

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

2

2109179 ONTARIO INC.

The Committee of the Whole (Public Hearing) recommends:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 2, CW(PH) Report No. 25 – Page 2

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.009, which amends the “A” Agricultural Zone of Zoning By-law 1-88 for the subject lands shown on Attachments #1 and #2, to permit the continued use of an existing portable dry batch concrete production plant (Attachment #3) as a temporary use on the developable portion (9.16 ha) of the overall subject lands (17.91 ha) for an additional 3 year period. The balance of the property (8.74 ha) is deemed to be conservation land and is designated “Greenbelt Natural Heritage System” within the Protected Countryside of the Greenbelt Plan, and is not being developed. The requested Zoning By-law amendment would be consistent with the previous temporary Zoning By-law 031-2013, which is attached to this report as Attachment #9.

Background - Analysis and Options

Location	<ul style="list-style-type: none">3501 King-Vaughan Road, being on the south side of King-Vaughan Road and west side of Highway 400, shown as “Subject Lands” on Attachments #1 and #2.
Background	<ul style="list-style-type: none">The Owner submitted Zoning By-law Amendment and Site Development applications to the City in January 2010 and September 2011, respectively, seeking permission to operate a dry batch concrete production plant. Planning Staff in February 2012 recommended approval of the portable dry batch concrete plant after a full review by all internal and external agencies. The review included an evaluation of all the reports and studies that were submitted in support of the applications.In 2012, the Owner appealed the applications to the Ontario Municipal Board (OMB) citing Council's failure to make a decision on the applications within the time allotted by the <i>Planning Act</i>. The OMB issued its Order in February 2013 allowing the appeal and the municipality was directed to amend By-law 1-88 to rezone the lands to allow for a temporary portable dry batch concrete production plant. By-law 031-2013 was enacted by Vaughan Council on April 23, 2013 and permits the temporary use for a period of 3 years. <p>The By-law included a number of provisions, identifying that the By-law is in effect only for the earlier of either:</p> <ul style="list-style-type: none">i) A maximum temporary period of three (3) years only from the date of enactment of By-law 031-2013; or,ii) Upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the subject land, whichever occurred first. <p>The By-law also permits extensions to the Temporary Use By-law on the subject lands, which may be granted by Vaughan Council for further periods of not more than 3 years each during which the temporary use is authorized.</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

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	<p>The current Zoning By-law Amendment File Z.16.009 seeks permission to maintain the same provisions as Zoning By-law 031-2013, as provided in Attachment #9.</p>
Official Plan Designation	<ul style="list-style-type: none">▪ The developable portion of the subject lands, comprising 9.16 ha is designated “Prestige Area - Office/Business Campus” by Vaughan Official Plan (VOP) 2010, Volume 2 - Highway 400 North Employment Lands Secondary Plan (previously known as OPA #637).▪ The balance of the subject lands (8.71 ha) are designated “Greenbelt Natural Heritage System” and are not developable.▪ VOP 2010 does not permit a portable dry batch concrete production plant, however, it does provide for the temporary use of land, buildings or structures provided the temporary use meets the following conditions:<ul style="list-style-type: none">a. Is consistent with the general intent of this plan;b. Is compatible with adjacent land-uses;c. Is temporary in nature and can be easily terminated when the temporary zoning-law expires;d. Does not require new buildings or significant structures;e. Does not require significant grading of land;f. Sufficient servicing and transportation capacity exists for the temporary use;g. Maintain the long-term viability of the lands for the uses permitted in this Plan; and,h. The duration of use and proposed interim use are to the satisfaction of the Province.▪ The subject Zoning By-law Amendment File Z.16.009 meets the temporary use policies of Volume 2 - Highway 400 North Employment Lands Secondary Plan, as demonstrated in 2012 through the original zoning amendment application and by the OMB in 2013.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned ‘A’ Agricultural Zone by By-law 1-88. A portable dry batch concrete production plant is not listed as a permitted use in the A Agricultural Zone, therefore, an amendment to By-law 1-88 is required to permit the use, which the applicant is seeking for an additional 3 year period as allowed to be applied for under the Planning Act and in site-specific By-law 031-2013.▪ The current Zoning By-law Amendment File Z.16.009 seeks permission to maintain the same provisions as Zoning By-law 031-2013, on Attachment #9.

CITY OF VAUGHAN

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Item 2, CW(PH) Report No. 25 – Page 4

Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.
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Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Related Site Development File DA.11.086	<ul style="list-style-type: none"> Site Development File DA.11.086, which was previously submitted with the original Zoning By-law Amendment File Z.10.002, has not been finalized (ongoing discussion between the applicant and City staff concerning wording in the implementing Site Plan Letter of Undertaking and respecting the outstanding site plan issues identified below) and remains as an active file. This file will be processed concurrently and finalized with the current Zoning By-law Amendment File Z.16.009 (2109179 Ontario Inc.). Approval of Site Development File DA.11.086 included the following conditions that to date, remain outstanding and must be satisfied: <ul style="list-style-type: none"> i) Prior to the execution of the Site Plan Letter of Undertaking, the final site plan and building elevations must be approved by the Vaughan Development Planning Department; ii) The applicant is required to provide a Letter of Credit to the City of Vaughan in the amount of \$10,000 to cover the cost of any road surface repairs to King-Vaughan Road in proximity to the site entrance, which is necessary due to damage from trucks entering and leaving the site. The Letter of Credit shall be released only after King-Vaughan Road is reconstructed by the City; iii) The site plan drawing is to be revised to ensure the existing driveway is paved a minimum of 30 m back from King-Vaughan Road, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department; and, iv) That Vaughan Council enact the necessary by-law to amend Comprehensive Traffic By-law 284-94 to remove the half tonne restriction on King-Vaughan Road from Weston Road to Jane Street during the period between May 1st and November 30th. <p>Should the subject Zoning By-law Amendment File Z.16.009 be approved, the finalization of the above items must be satisfied.</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 2, CW(PH) Report No. 25 – Page 5

