

## Chapter 7 Area Specific Plans

### 7.1 Areas Subject to Area Specific Plans

It is the policy of Council:

- 7.1.1 The lands known as the Keele Valley Landfill Area are identified on Schedule 14B as **Site #2** and are subject to the policies in Section 7.2 of this Plan.
- 7.1.2 The lands known as the Maple Industrial Area are identified on Schedule 14B as **Site #3** and are subject to the policies in Section 7.3 of this Plan.

DRAFT

## ~~7.2.1~~ **7.2.3 Keele Valley Landfill Area**

~~APPROVED BY THE ONTARIO LAND TRIBUNAL ON SEPTEMBER 7, 2021~~

### ~~12.3.1~~ **7.2.1 General**

~~12.3.1.1~~ **7.2.1.1** The purpose of this policy is to support the ongoing monitoring and remediation activities of the area identified on Map ~~12.3.A~~ **7.2.A** as “Lands Subject to Area-Specific Plan Section 7.2”, known as the former Keele Valley Landfill Area. Vaughan will coordinate the safe reuse of waste disposal sites with landowners, developers and other government agencies, and will support the implementation of contamination assessments, identification of potential future uses and clean up strategies.

**7.2.1.2** The lands designated “General Employment” on Map 7.2.A in Section 7.2 Keele Valley Landfill Area, and the lands designated “General Employment” and the lands designated “Prestige Employment” on Map 7.3.A in Section 7.3 Maple Industrial Area are considered one cluster of businesses and economic activities for the purpose of Section 2.2.4.

Conversion of any part of the lands within the **Employment Area** in the Keele Valley Landfill Area would impact the combined cluster of businesses and economic activities and contiguous nature of the **Employment Area** as described in this policy. Any proposal for the conversion of lands in this **Employment Area** may only be permitted through an Official Plan Amendment and is subject to policies 2.2.4.4, 2.2.4.5 and 7.3.2.9.

### ~~12.3.2~~ **7.2.2 Land Use**

#### **Policy Area 1**

~~12.3~~ **7.2.2.1** The area identified on Map ~~12.3.A~~ **7.2.A** as Policy Area 1 comprises the existing fill area of the former Keele Valley Landfill Site, recognizing its former use as a waste disposal area subject to a maximum approved volumetric capacity of 33,125,254 cubic metres of waste, daily and interim cover.

~~12.3~~ **7.2.2.2** Vaughan encourages the continual rehabilitation of the site for the intended after-use as a public open space.

~~12.3~~ **7.2.2.3** The design, operation, maintenance, monitoring, remediation, and rehabilitation of the former Keele Valley Landfill Site shown as Policy Area 1 on Map 7.2.A is subject to

the provisions of the *Environmental Protection Act* and its regulations and other applicable legislation.

~~12.3.7.2.2.4~~ Notwithstanding policy ~~3.2.6-9.2.1.1~~, the following uses are permitted on lands within Policy Area 1:

- a. The extraction of sand and gravel only for the completion of the former Keele Valley Landfill Site;
- b. Rehabilitation on a progressive basis;
- c. Extraction and processing of landfill gas; and,
- d. Upon completion of the sanitary landfilling operation, public open space uses in combination with uses related to the monitoring and mitigation of the effects of waste disposal activities, are permitted.

~~12.3.7.2.2.5~~ Council shall endeavour to provide notice and an opportunity for the public to provide comment on proposed **Developments** and agreements related to the Keele Valley Landfill ~~Site~~Area prior to the adoption of any Council-associated approval.

## Policy Area 2

~~12.3.7.2.2.6~~ The area identified on Map ~~12.3-A7.2.A~~ as Policy Area 2 comprises the Primary Buffer Area of the former Keele Valley Landfill Site and is intended to provide for its long-term use as an area for the monitoring and mitigation of the effects of waste disposal.

### 7.2.2.7

~~12.3.2.7.1~~ \_\_\_\_ The objectives for Policy Area 2 are to:

- a. provide for on-going monitoring and control of groundwater, stormwater and landfill gas conditions around the former Keele Valley Landfill ~~S~~ite; and,
- b. confirm that the design operation, maintenance, monitoring, remediation and rehabilitation of the lands within Policy Area 2 are subject to the provisions of the *Environmental Protection Act*, and its regulations and other applicable legislation.

~~12.3.7.2.2.8~~ Notwithstanding policy ~~3.2.6-9.2.1.1~~, lands within Policy Area 2 may only be used for monitoring and mitigation of the effects of waste disposal and activities required for the remediation, and rehabilitation of the former Keele Valley Landfill Site.

~~12.3.7.2.2.9~~ No industrial activities or extraction of materials such as sand or gravel will be permitted, other than those works or activities essential to the primary objective of establishing the necessary screening of the former Keele Valley Landfill Site in conformance with any conditions imposed by Certificate A-230610, or as may be required to implement any conditions imposed through approvals pursuant to Section 18 of the *Waste Management Act*.

~~12.3~~7.2.2.10 Despite anything in the Official Plan, on land located in Part Lot 22, Concession 3, City of Vaughan, an electrical power generating facility fuelled by landfill gas shall be permitted, in accordance with the terms and conditions of a Certificate of Approval as may be required by the Ministry of the Environment ~~and Energy, Conservation and Parks~~ pursuant to the *Environmental Protection Act*, and in accordance with the terms and conditions of ~~Powerstream~~ the applicable utility agency with respect to connecting to the local hydro grid.

## Policy Area 3

~~12.3~~7.2.2.11 The area identified on Map ~~12.3-A~~7.2.A as Policy Area 3 includes the Secondary Buffer Area of the former Keele Valley Landfill Site and other former landfill sites located north of Teston Road. It is considered to be subject to significant land use constraints, due to the effects of waste disposal.

~~12.3~~7.2.2.12 The objectives for Policy Area 3 are to:

- a. ensure that lands other than Policy Area 1 and Policy Area 2 are maintained for such purposes as groundwater, stormwater and landfill gas monitoring and control, and the attenuation of leachate; and,
- b. confirm that the design, operation, maintenance, remediation and rehabilitation of the lands within Policy Area 3 are subject to the provisions of the *Environmental Protection Act*, its regulations and other applicable legislation.

~~12.3~~7.2.2.13 Notwithstanding policies ~~3.2.6 and 3.2.3.39-2.1.1~~, lands within Policy Area 3 may only be used for the monitoring and mitigation of the effects of waste disposal, and other uses such as drainage works, and ~~p~~**Passive R**~~e~~**creational U**~~s~~**es** including pedestrian and bicycle trails. On lands ~~identified~~ designated as "Private Open Space" – within Policy Area 3 and located south of Teston Road, permitted uses shall also include a golf course and ~~a~~**Ancillary** uses and a golf driving range/training centre and ~~a~~**Ancillary** uses. The disposal of waste shall not be permitted on lands within Policy Area 3.

