

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 019-2016

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 131-2015.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule “E-1552” and substituting therefor the Schedule “E-1552” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
 - b) Deleting Key Map 9 C and substituting therefor the Key Map 9 C attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1552”; and effectively zoning the subject land EM1 Prestige Employment Area Zone, OS1 Open Space Conservation Zone and A Agricultural Zone.
 - c) Deleting Part “A” to Exception 9(1425), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1425).
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 16th day of February, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 019-2016

The lands subject to this By-law consist of 2 properties comprising a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, City of Vaughan. The property municipally known as 8682 Regional Road 27 comprises 34 hectares, with another parcel of land comprising approximately 0.83 hectare with frontage on Langstaff Road, which is required to provide access to the site, are the subject of this By-law.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands), and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands) to facilitate the development of a warehouse/distribution centre.

On July 16, 2015, Vaughan Council enacted By-law 131-2015, which included the following conditions to remove the Holding Symbol “(H)”:

“The Holding Symbol “(H)” shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone until:

- i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council;
- ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition; and,
- v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA”.

Council approved site Development Application File DA.14.088 on October 20, 2015. On February 5, 2016, the TRCA provided confirmation that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site have been appropriately delineated. The stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards. The City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition. The City and the TRCA are satisfied with the proposed location of the John Lawrie heritage dwelling (8682 Regional Road 27). Therefore, the Holding Symbol “(H)” can be removed.