b.	Ministry of Environment and Climate Change (MOECC)	<ul style="list-style-type: none">▪ The MOECC was originally circulated on Applications Z.10.002 and DA.11.086. At the time, a Certificate of Approval (AIR) was issued by the Ministry of Environment (on August 17, 2011) and contains a number of conditions that require the Owner to submit annual reports to the Ministry and maintain documentation of the operation. The MOECC has been circulated the current application proposal and will need to determine if a new or amended Certificate of Approval from the Ministry is required.
c.	Ministry of Transportation (MTO)/ Ministry of Municipal Affairs and Housing (MMAH)	<ul style="list-style-type: none">▪ The property abuts Highway #400, and is located within the GTA West Corridor Study area. The application has been circulated to the MTO and MMAH for their review and comments.
d.	Other Operations and Storage/Equipment on Site	<ul style="list-style-type: none">▪ Staff recently conducted a site visit and noted additional storage of materials and equipment on site (trucks, cranes and crane rental office, and construction debris such as metal piping and tanks), which does not form part of the portable dry batch concrete production plant operation. All other material and equipment storage not pertaining to the operation of the current concrete batching plant will be evaluated for appropriateness as part of this application, and through the compliance activities of the By-law and Compliance, Licensing & Permit Service team.
e.	By-law Compliance	<ul style="list-style-type: none">▪ The application has been circulated to the Vaughan By-law & Compliance, Licensing & Permit Service Department to determine whether there have been any complaints or issues related to the portable dry batch concrete production plant over the past 3 years, which will inform the technical review. Development Planning Staff have noted observations made during a recent site visit.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 2, CW(PH) Report No. 25 – Page 6

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Concrete Batching Plant Enclosure
5. Concrete Batching Plant Silo Mixing Structure Elevations
6. Existing Office Trailer Elevations
7. Existing Building - Vehicle Repair Shop
8. Existing Barn Building
9. Previously Expired Council Approved Zoning By-law 031-2013

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Subject: FW: Z.16.009 - Zoning Amendment for Dry Batch Concrete Production Plant
Attachments: Z.16.009.pdf

C 6
COMMUNICATION
CW (PH) - May 31, 2016
ITEM - 2

From: Holyday, Margaret
Sent: Tuesday, May 24, 2016 3:05 PM
To: 'alexandra ney'
Cc: Clerks@vaughan.ca; Iafrate, Marilyn; DevelopmentPlanning@vaughan.ca
Subject: Z.16.009 - Zoning Amendment for Dry Batch Concrete Production Plant

Good Afternoon Alexandra and thank you for your email. I have copied the Clerks Department on your email below with regards to the May 31st, 2016 Public Hearing for File Z.16.009. Your email/ communication will form part of the official record as part of the public process. The hearing details are attached on the public hearing notice and do suggest you attend if you are able.

I will be including your email in my file and will notify you of any upcoming meetings in the future. Should you have any questions, please contact me at the number below.

Thank you,

Margaret Holyday, MCIP RPP
Planner
905-832-8585, ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: alexandra ney [<mailto:alexan.ney@gmail.com>]
Sent: May-24-16 2:02 PM
To: DevelopmentPlanning@vaughan.ca; Holyday, Margaret; Iafrate, Marilyn
Subject: Zoning Amendment for Dry Batch Concrete Production Plant

RE Applicant: 2109179 Ontario Inc.

File Number: Z.16.009

Good afternoon,

While we are opposed to this type of heavy industrial commercial operation located in an extremely sensitive agricultural zone on a tributary of the Humber River, in our opinion, without any type of specialized drainage to protect the surrounding area from the concrete runoff or drift, we understand it is here to stay.

The applicant is a large well organized business with a huge fleet of cement trucks, and a crane lift business.

We are located on the North East Corner of King Vaughan Road and Weston Road, our house sits approximately 10 feet from the road. Any type of heavy vehicular traffic greatly impacts us.

With this in mind we have these concerns:

Heavy Cement Trucks and all their secondary trucks necessary for the business (gravel trucks, (concrete tanker – runs 2 – 4 times daily), other heavy commercial trucks bring in gravel etc) to operate on a daily basis including night time and weekends; trucks run from 4:30 am, commonly 6:00 am to 9:00 – 9:30 pm, up to 1 am.

With all this traffic there is an extremely high noise level, with gearing up and down, air brakes, honking and cement trucks occasionally sitting and idling in front of the drive. Trucks have been known to break down in front of the house around 6 – 6:30 am – they begin gearing up and down, trying to back up.

Heavy black diesel exhaust hangs in the air around our house, yard and gardens. This creates an unpleasant setting for daily living and health concerns.

We respectfully ask if a continuance is given, that the Company Owner in an act of neighborly thoughtfulness and respect mandates all vehicles exit/enter using Jane St, where the homes are not on the corner and not directly impacted by all the heavy vehicle traffic and noise.

We also request if any heavy truck vehicles do require occasional exit or entry via Weston Road, they refrain from weekends, especially Sunday evening/night time and only run during the week not before 8 am running no later than 6 pm.

Thank you in advance for your time and consideration of this matter.