~~(OPA #29)~~ The expanded parking lot located on lands designated "Private Open Spaces" ~~– within~~ Policy Area 3 ~~–~~ shall be shared with the existing office and golf maintenance buildings located on 10,000 Dufferin Street and the office ~~d~~**Development** located on lands designated ~~"Commercial Mixed-Use"~~ "Transitional Mid-Rise Mixed-Use", municipally known as 191 McNaughton Road East ~~Eaglet Court~~.

~~12.3~~7.2.2.14 Prior to rezoning lands or as a condition of lifting a Holding ~~Zone-Symbol~~ (H) for any ~~public~~ open space uses permitted within on lands within Policy Area 3, the requirements of the Waste Disposal Assessment Area described in Section ~~12.3~~7.2.3 of this Plan shall be satisfied. A change in actual use will require an amendment to the M~~inistry o~~f Environment, Conservation and Parks Certificate of Approval A-230610.

## Policy Area 4

~~7.2.12.3~~.2.15 In addition to the uses permitted under policy ~~3.2.3.2~~~~9.2.1.1~~, the permitted uses on lands within Policy Area 4, as identified on Map 7.2.12.3.A, ~~permitted uses~~ also include those related to the monitoring and mitigation of the effects of waste disposal activities.

### McNaughton Road East and Major Mackenzie Drive West ~~(OPA #29)~~ **200 McNaughton Road / Commercial Mixed-Use**

~~12.3~~~~7.2~~.2.16 The following policies apply to lands municipally known as 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East designated “Transitional Mid-Rise Mixed-Use”, as identified on Map 7.2.A.

~~7.2.2.16.1~~ Notwithstanding policy ~~3.2.2.7~~~~9.2.1.1~~ the following uses are permitted ~~on the lands located at 200 McNaughton Road and bounded by Major Mackenzie Drive, the CN Rail Line and McNaughton Road, and identified on Map 12.3.A:~~

- a. Industrial uses that do not require outside storage including processing, manufacturing, assembling, and warehousing, that do not have Adverse Effects on adjacent Sensitive Land Uses subject to policy 4.2.2.3;
- b. Office uses;
- c. Limited ~~†Retail~~ **Commercial** facilities for the sale of goods manufactured and/or assembled on the premises;
- d. Uses related to the monitoring and mitigation of waste disposal activities;
- e. ~~†Retail~~ warehousing; and,
- f. Other ~~Compatible~~ **Uses** which do not conflict with the Development or operation of the primary industrial uses on the subject lands, and other **Retail Commercial Employment-Supportive** ~~Uses~~ directly servicing the industrial enterprises and their employees including financial institutions, restaurants, and personal service establishments.

~~12.3~~~~7.2~~.2.16.2.7 Notwithstanding ~~12.3~~~~7.2~~.2.16.1 above, ~~for the lands at 200 MacNaughton Road,~~ **Retail Commercial Development** ~~including retail~~ (other than retail warehouses) shall also be permitted provided that the maximum total ~~gGross fFloor aArea~~ devoted to all such uses does not exceed 29,850 square metres. The maximum total ~~gGross fFloor aArea~~ does not apply to outdoor storage and the display and sale of goods related to seasonal and garden centre uses ~~aAccessory~~ to a retail store. Such uses shall be further defined in the implementing ~~zZoning bBy-law~~. A ~~rezoning~~ **Zoning By-**

law Amendment application to implement this policy shall be supported by a traffic impact study.

~~12.3.7.2.2.16.3.8~~ Any **Development** and/or **Redevelopment** ~~at 200 MacNaughton Road is subject to policy 3.2.2.7 and Section 2.4.6, and~~ shall provide that all necessary lands are available ~~into~~ the future for the purposes of monitoring and remediation of any effects of waste disposal and shall recognize that the lands are subject to the Ministry of Environment, Conservation and Parks Certificate of Approval A-230610 and D-Series Guidelines. Any change in actual use will require an amendment to the Certificate of Approval.

~~12.3.7.2.2.19.6.4~~ Prior to rezoning lands or as a condition of lifting an ~~“H”~~ Holding Zone Symbol (H) ~~for the subject lands~~, the City will require studies with respect to:

a. Method of implementation;

~~b. An urban design/streetscape masterplan;~~

~~c.~~ b. Satisfying the requirements of policy ~~12.3.7.2.3.3~~ for the Waste Disposal Assessment Area as identified on Map 7.2.A; and,

c. Any other studies required pursuant to ~~the policies of this amendment 7.2.2.16.1 through 7.2.2.19.6.3~~ or as determined by the City in consultation with other ~~levels of~~ government agencies.

## **Northeast Corner of Major Mackenzie Drive & McNaughton Road East**

7.2.2.17 The following policies apply to the lands located at 10,000 Dufferin Street (a portion of) on the northeast corner of Major Mackenzie Drive West and McNaughton Road East, being Part of Lot 21, Concession 3, City of Vaughan. The lands are designated as “High-Rise Residential” and “Parks” as identified on Map 7.2.A.

7.2.2.17.1 The following uses are permitted:-

a. On lands within the “High-Rise Residential” designation, a High-Rise Residential use shall be permitted up to a maximum of 28-**Storeys** in height and density (**Floor Space Index**) of 4.1 times the **Net Developable Lot Area**; and,

b. Park uses on lands within the “Parks” designation, as identified on Map 7.2.A.

7.2.2.17.2 Notwithstanding policy 4.3.3.5, the portions of **High-Rise Buildings** above 12-**Storeys** shall be setback a minimum of 0 metres from any property line.

7.2.2.17.3 Notwithstanding policy 4.3.3.6, where more than one **High-Rise Building** is located on the same lot, the distance between any portions of the **High-Rise Buildings** above 12-**Storeys** should generally be at least 28.8 metres.

### 12.37.2.3 Waste Disposal Assessment Area

12.37.2.3.1 That a Waste Disposal Assessment Area is identified on Map 12.3-A7.2.A.

12.37.2.3.2 To ensure that any **dDevelopment** which takes place within the Waste Disposal Assessment Area is considered with due regard for the possible **Adverse eEffects** of waste disposal operations and as such **dDevelopment** will not necessarily be permitted ~~within on~~ any ~~Area-lands~~ ~~which lies~~ within the Waste Disposal Assessment Area.

