
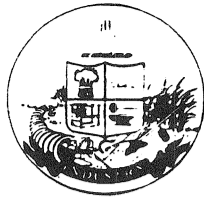


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 445 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 23rd day of June, 1995.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 26th day of July, 1995.



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 48-94

A By-law to adopt Amendment Number 445 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 445 to the Official Plan of the Vaughan Planning Area, consisting of the attached text is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 445 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

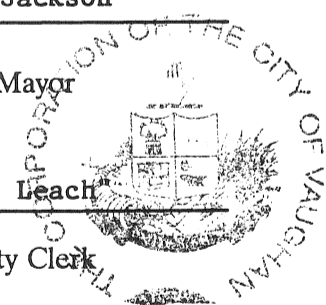
READ a FIRST, SECOND and THIRD time and finally passed this 21st day of February 1994.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



**AMENDMENT NUMBER 445
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 445 to the Official Plan of the Vaughan Planning Area.

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



I. PURPOSE

The purpose of this Amendment is to amend Amendment No. 357 to the Official Plan of the Vaughan Planning Area to permit 67 percent open storage of materials related to a temporary aggregate depot and concrete and asphalt recycling facility which will operate on the Subject Lands.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located south of Rutherford Road, east of Jane Street and west of the CNR tracks, being Blocks 6 and 7 on Draft Plan of Subdivision 19T-87060, in Lots 14 and 15, Concession 4, in the City of Vaughan.

III. BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are currently designated "General Industrial" by Official Plan Amendment No. 357. The proposed use of an aggregate depot and recycling facility is considered to be a permitted use. However, the proposed 67 percent of open storage does not conform to the Official Plan policies. Official Plan Amendment No. 357 permits limited open storage at locations which will not detract from the quality of the industrial area or be visible from the public road system or open space areas. The proposed open storage area is not limited, but represents a majority of the lot coverage. Further, the proposed 11 m high storage piles of aggregate material would be visible from the abutting open space area to the west of the subject lands. Therefore, an amendment to the Official Plan is required.
2. There is a significant amount of designated industrial land in Vaughan, with very little available for this type of use. These uses are most suited to industrial areas, rather than residential or rural areas. The subject land backs onto a major railway facility and is separated from surrounding uses by a railway, an open space system and distance.
3. At the present time, the operation appears to have minimal affect on the surrounding land uses. However, when the surrounding area begins to develop, this operation may discourage the intended general and prestige industrial uses from locating in this area. While the Official Plan can be amended to permit the use, the implementing Zoning By-law will be on a temporary basis, permitting the use for up to three years. At that time, the extension of the by-law will be reassessed.
4. On November 1, 1993, the Council of the City of Vaughan approved Official Plan and Zoning By-law Amendment Applications OP.2.93 and Z.37.92 (626138 Ontario Limited) to permit the proposed depot recycling facility.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 357 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding the following to Section 2.2.3 General Industrial Area:

"(d) Notwithstanding the above, lands known as Blocks 6 and 7 on Draft Plan of Subdivision 19T-87060, being in Lots 14 and 15, Concession 4 shall be permitted 67 percent of the lot area for open storage of material related to a temporary aggregate depot and concrete and asphalt recycling facility. The implementing by-law shall permit the use under a temporary zoning by-law."

V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of a temporary amending Zoning By-law to the Vaughan Zoning By-law and through the execution of a Site Plan Agreement 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.

APPENDIX I

The subject lands being Blocks 6 and 7 on Draft Plan of Subdivision 19T-87060 have a combined area of approximately 4 ha. and are currently designated "General Industrial" by OPA #357.

The purpose of this amendment is to permit 67 percent open storage of materials related to a temporary aggregate depot and concrete and asphalt recycling facility.

On February 15, 1993, Vaughan Council held a public hearing meeting in respect of Official Plan Amendment and Zoning By-law Amendment Applications OP.2.93 and Z.37.92 (626138 Ontario Limited), respectively.

Vaughan Council at its February 15, 1993, Public Hearing resolved:

- "1. That the public hearing for Official Plan Amendment File OP.2.93 and Zoning By-law Amendment File Z.37.92 (636138 Ontario Ltd.), BE RECEIVED AND REFERRED to a future Committee of the Whole meeting.
2. That the applicant submit reports prepared by qualified consultants to address the issues set out in this report, particularly the negative effects on the existing and proposed land use in the following areas:
 - a) Dust
 - b) Noise
 - c) Storm water
 - d) Traffic
 - e) Visual impact
3. That subject to resolution of the above issues, that the proposal be evaluated and considered on the basis of a temporary use by-law for a maximum of a 3 year term.
4. That the comments received at the Public Hearing, specifically from the Maple Village Ratepayers Association and the Maple Sherwood Ratepayers Association, also be addressed."

On October 25, 1993, the Vaughan Committee of the Whole resolved the following, as adopted by Vaughan Council at its meeting on November 1, 1993:

- "1. That Files OP.2.93 and Z.37.92 (626138 Ontario Limited), be approved, subject to the following conditions:
 - a) That the Official Plan permit 67% outside storage of material related to the aggregate recycling operation.
 - b) That prior to the enactment of the temporary amending zoning by-law that Council approve a site development application for the subject lands."

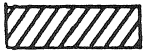
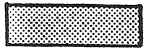
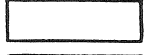

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.
CITY OF VAUGHAN

LOCATION: PART OF LOT 14, CONCESSION 4

LEGEND

-  INDUSTRIAL
-  RESIDENTIAL
-  AGRICULTURAL / VACANT
-  OPEN SPACE

DATE: 26/01/94

NOT TO SCALE