Kind regards,

Alexandra Ney

**2. ZONING BY-LAW AMENDMENT FILE Z.16.009
2109179 ONTARIO INC.**

P.2016.20

WARD 1 - VICINITY OF HIGHWAY 400 AND KING-VAUGHAN ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.009 (2109179 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: May 6, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to those individuals that made deputations or requested to be notified at the previous Public Hearing (held on May 11, 2010) and Committee of the Whole meeting (held on February 7, 2012) for Files Z.10.002 and DA.11.086, for the subject lands.
- c) Comments received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

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7. Existing Building - Vehicle Repair Shop
8. Existing Barn Building
9. Previously Expired Council Approved Zoning By-law 031-2013

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

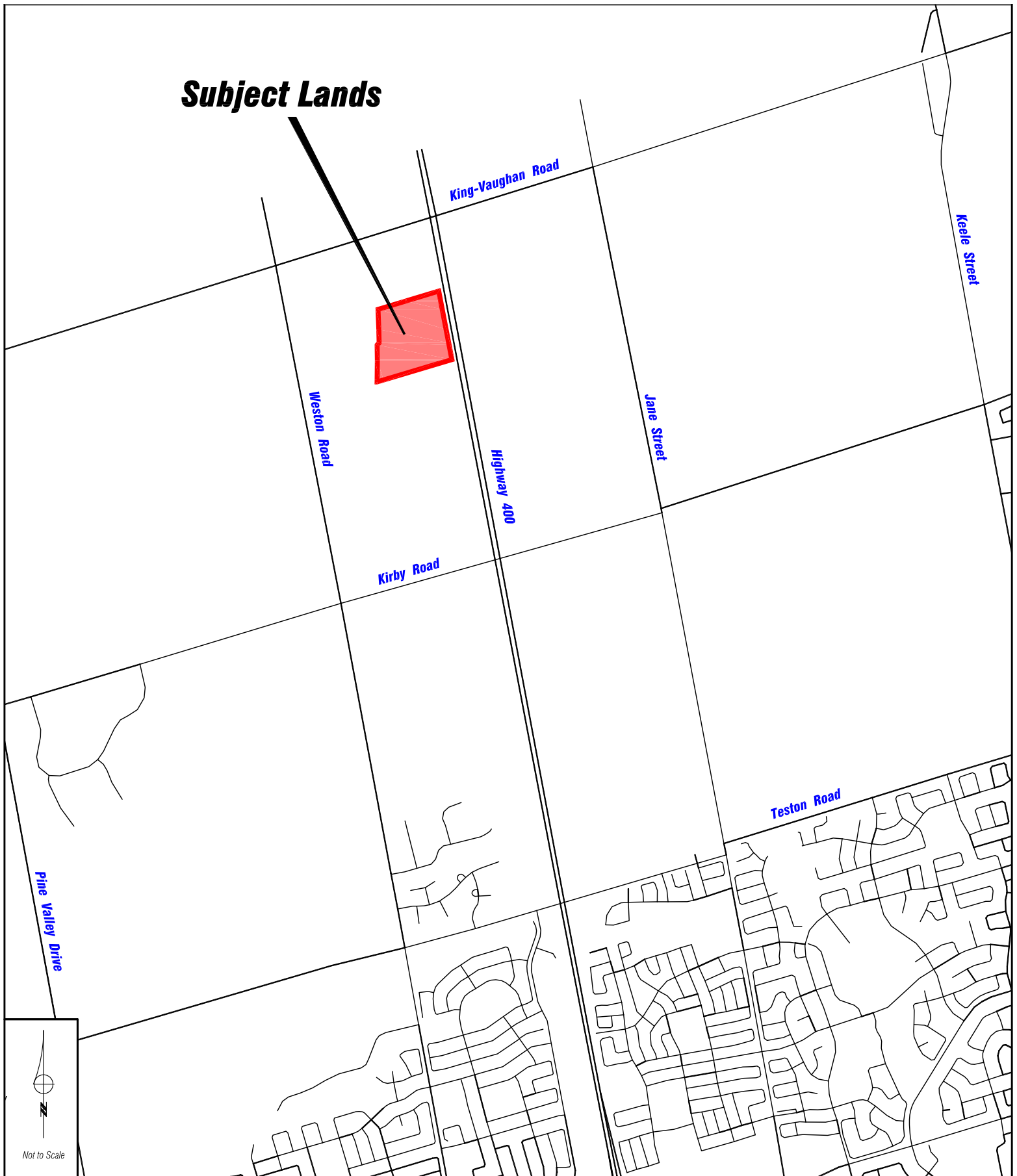
JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG

Subject Lands



Context Location Map

LOCATION:
Part of Lot 34, Concession 5

APPLICANT:
2109179 Ontario Inc.

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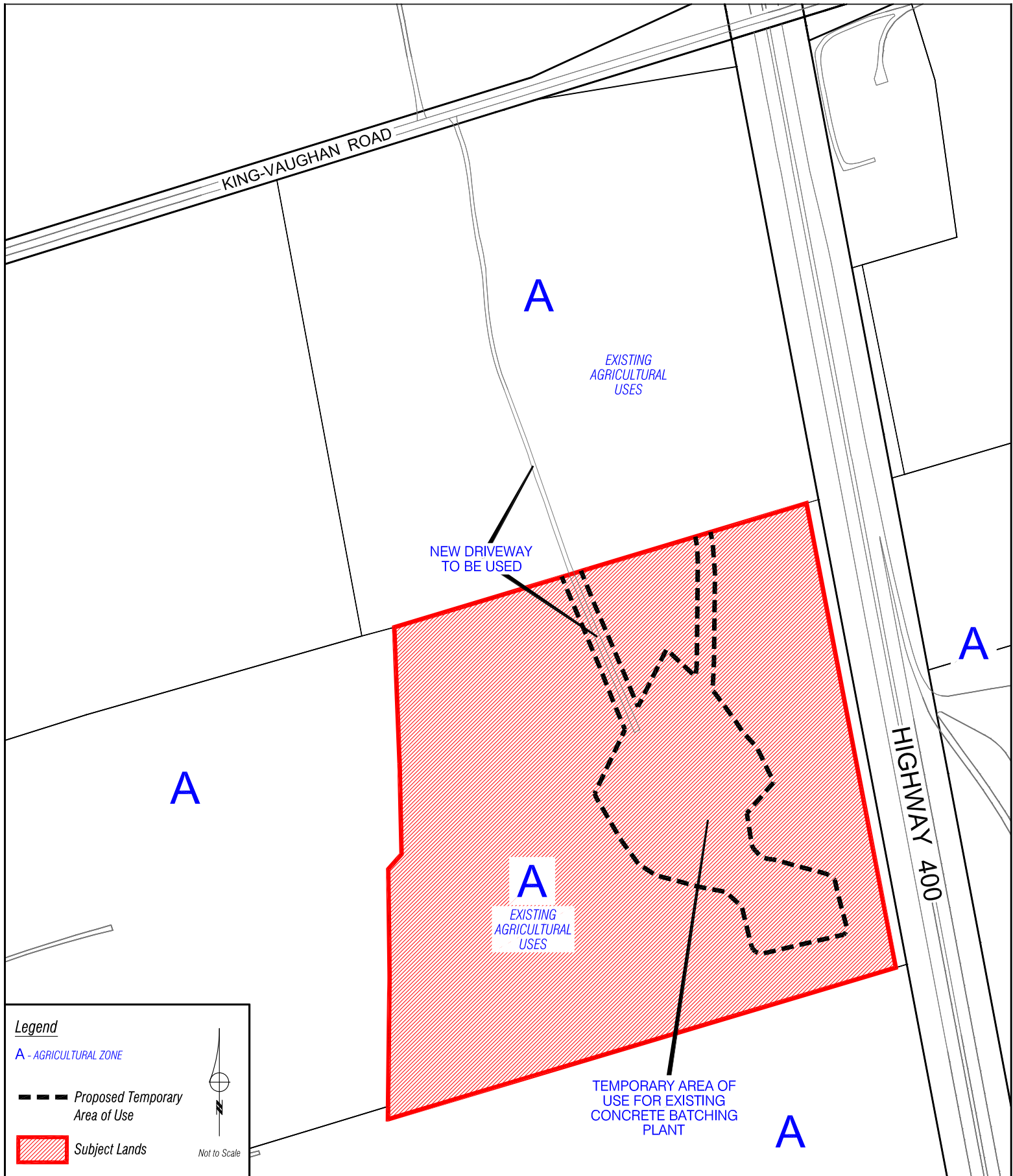
Development Planning Department