12.37.2.3.3 That the Waste Disposal Assessment Area is classified as a potentially environmentally sensitive area for future **Development** ~~uses~~. Since the use of land for the disposal of waste has long-term effects on these, and possibly adjacent lands, the following policies will safeguard any future **Development** ~~use~~ of the lands:

- a. within the Waste Disposal Assessment Area, no **dDevelopment** may proceed until waste disposal and final cover operations within 500 metres and associated with the assessment area have ceased. Only land uses **eCompatible** with the potential impacts of a waste disposal site and its engineered controls, may be permitted;
- b. an application for an amendment to the Official Plan or **Zoning By-law** to permit development within the Waste Disposal Assessment Area shall meet the following requirements:
  - i. studies of gas, leachate, stormwater management and hydrogeology being carried out by a qualified ~~engineer~~ **professional** as may be required to the satisfaction of the City, in consultation with the Toronto and Region Conservation Authority, ~~applicable agencies~~ and the **Province**, which indicate that **dDevelopment** can safely take place;
  - ii. implementation of such remedial measures indicated by the required studies, to the satisfaction of the City in consultation with the Ministry of ~~the~~ Environment, **Conservation and Parks**. Prior to a change of use, **Ministry** approval under ~~Section~~ 46 of the *Environmental Protection Act* ~~may~~ **shall** be required;
  - iii. the construction and phasing of all **dDevelopment** to coincide with the control of any ~~problems~~ **potential concerns or hazards** identified by the ~~applicable engineering-technical~~ studies;
  - iv. the City being satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any or all structures;
  - v. studies to demonstrate to the satisfaction of the City in consultation with the Ministry of Environment, **Conservation and Parks** and the City of Toronto that:
    - A. the existing or closed landfill will not cause an ~~a~~ **Adverse impact**

**Effect** on the proposed use;

- B. the proposed use will not cause or potentially cause any change to ground water quality;
- C. the proposed use will not affect the implementation of long-term environmental controls related to landfilling; and,
- D. required ongoing monitoring and maintenance of the site will not be disrupted;

~~vi.~~c. any undertaking which is subject to the *Environmental Assessment Act* shall not be permitted until such time as an approval or exemption under that Act has been given by the appropriate authority; and

~~vii.~~d. The City may implement the provisions of policy ~~12.37.2.3.3~~ through the enactment of a Holding By-law pursuant to the policies of Section ~~5.310.1.2~~ and policy ~~12.37.2.3.4~~. ~~However~~The City shall receive the amended certificate of approval, prior to lifting the Holding ~~Zone Symbol~~ (H) within ~~the Secondary Buffer Area (Policy Area 3 and Policy Area 4)~~ or change of use on lands covered by the Certificate of Approval, ~~the City shall have received the approval of the zoned use from the Province.~~

~~12.37.2.3.4~~ The Holding Symbol (H) shall not be removed until the reason for the imposition of the Holding Symbol (H) no longer applies. In addition to the policies of Section ~~5.310.1.2~~, the following specific policies shall apply to the removal of the Holding Symbol (“H”):

- a. That where a ~~h~~Holding ~~s~~Symbol (H) is applied to lands located within the Waste Disposal Assessment Area, it shall not be removed, except in respect of a temporary use ~~permission permitted by a Temporary Use By-law,~~ until the requirements set out in ~~12.2.2.19 above~~policy 7.2.3 have been addressed to the satisfaction of the City and the **Province**. ~~When such areas are deemed suitable for development, they may be rezoned in accordance with the City’s zoning policies;~~
- b. That the ~~h~~Holding ~~s~~Symbol (H) shall be removed from any portions of the composting envelope at “Avondale Lands”, as ~~(identified on Map 12.37.2.A.)~~ once a certificate, of approval therefore under the *Environmental Protection Act* has been issued; and,
- c. that where a ~~h~~Holding ~~s~~Symbol (H) is applied to lands ~~subject to~~designated “General Employment” or Prestige Employment designations, in addition to any requirements of ~~12.37.2.3.3.a~~ above, the ~~h~~Holding ~~S~~Symbol (H) shall not be removed until servicing capacity is demonstrated and any required ~~d~~Development applications have been approved.

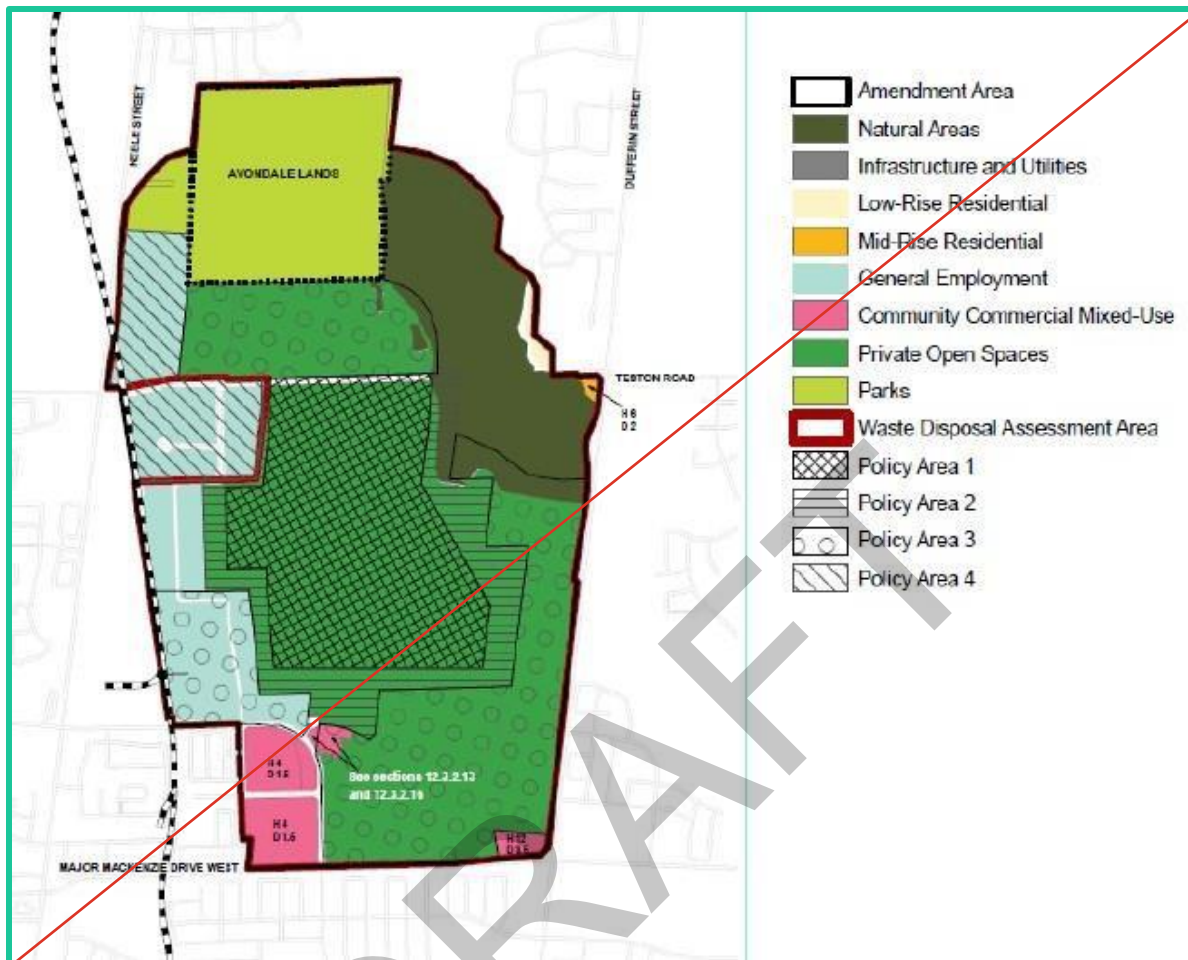
7.2.3.5 Due to the former Keele Valley Landfill operations and waste disposal sites of the Keele Valley Landfill Area, adherence with and compliance with all applicable regulations and legislation, including the Ministry of Environment, Conservation and Parks D-Series Guidelines specifically D-4 Land use on or near landfills and dumps and D-6 Compatibility between industrial facilities is of greatest importance. Any proposed changes in land use to more **Sensitive Land Uses** shall be compatible with the surrounding uses and demonstrate appropriate mitigation can be achieved to reduce any potential **Adverse Effects**, including, but not limited to: hazards or health and safety risks, nuisance to humans, and visual impacts.

