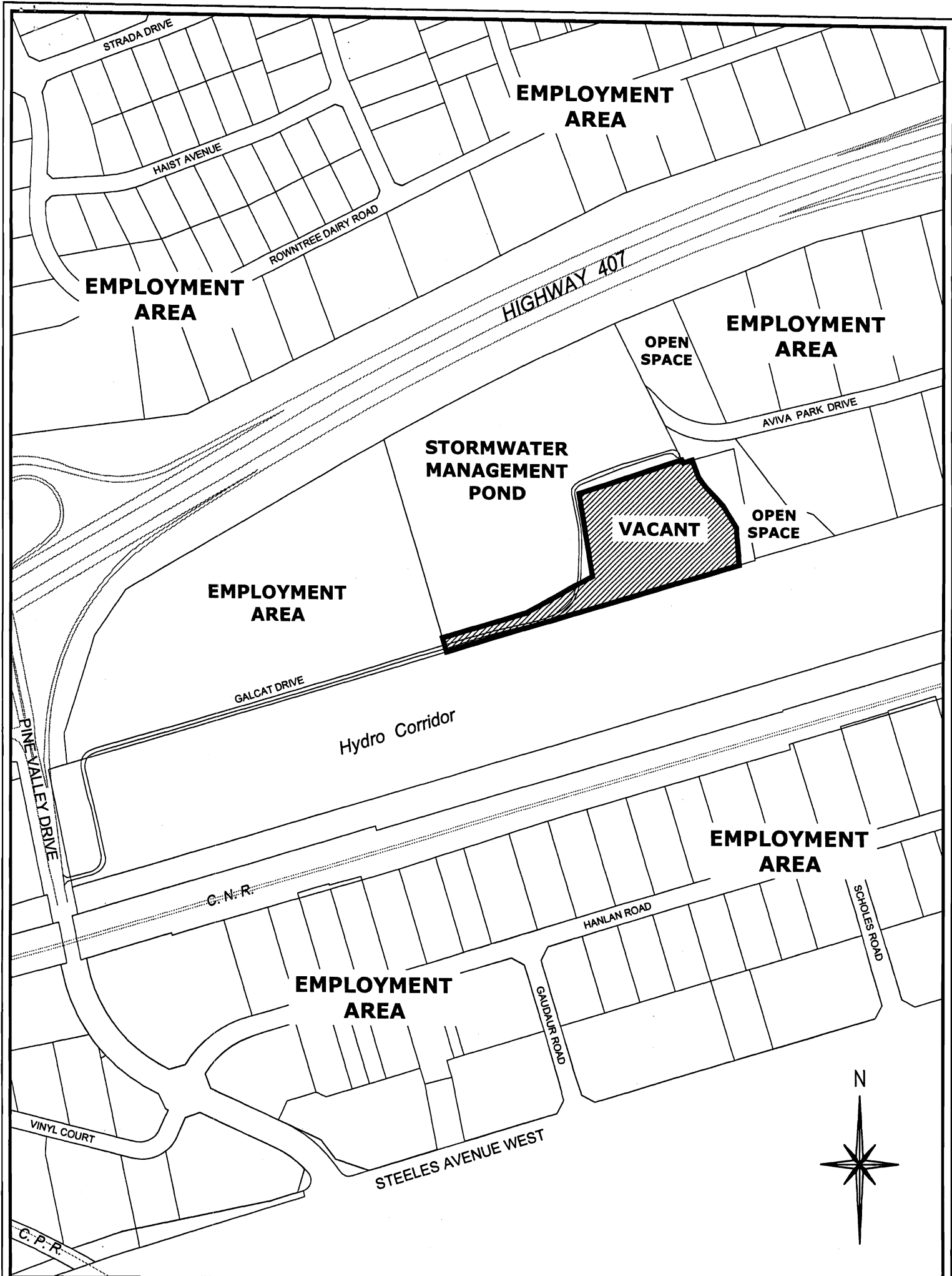
On November 3, 2008, the Committee of the Whole adopted the following recommendation, which was ratified by Vaughan Council at it's meeting on November 10, 2008;

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:

### Recommendation

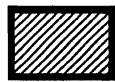
The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.002 (Galcat Investments Inc.) BE APPROVED, to redesignate the subject lands shown on Attachment #1 from "Special Complimentary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" under OPA #450 (City Employment Area Plan), to facilitate the development of a one-storey industrial building with an accessory two-storey office component.
2. THAT Zoning By-law Amendment File Z.07.007 (Galcat Investments Inc.) BE APPROVED, specifically to rezone the subject lands shown on Attachment #1 from PB2 Parkway Belt Complimentary Use Zone to EM2 General Employment Area Zone (tableland) and OS1 Open Space Conservation Zone (10 m wide buffer) to permit the development of a one-storey industrial building with an accessory two storey office component and an open space buffer for long term conservation purposes with the following exceptions to the EM2 Zone and OS1 Zone:
  - i) a landscape strip width of 0 m on the EM2 Zone lands, whereas the By-law requires a minimum landscape strip width of 7.5 m where an Employment Area Zone abuts an Open Space Zone;
  - ii) prohibit the following uses on the lands zoned EM2 Zone: All Seasons Sports Facility; Autobody Repair Shop; Banquet Hall; Bowling Alley; Club/Health Centre; Contractor's Yard; Convention Centre/Hotel/Motel; Correctional or Crisis Care Group Home; Eating Establishment; Funeral Home; Personal Service Shop; Public Garage; Recreational Uses; and Truck Terminal;
  - iii) require a minimum building size of 929 m<sup>2</sup> on the EM2 Zone lands;
  - iv) permit infiltration trenches within the OS1 Open Space Conservation Zone, whereas the By-law does not permit structures other than those for conservation purposes within this zone; and
  - v) permit indirect access to the site from a public road (ie. Pine Valley Drive)."



NOT TO SCALE

# APPENDIX II EXISTING LAND USE



AREA SUBJECT TO  
AMENDMENT No. 696

FILE No. OP.07.002  
 RELATED FILE: Z.07.007  
 LOCATION: Part Lots 2 & 3, Concession 6  
 APPLICANT: GALCAT INVESTMENTS INC.  
 CITY OF VAUGHAN