Attachment

FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

1



Location Map

LOCATION:
Part of Lot 34, Concession 5

APPLICANT:
2109179 Ontario Inc.

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Development Planning Department

Attachment

FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

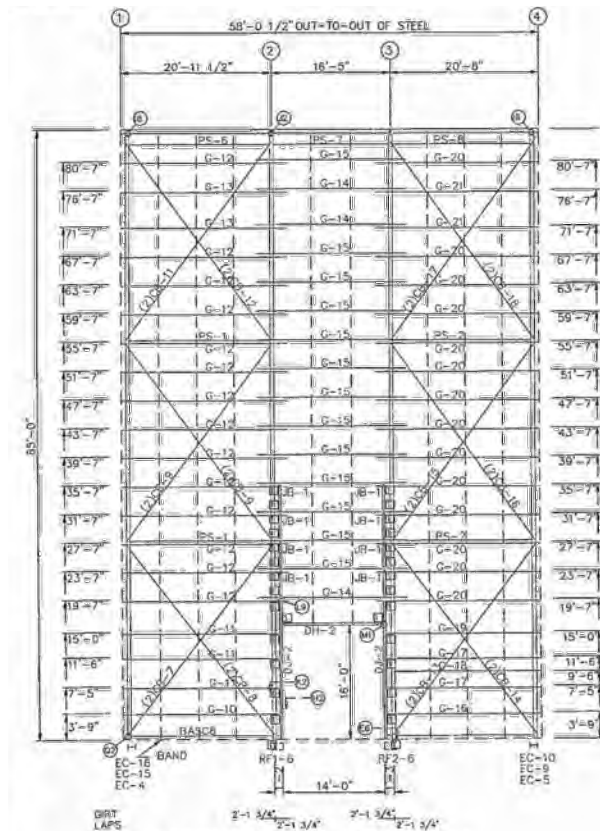
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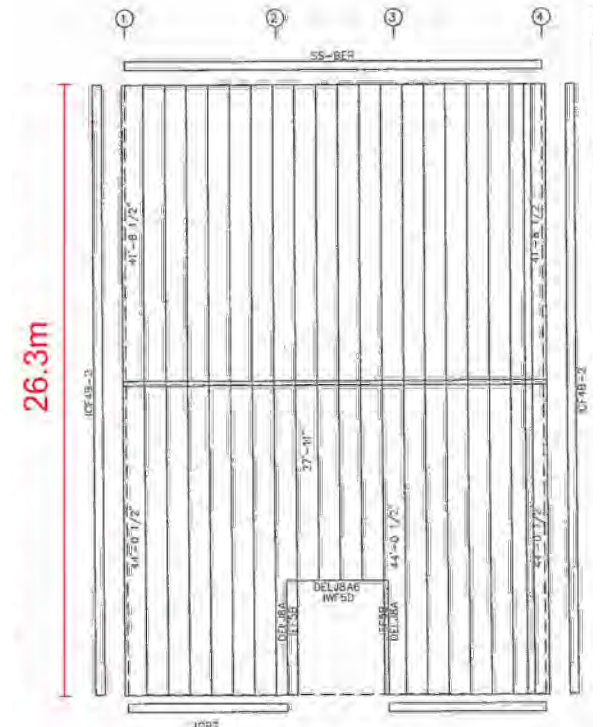
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3