7.2.3.6 The **Development** and/or **Redevelopment** of the lands within the Waste Disposal Assessment Area for **Sensitive Land Uses**, including residential uses where applicable, shall not be permitted, except where land use compatibility has been demonstrated through an Official Plan Amendment, in accordance with policy 3.1.1.11 and policy 7.2.3, and the Ministry of Environment, Conservation and Parks D-Series Guidelines specifically D-4 Land use on or near landfills and dumps and D-6 Compatibility between industrial facilities.

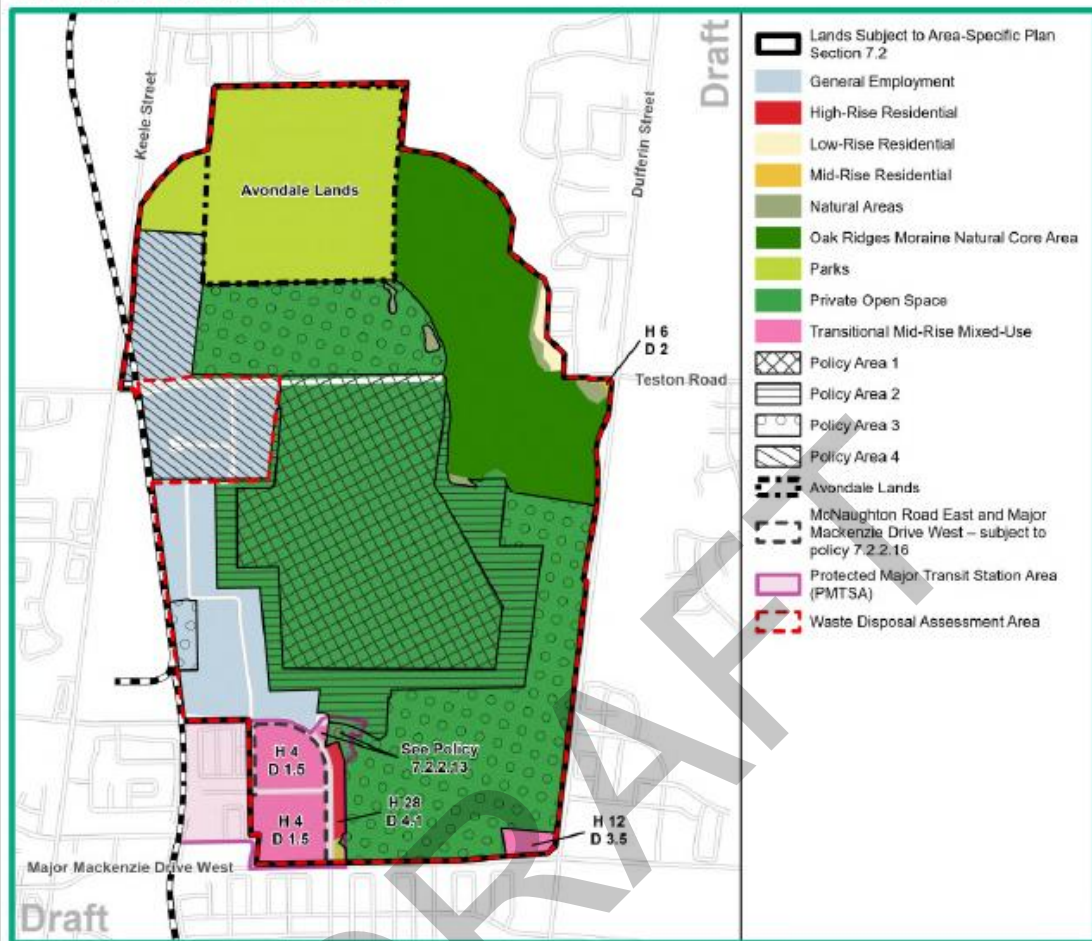
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~~12.3~~7.2.3.5 That in recognition of the diversity of uses located in the Keele Valley Landfill Area, there is the potential for ~~impacts~~ **Adverse Effects** on ~~s~~**Sensitive L**and ~~u~~**Uses** by virtue of noise, dust, odour or other contaminants. The inclusion of ~~Warning~~ warning clauses shall be required, as applicable, with respect to the potential impacts of Environmental Noise, Air Quality, and Hazards ~~will be required, where warrants as applicable.~~ Such warnings shall be required at the time of in the Draft Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements, and Purchase and Sales Agreements ~~subdivision/condominium/site plan approval~~ and shall be in a form satisfactory to the City, the **Province** and the agency requesting such warning.

**MAP 12.37.2.A: Keele Valley Landfill Area — Land Use Plan**



Map 7.2.A:  
Keele Valley Landfill Area - Land Use Plan



## ~~12.14~~7.3 Maple Industrial Area

~~APPROVED BY THE ONTARIO MUNICIPAL BOARD ON MARCH 16, 2021~~

### ~~12.14~~7.3.1 General

~~12.14.1.1~~7.3.1.1 The following policies shall apply to the lands identified as ~~the Subject Lands~~ “Lands Subject to Area-Specific Plan Section 7.3” on Map ~~12.14~~7.3.A.

~~12.14.1.2~~7.3.1.2 All italicized terms in ~~this Policy~~Section 7.3 shall have the meaning attributed to them in D- 1 Guidelines, D-1-3 Land Use Compatibility: Definitions and the Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning Publication NPC-300, as amended or replaced from time to time.

Despite anything to the contrary, and for greater certainty, the term **Sensitive Land Use(s)** shall include *Noise Sensitive Land Use(s)* and the term *Industrial Land Uses* shall include *Stationary Source(s)*.

~~12.14.1.3~~7.3.1.3 The emission or discharge of *Noise, Vibration, Fugitive Emissions*, or other irritant resulting from a use permitted in accordance with Policy ~~12.14~~7.3.2.1 on the lands identified as Area A and/or Area B on Map ~~12.14~~7.3.A will not be considered to be a nuisance or to have an ~~a~~**Adverse e****Effect** on existing neighbouring uses on the date this Plan is approved, for the purposes of ~~Policy Section 7.3~~12.14 and Policies 3.2.3.3.b and 3.1.1.11~~9.2.2.10(c)~~ of this Plan provided that the emission or discharge has been granted approval by the Ministry of the Environment, Conservation and Parks or an equivalent provincial approval and provided that the emission or discharge meets the requirements of the applicable provincial approval.

### ~~12.14~~7.3.2 Land use Policies

#### **Employment Area**

~~12.14.2.1~~7.3.2.1 Within the lands identified as Area A and Area B on Map ~~12.14~~7.3.A, in addition to the uses permitted in Policy 3.2.3.2~~9.2.2.10~~ General Employment and Policy ~~9.2.2.11~~3.2.3.5 Prestige Employment, respectively, the following uses shall also be permitted in accordance with the following:

- a. Within the lands designated “Prestige Employment” (an **e****Employment Area** designation as per policy 2.2.4.3~~2.2.4.2~~) the following additional uses are permitted:
  - i. Production of stucco, including tinting and sale of building materials with both indoor and outdoor display and storage.

- b. Within the lands designated “General Employment” (an **Employment Area** designation as per policy ~~2.2.4.2~~2.2.4.3) the following ~~additional uses~~ prescribed business and economic uses are permitted in accordance with policy 3.2.3.3.a.iii:
- i. A concrete batching plant;
  - ii. Recycling of used concrete which includes screening and crushing of aggregate materials including concrete;
  - iii. An aggregate transfer station;
  - iv. Outdoor storage; and,
  - v. An asphalt plant and/or the recycling of used asphalt provided that the following may only be permitted on the lands identified as Area B on Map ~~12.14.7.3.A~~7.3.A:
    - A. Crusher(s) and screen(s);
    - B. Aggregate dryer and associated dust collection system;
    - C. Batch tower and associated hot screens, mixer, and slat conveyors (bucket elevator);
    - D. Asphalt cement storage tanks;
    - E. Hot mix asphalt storage silos;
    - F. Hot oil heater;
    - G. Hot mix asphalt load out bays; and,
    - H. Screening and crushing of aggregate materials including asphalt and concrete.

~~12.14.7.3.2.2~~ Where all or any portion of the lands shown as Area A or Area B on Map ~~12.14.7.3.A~~7.3.A is used as contemplated in Policies ~~12.14.7.3.2.1.a.i~~ and ~~12.14.7.3.2.1.b.i~~ to ~~12.14.7.3.2.1.b.iv~~, no **Sensitive Land Use(s)** shall be permitted within 70 metres of the lands identified as Area A and Area B on Map ~~7.3.12.14.A~~7.3.12.14.A without an amendment to this Plan.

~~12.14.7.3.2.3~~ Where all or any portion of the lands shown as Area B on Map ~~12.14.7.3.A~~7.3.A is used as contemplated in section ~~12.14.7.3.2.1.b.v~~, no **Sensitive Land Use(s)** shall be permitted within 300 metres of the lands identified as Area B on Map ~~7.3.12.14.A~~7.3.12.14.A without an amendment to this Plan.

~~12.14.7.3.2.4~~ Policy Section 9.2.3.7(c)~~4.3.3.7(c)~~ of this Plan does not apply to Employment/Industrial Buildings situated on lands identified as Area A and Area B on Map ~~12.14.7.3.A~~7.3.A.

7.3.2.5 The lands designated “General Employment” and the lands designated “Prestige Employment” on Map 7.3.A, and the lands designated “General Employment” on Map 7.2.A in Section 7.2 Keele Valley Land Fill Area are considered one cluster of businesses and economic activities for the purpose of Section 2.2.4

Conversion of any part of the lands within the **Employment Area** in the Maple Industrial Area would impact the combined cluster of businesses and economic activities and contiguous nature of the **Employment Area** as described in this policy. Any proposal for the conversion of lands in this **Employment Area** may only be permitted through an Official Plan Amendment and is subject to Policy 2.2.4.4 and 2.2.4.5 and 7.3.2.9.

### ~~Community Commercial Mixed-Use Special Policy Area~~ **Transitional Mid-Rise Mixed-Use**

~~12.14~~7.3.2.56 Within the lands designated as “~~Community Commercial Mixed-Use Special Policy Area~~” (not an employment area designation as per policy 2.2.4.2) “Transitional Mid-Rise Mixed-Use” on Map ~~12.14~~7.3.A, only the following uses shall be permitted:

- a. Office uses to a maximum of 12,500 m<sup>2</sup> ~~GFA~~ **Gross Floor Area** per lot;
- b. Data Processing, Research and Development Facilities;
- c. **Retail Commercial** Uses;
- d. Gas Stations, subject to Policy ~~5.2.3.12~~4.3.3.20; and,
- e. Existing lumber, trusses and trim processing, warehousing, outdoor display and storage, mechanic shop, equipment service and repair, and sale and distribution of building materials.