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

Concrete Batching Plant Enclosure

APPLICANT: 2109179 Ontario Inc. LOCATION: Part of Lot 34, Concession 5



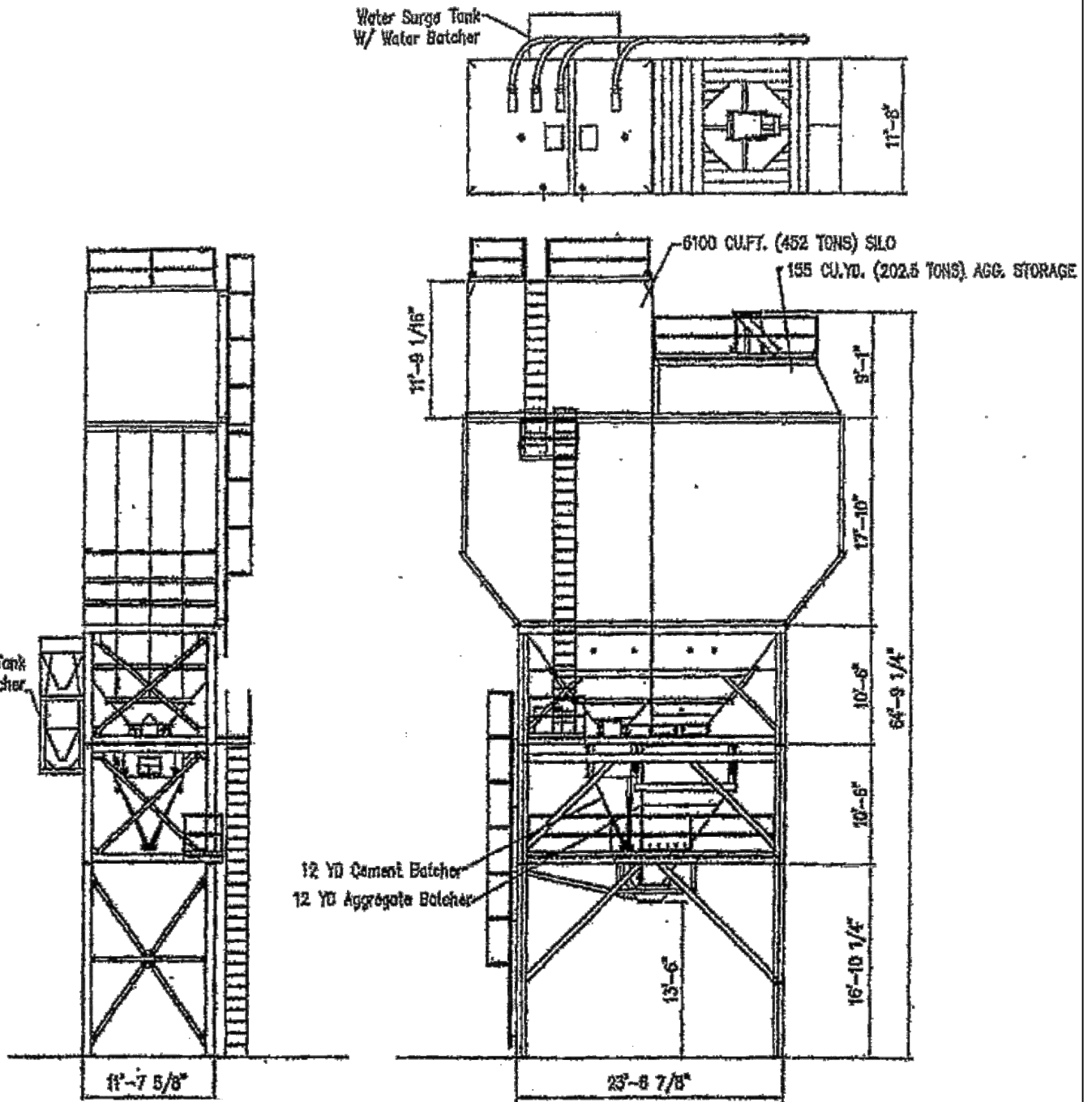
Development Planning Department

Attachment

FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

4