### ~~Employment Commercial Mixed-Use Special Policy Area~~ **Prestige Mixed-Use II**

~~12.14~~7.3.2.67 Within the lands designated as “~~Employment Commercial Mixed-Use Special Policy Area~~” (an employment area designation as per policy 2.2.4.2) “Prestige Mixed-Use II” on Map ~~12.14~~7.3.A, ~~only~~ the following uses shall be permitted:

- a. Office uses to a maximum of 12,500 m<sup>2</sup> **Gross Floor Area** per lot;
- b. Cultural and entertainment uses;

- c. **Retail Commercial** uses; provided that no **Retail Commercial** unit shall exceed a **Gross Floor Area** of 3,500 square metres; ~~and;~~
- d. Gas stations, subject to Policy ~~5.2.3.12~~ **4.3.3.20**;
- e. Data Processing, Research and Development Facilities; only on Area C as identified on Map 7.3.A; and,
- ~~d.f. Existing lumber, trusses and trim processing, warehousing, outdoor display and storage, mechanic shop, equipment service and repair, and sale and distribution of building materials, only in Area C as identified on Map 7.3.A.~~

## Sensitive Land Uses

~~12.14.7.3.2.78~~ Notwithstanding the uses permitted in Policy ~~12.14.7.3.2.65~~ and ~~12.14.7.3.2.67~~, no **Sensitive Land Use(s)** shall be permitted in the ~~Employment Commercial Mixed-Use Special Policy Area or Community Commercial Mixed-Use Special Policy Area, inclusive of the Potential Future Residential Area as illustrated on Map 12.14.A “Transitional Mid-Rise Mixed-Use” or the “Prestige Mixed-Use II” designations,~~ without the approval of an Official Plan Amendment in accordance with ~~the~~ Policies ~~of 3.1.1.11 and 12.14.7.3.2.89~~ and shall require site plan approval.

## Applications

~~12.14.7.3.2.89~~ **Development a** Applications ~~subject to policies 3.1.1.11, policy 7.3.2.5 or policy 7.3.2.8 shall: for the re-designation of any part of the “Subject Lands” that propose to introduce Sensitive Land Use(s) shall be considered only where such part of the “Subject Lands” has been designated Community Commercial Mixed-Use Special Policy Area in this Plan or has been identified for non-employment uses through a municipal comprehensive review in accordance with the Growth Plan and shall:~~

- a. Comply with all applicable Provincial and municipal policies and/or guidelines as amended from time to time, including the Provincial ~~Planning Policy~~ Statement, ~~the Growth Plan, the York Region Official Plan, D-Series~~ Guidelines ~~D-6~~ as amended and the Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning Publication NPC-300, as amended or replaced from time to time;
- b. Include ~~with applications for proposed Sensitive Land Use(s),~~ appropriate studies including (i) *Noise*, (ii) air quality, (iii) *Vibration*, (iv) *Fugitive Emissions*, (v) lighting, (vi) overlook, ~~and~~ (vii) traffic generation and (viii) land use compatibility, that demonstrate the proposed use is **eCompatible** with all surrounding uses having regard for good planning principles and in accordance with all applicable Provincial and municipal policies and/or guidelines;

- c. Include studies that identify appropriate measure(s) to mitigate impacts from the *Industrial Land Uses* to ensure compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the *Industrial Land Uses* located within the ~~Subject Lands~~ Maple Industrial Area is maintained. Identified mitigation measures shall be implemented prior to occupancy of any buildings, structures, or other improvements through site plan control and associated agreements as a condition of approval. The identified mitigation measures shall be implemented on the lands subject to the ~~dDevelopment~~ application except where the owner(s) of the *Industrial Land Uses* and/or *Stationary Source(s)* consent and agree otherwise. The implementation and maintenance of any required identified mitigation measures may, where feasible, be included in appropriate agreement(s) between the developer of the **Sensitive Land Use(s)** and the owner(s) of the *Industrial Land Uses* and registered on title; and,
- d. Be subject to the following conditions:
- i. Prior to applying for an occupancy permit, the developer of buildings, structures, or other improvements on the *Sensitive Land Use(s)* must demonstrate that compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the *Industrial Land Uses* located within the ~~Subject Lands~~ Maple Industrial Area is maintained provided that such *Industrial Land Uses* are otherwise in compliance with Policy ~~12.14~~ 7.3.1.2, D-Series Guidelines and all approvals by the Ministry of the Environment, Conservation and Parks or any equivalent provincial approvals. Where compliance for the *Industrial Land Uses* cannot be demonstrated, remedial measures shall be implemented by the developer of the **Sensitive Land Use(s)** prior to occupancy of any buildings, structures, or other improvements provided that such *Industrial Land Uses* are in compliance with all approvals by the Ministry of the Environment, Conservation and Parks or any equivalent provincial approvals and Policy ~~12.14~~ 7.3.1.2;
  - ii. Appropriate design measures and other requirements including restrictions on the permission, occupancy, location, and/or orientation of any proposed building or other potential *Point(s) of Reception*, including the location of *Outdoor Living Spaces* and amenity spaces within buildings, buffering and screening of potential *Point(s) of Reception*, requirement(s) for *Warning Clauses* and, where feasible, appropriate agreements, shall be implemented through the ~~zZoning bBy-law~~ and as condition of site plan approval and/or any related ~~dDevelopment~~ approvals to ensure that the objectives of NPC-300 and the ~~D-6-Series guidelines~~ Guidelines, as amended or replaced from time to time, are achieved; and,
  - iii. As a condition of site plan approval, prior to applying for a building permit in respect of a **Sensitive Land Use**, the owner shall be required to provide a

certificate issued by a professional engineer or other qualified professional, addressed to the Chief Building Official with a copy to the owners of the *Industrial Land Uses*, certifying that the requirements of this policy ~~12.14.7.3.2.8~~ have been met.