Concrete Batching Plant Silo Mixing Structure Elevations

APPLICANT: 2109179 Ontario Inc.
 LOCATION: Part of Lot 34, Concession 5



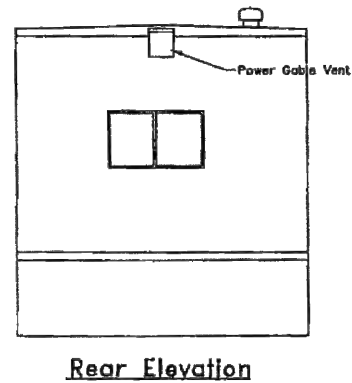
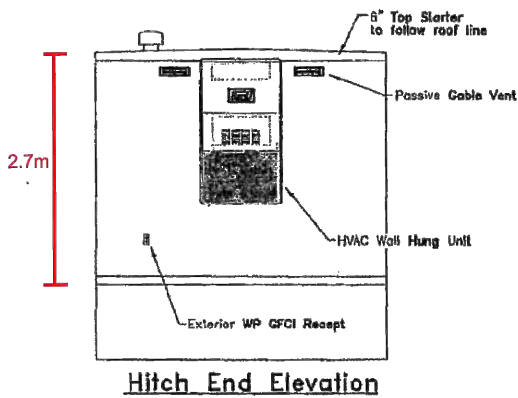
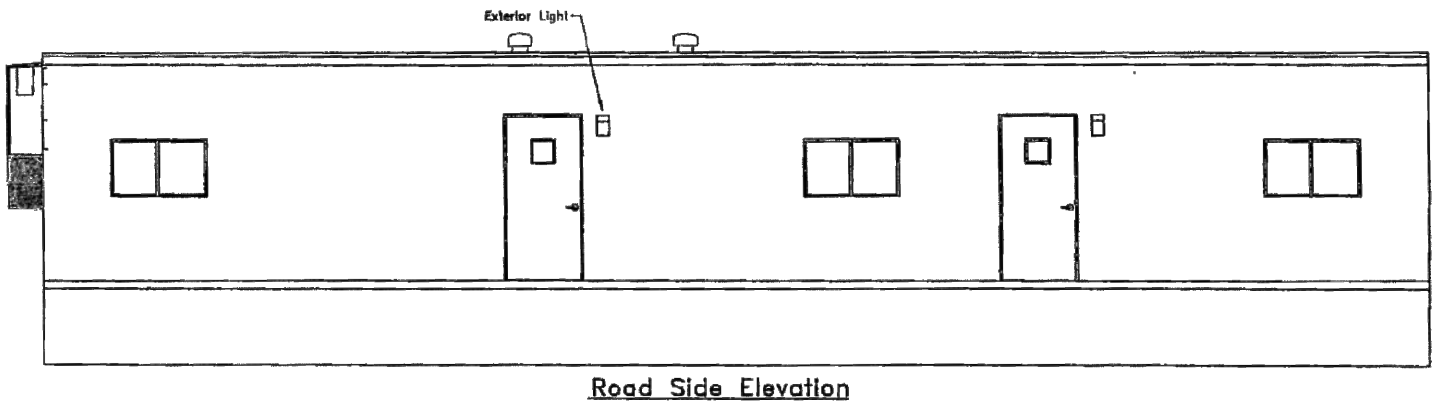
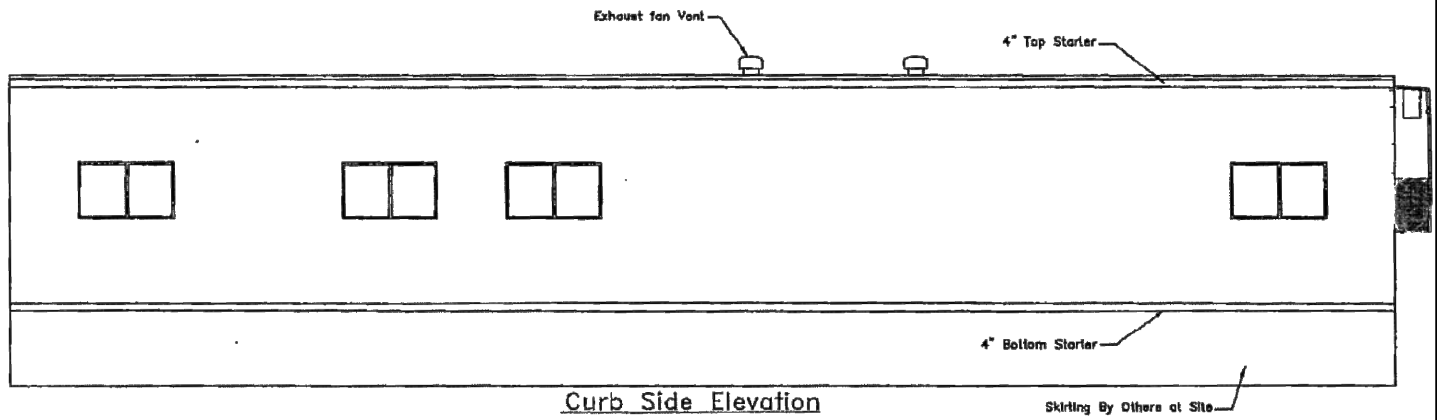
Development Planning Department

Attachment

FILE: Z.16.009
 RELATED FILE: DA.11.086

DATE:
 May 31, 2016

5



Existing Office Trailer Elevations

APPLICANT: 2109179 Ontario Inc. LOCATION: Part of Lot 34, Concession 5

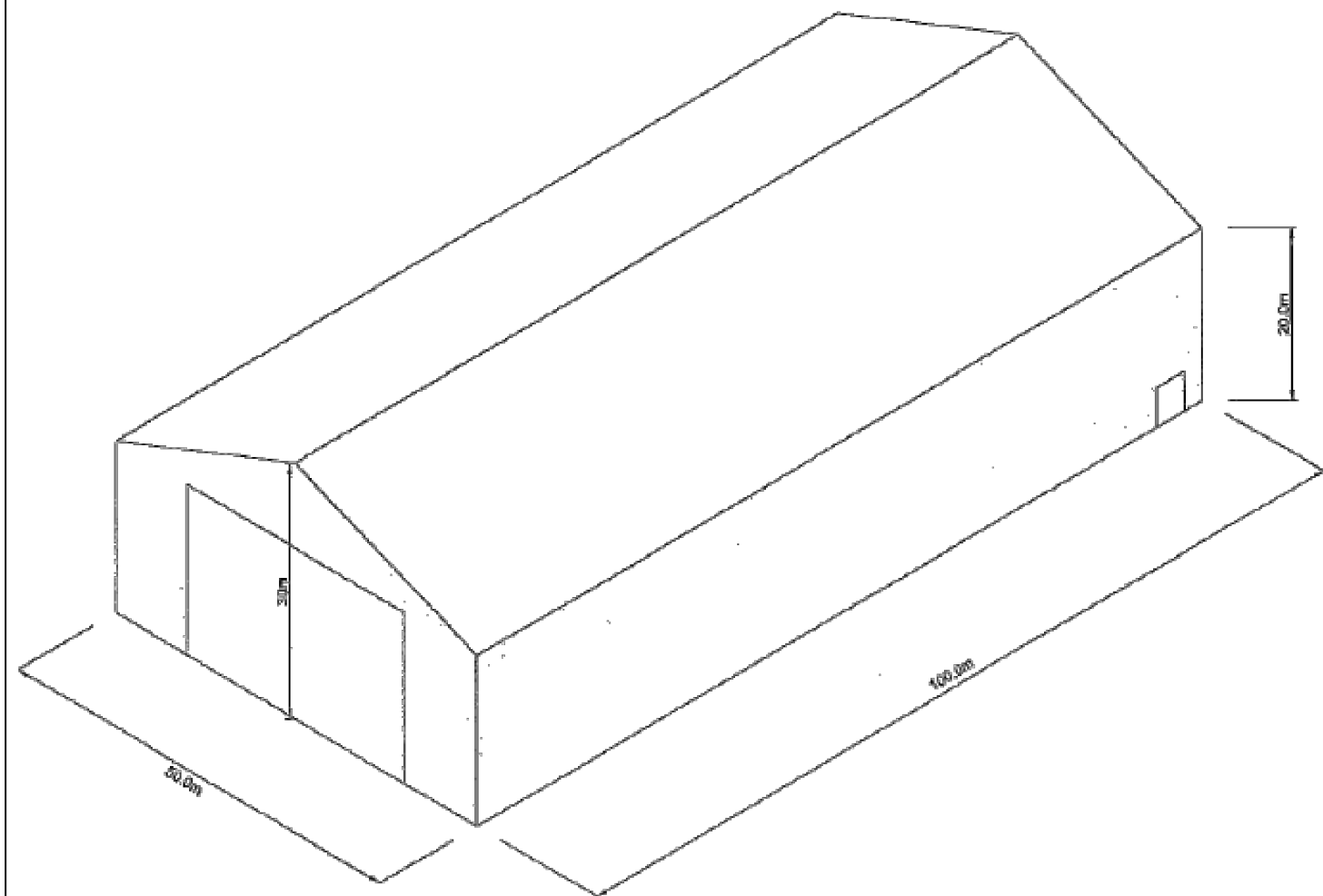


Development Planning Department

Attachment
FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

6



Existing Building - Vehicle Repair Shop

APPLICANT: 2109179 Ontario Inc. LOCATION: Part of Lot 34, Concession 5



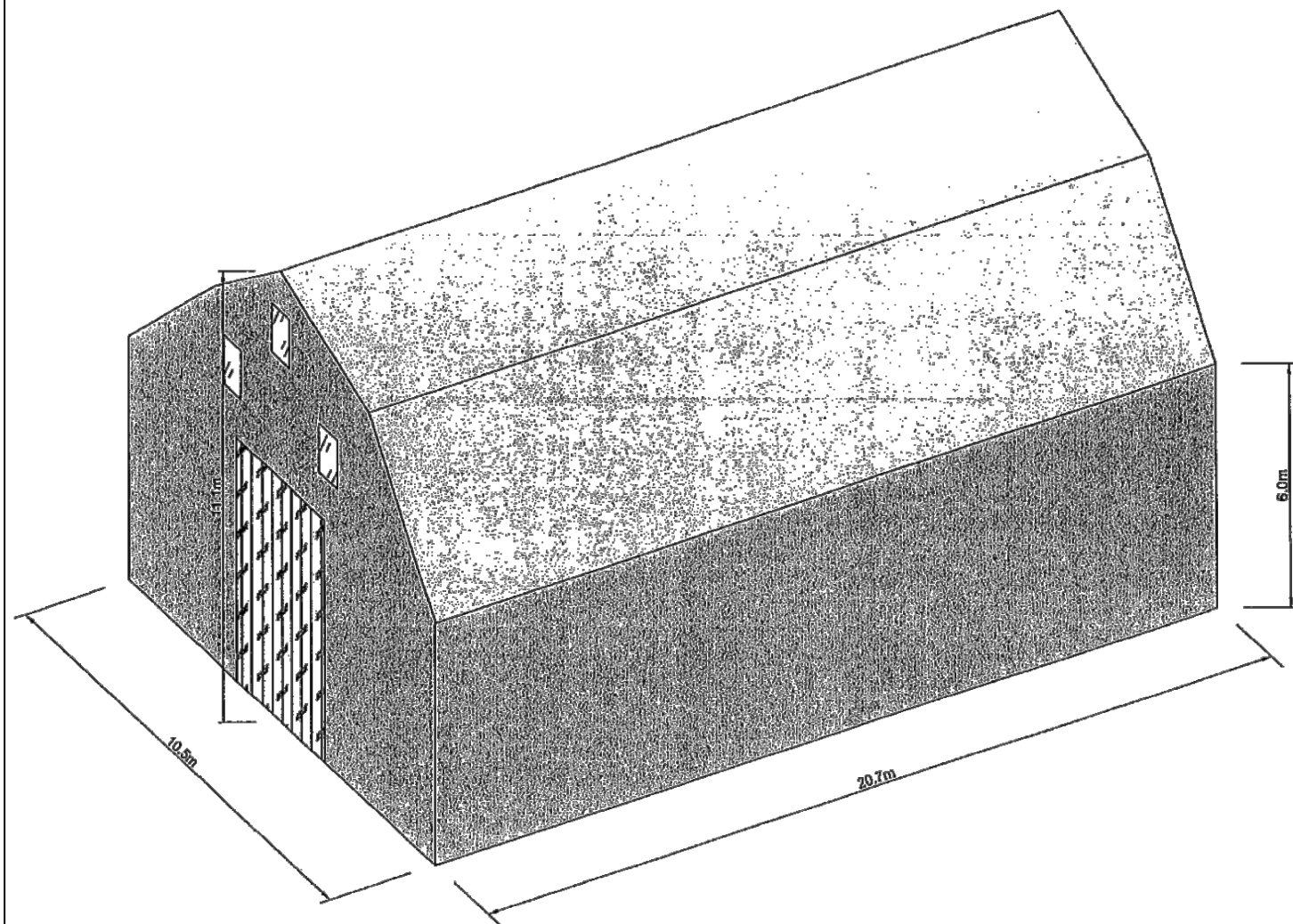
Development Planning Department

Attachment

FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

7



Existing Barn Building

APPLICANT: 2109179 Ontario Inc. LOCATION: Part of Lot 34, Concession 5

N:\GIS_Archive\Attachments\Z\z.16.009.dwg



Development Planning Department

Attachment
FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

8

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 031-2013

A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.

The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 28th day of February, 2013 (OMB File No. PL120452), attached hereto as Schedule "1", is hereby designated as By-law Number 013-2013.

Enacted by City of Vaughan Council this 23rd day of April, 2013:

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 25 of Report No. 8
of the Committee of the Whole
Adopted by Vaughan City Council on
March 20, 2012.

*Previously Expired Council
Approved Zoning By-Law 031-2013*



Development Planning Department

APPLICANT: LOCATION:
2109179 Ontario Inc. Part of Lot 34, Concession 5

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Attachment
FILE: Z.16.009
RELATED FILE: DA.11.086

DATE:
May 31, 2016

9

ISSUE DATE:

February 28, 2013



PL120406

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by: 2109179 Ontario Inc.