## Monitoring and Mitigation of Waste Disposal Activities

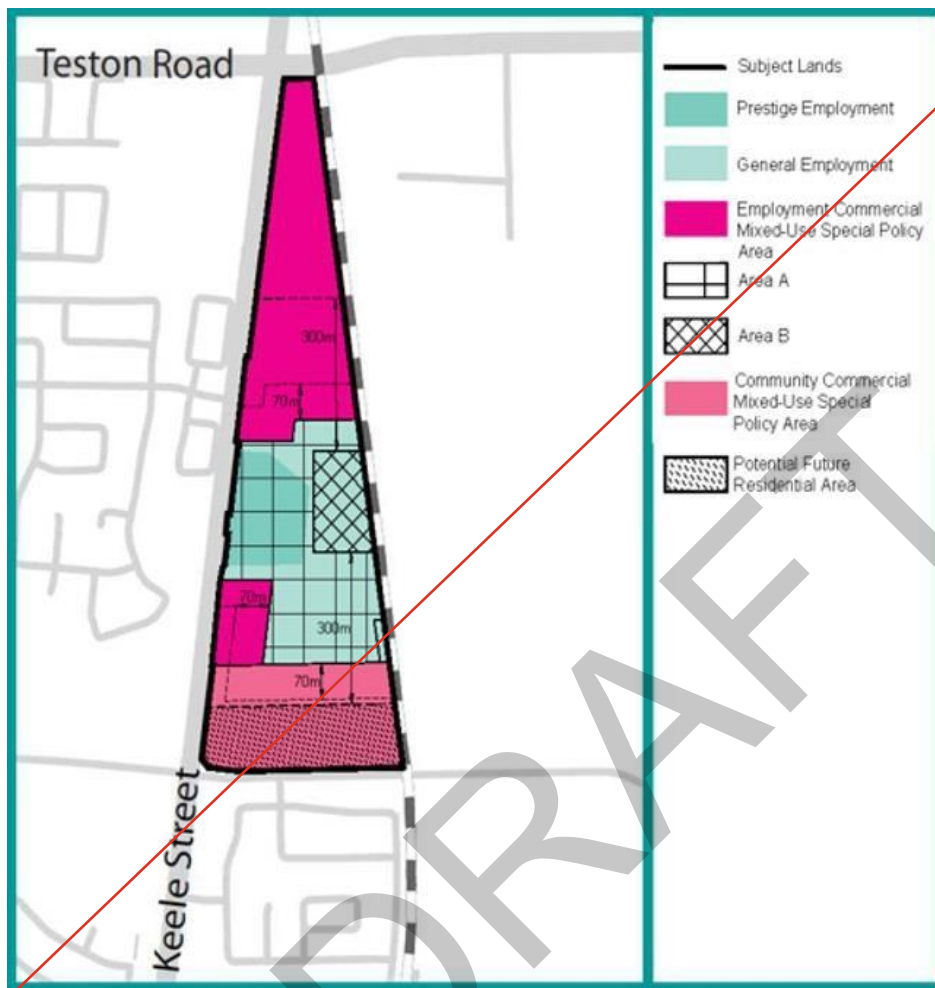
~~12.14.7.3.2.10~~<sup>9</sup> In addition ~~to the uses permitted in Volume 1 of this Plan and in addition~~ to the uses permitted above, uses related to the monitoring and mitigation of the effects of waste disposal activities are permitted on all ~~of the Subject Lands~~ lands within the Maple Industrial Area identified as “Lands Subject to Area-Specific Plan Section 7.3” on Map ~~12.14.7.3.A~~.

## Change in Land Use

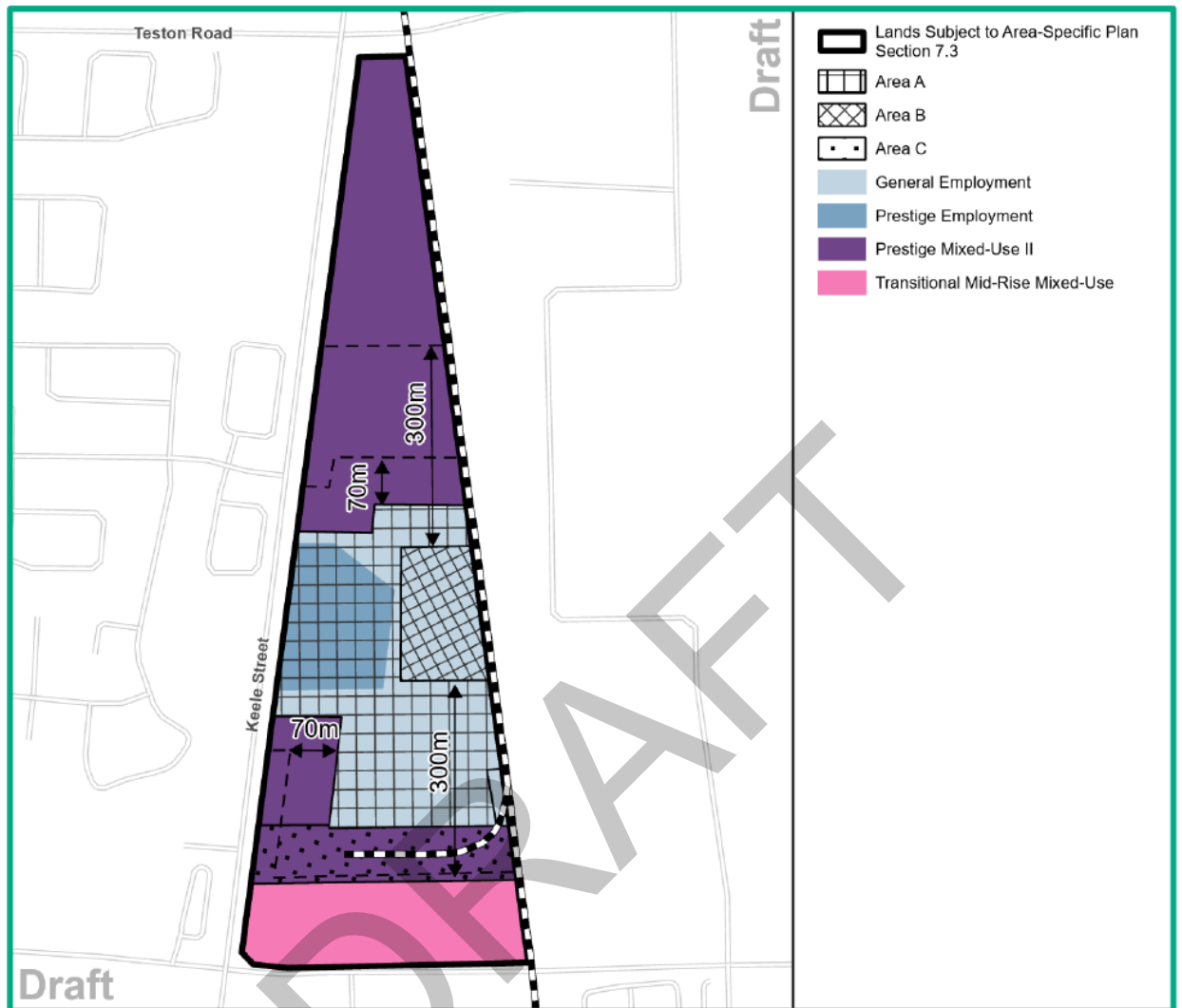
~~12.14.2.10 Subject to all applicable policies of 12.14, changes in a land use from that which is permitted under the Community Commercial Mixed Use Special Policy Area designation, including Sensitive Land Use(s), can be considered through the appropriate legislative process and in conformity with all applicable provincial, Regional, and local Plans.~~

~~12.14.2.11 Non-employment uses, such as Residential/commercial uses, can be considered for lands having an employment area designation as per policy 2.2.4.2 subject to Policy 12.14, through the appropriate legislative process and in conformity with all applicable provincial, Regional, and local Plans, upon the ceasing of employment uses within Area A and B as identified on Map 12.14.A.~~

**Map 12.14.A: Maple Industrial Area—Land Use**



**Map 7.3.A:**  
**Maple Industrial Area - Land Use Plan**



# Chapter 8 Site Specific Policies

## 8.1 Areas Subject to Site Specific Policies

It is the policy of Council:

- 8.1.1 The lands known as 30 and 70 Aviva Park Drive are identified on Schedule 14C as **Site #1** and are subject to the policies in Section 8.2 of this Plan.
- 8.1.2 The lands known as the ~~North West Corner of Highway 427 and Highway 735 and 55 New Huntington Road and 6640 Highway 7~~ are identified on Schedule 14C as **Site #2** and are subject to the policies in Section 8.3 of this Plan.

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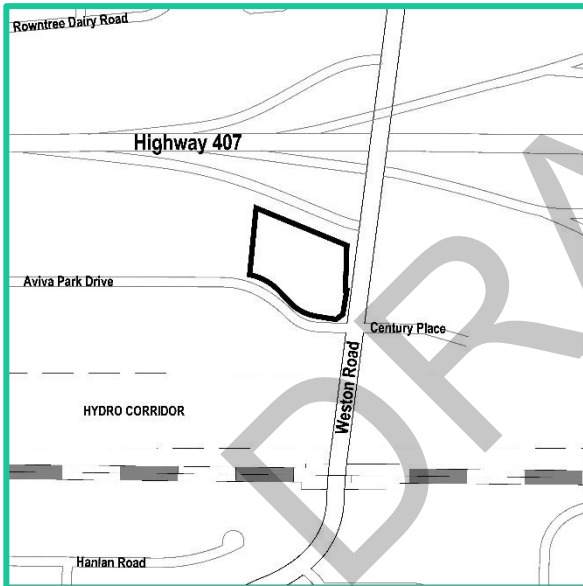
## ~~13.28~~ **8.2.30 and 70 Aviva Park Drive (OPA #5)**

~~APPROVED BY THE CITY OF VAUGHAN ON JULY 18, 2014~~

### ~~13.28.1~~ **8.2.1 General**

~~13.28.1.1~~ **8.2.1.1** Notwithstanding Policy ~~9.2.2.11~~ **3.2.3.5(b)(i)**, the outside storage of pallets and crates/bins shall be permitted on the lands municipally known as 30 and 70 Aviva Park Drive, identified on Map ~~13.28.A~~ **8.2.A**. The amount and location of outside storage shall be determined by the implementing **Zoning By-law** and an approved Site Plan.

**Map ~~13.28.A~~ 8.2.A: 30 & 70 Aviva Park Dr.**



## **13.30.3 35 and 55 New Huntington Road and 6640 Highway 7 NW Corner of Highway 427 and Highway 7**

APPROVED BY THE ONTARIO MUNICIPAL BOARD ON MARCH 25, 2015

OFFICIAL PLAN AMENDMENT #10 APPROVED BY THE CITY OF VAUGHAN ON JULY 21, 2015

### **13.30.18.3.1 General**

~~13.30.1.18.3.1.1~~ The following policies shall apply to the lands identified on Map ~~13.30.A8.3.A~~.

~~13.30.1.28.3.1.2~~ Notwithstanding policy ~~9.2.2.73.2.2.13 and 3.2.2.15-Employment Commercial Mixed Use or anything else in this Plan~~, in addition to the existing permitted uses, ~~retail warehousing and~~ **Major Retail** uses are permitted.

~~13.30.1.38.3.1.3~~ Notwithstanding policy ~~9.2.2.7 Employment Commercial Mixed-Use3.2.2.15 or anything else in this Plan~~, **Retail Commercial** units exceeding a ~~gGross Floor aArea~~ of 3,500 square metres are permitted.

~~13.30.1.48.3.1.4~~ Policy 9.2.2.7 (d) shall not apply, and ~~n~~Notwithstanding policy ~~5.2.3.4(a) 4.2.4.9.a. or policy 2.2.5section 2.4 or anything else in this Plan~~, **Retail Commercial** uses are not required to be part of a mixed-use ~~dDevelopment~~.

~~13.30.1.5~~ Notwithstanding policy 9.2.2.7(e)(i) or anything else in this Plan, Low Rise Buildings are permitted.

~~13.30.1.68.3.1.5~~ Policy ~~5.2.3.64.2.4.12~~ shall not apply.

~~(OPA # 10) 13.30.1.78.3.1.6In6~~ In addition to the policies above, the following policies shall also apply to the lands identified on Map ~~13.30.A8.3.A~~:

- a. Notwithstanding policy ~~5.2.3.10(a) and (e)4.3.3.20-(a) and (e)or anything else in this Plan~~, one Gas Station, **aAccessory** to a permitted Retail Store and with no direct access from ~~Regional RoadHighway 7~~, is permitted on the portion of the Subject Lands identified as **Area "B"** on Map ~~13.30.A8.3.A~~. The Gas Station shall be appropriately screened, buffered and setback from ~~Regional RoadHighway 7~~ to the satisfaction of the City of Vaughan.
- b. Notwithstanding policies ~~9.2.2.73.2.2.13, 3.2.2.15 and 4.3.3.99.2.3.9 or anything else in this Plan~~, one Automobile Service Station and one Automobile Retail Store are permitted as **aAccessory** uses to a permitted Retail Store. Car Wash, Eating Establishment and Convenience Retail uses are not permitted as **aAccessory** uses to a Gas Station.
- c. Notwithstanding policies ~~9.1.2.6(e) and 9.2.3.4(e)2.4.1.3(b), 4.3.1.2(e) and 4.3.3.9or anything else in this plan~~, surface parking is permitted between the

front or side face of a building and a public street or sidewalk, except between a building and ~~Regional Road~~ Highway 7 and/or New Huntington Road. Where it is determined to be appropriate by the City of Vaughan through the Site ~~Development Plan~~ Application review process, minimal parking between the front or side face of a building and ~~Regional Road~~ Highway 7 and/or New Huntington Road may be permitted without an amendment to this Plan. ~~(OPA #10)~~

~~(OPA #80)~~ ~~13.30.1.8~~ ~~8.3.1.7~~ In addition to the policies above, the following policies shall also apply to the lands identified as “Area C” on Map ~~13.30.A~~ ~~8.3.A~~:

- a. Notwithstanding ~~the uses permitted in the “Employment Commercial Mixed-Use” designation in~~ Policy ~~3.2.2.13 and 3.2.2.15~~ ~~9.2.2.7.c.i~~, an employment warehouse building with ~~a~~ **Accessory** office and ~~a~~ **Accessory** outside storage of truck trailers and outdoor storage as defined in the implementing ~~z~~ **Zoning** ~~b~~ **By-law**, shall be permitted.
- b. Site-specific ~~e~~ **Development** standards for the outside storage of truck trailers shall be established in the implementing ~~z~~ **Zoning** ~~b~~ **By-law**. ~~(OPA #80)~~

**Map ~~13.30.A~~ ~~8.3.A~~: 35 and 55 New Huntington Road and 6640 Highway 7 North West Corner of Highway 427 & Highway 7**