Subject: Site Plan

Property: 3501 King-Vaughan Road/Part of West Half of Lot 34

Address/Description: Concession 5

Municipality: City of Vaughan

OMB Case No.: PL120406

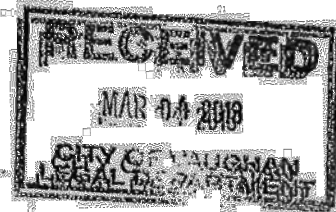
OMB File No.: PL120406

2109179 Ontario Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal to enact a proposed amendment to the "A" Agricultural Zone of Zoning By-law 1-88, as amended, of the City of Vaughan for the purpose of maintaining the existing portable dry batch concrete production plant (mixing plant) and accessory office, truck repair and outdoor storage of materials, equipment and machinery use for a temporary maximum period of 3 years (maximum permitted by the *Planning Act*, R.S.O. 1990, c. P. 13, as amended) on a 17.91 hectare (44.26 acres) parcel of land located on the south side of King-Vaughan Road and on the west side of Highway 400, municipally known as 3501 King-Vaughan Road

City of Vaughan File No. Z.10.002

O.M.B. Case No. PL120406

O.M.B. File No. PL120452



APPEARANCES:

Parties

2109179 Ontario Inc.

City of Vaughan

Counsel

Michael Melling, Tanya Nayler

Claudia Storto

MEMORANDUM OF ORAL DECISION DELIVERED BY J. E. Sniezek ON FEBRUARY 11, 2013 AND ORDER OF THE BOARD

INTRODUCTION

[1] 2109179 Ontario Inc. (the appellant) applied for a temporary use and site plan approval for a temporary use as a dry concrete batching plant located south of the King-

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Vaughan Road and the Board issued an interim decision of the temporary use on October 24, 2012. The subject lands are located east of Highway 400, west of Weston Road and north of Kirby Road. They are presently zoned Agricultural in Zoning By-law 1-88.

[2] At the outset of the hearing on the temporary use by-law and the site plan the Board was presented with a settlement with respect to the wording of the temporary use by-law (Exhibit 5), the draft site plan (Exhibit 7) and conditions of draft approval (Exhibit 6).

[3] The Board accepts the documentation provided and will issue a final order that implements its interim decision of October 24, 2012.

ORDER

➔ [4] The Board orders that the appeal is allowed and the municipality is directed to amend By-law 1-88 as set out in Attachment 1 (Exhibit 5) to this Order.

"J.E. Sniezek"
J.E. SNIEZEK
MEMBER

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Ex 5

PL120406

ATTACHMENT 1

BY-LAW NUMBER 031-2013

A By-law to amend City of Vaughan By-law 1-88.

"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 not 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) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

Notwithstanding the provisions of:

a) Section 3.24 respecting "Prohibited Uses" and Subsection 8.2 respecting Permitted Uses in the A Agricultural Zone;

b) Subsection 3.8, subparagraph k) respecting driveway surfaces;

c) Section 3.8 respecting Minimum Parking Required;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-510":

a) a Mixing Plant shall be permitted. For the purposes of this paragraph a Mixing Plant shall be defined as follows:

Mixing Plant means a building(s) or structure(s) or part of a building(s) or structure(s) where only concrete is mixed or batched, weighed and measured for mixing off-site. The following accessory uses shall be permitted provided such uses are operated accessory to the mixing plant located on the subject lands only:

i) truck repair located in the existing building shown as "Vehicle Maintenance/Repair Building" as shown on Schedule "E-510" only having a maximum gross floor area of 465 m²;

ii) office use located in the existing buildings shown as "Plant Office Trailer" and "Office Trailer" as shown on Schedule "E-510" only each having a maximum gross floor area of 50 m²;

iii) open storage of sand, gravel and equipment and machinery accessory to the Mixing Plant use in the areas shown on

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Schedule "E-1510" only. The open storage of all other materials is not permitted.

(iv) an existing building shown as "Existing South Barn" on Schedule "E-1510" having a maximum gross floor area of 235 m²;

(v) the Mixing Plant and all permitted accessory uses shall only be permitted in the area shown as "Proposed Temporary Area of Use" as shown on Schedule "E-1510". The balance of the Subject Lands shall only be used for uses permitted in the A Agricultural Zone;

b) a driveway and parking area may be constructed of gravel save and except for the portion of the driveway extending a minimum of 30 m from the King Vaughan Road right-of-way which must be paved with hot-mix asphalt or concrete;

c) a minimum of 27 parking spaces shall be provided for the proposed Mixing Plant and accessory uses shown on Schedule "E-1510".

2. Adding Schedule "E-1510" attached hereto as Schedule "1".

3. Deleting Key Map 5G and substituting therefor the Key Map 5G attached hereto as Schedule "2".

4. That this Zoning By-law shall be in effect only for the earlier of the following:

i) a maximum temporary period of three (3) years only from the date of enactment of By-law 031-2013; or,

ii) upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the subject land;

whichever occurs first.

iii) extensions for a Temporary Use By-law on the Subject Lands shown on Schedule "E-1510" may be granted by By-law by Vaughan Council for further periods of not more than 3 years each during which the temporary use is authorized.

5. Schedules "1" and "2" shall be and hereby form part of this By-law.

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SUMMARY TO BY-LAW 031-2013

The lands subject to this By-law are located at 3501 King-Vaughan Road, being on the south side of King-Vaughan Road and west side of Highway #400.

The purpose of this by-law is to permit the maintenance of the existing portable dry batch concrete production plant (mixing plant) and accessory open storage of materials and equipment on the subject lands. This By-law amends Zoning By-law 1-88, specifically the A Agricultural Zone and Section 3.24 "Prohibited Uses", to maintain a portable dry batch concrete production plant (mixing plant) and accessory office, truck repair and open storage of materials, equipment and machinery use for a maximum temporary period of 3 years (maximum permitted by the Planning Act), or upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the subject land, whichever occurs first.

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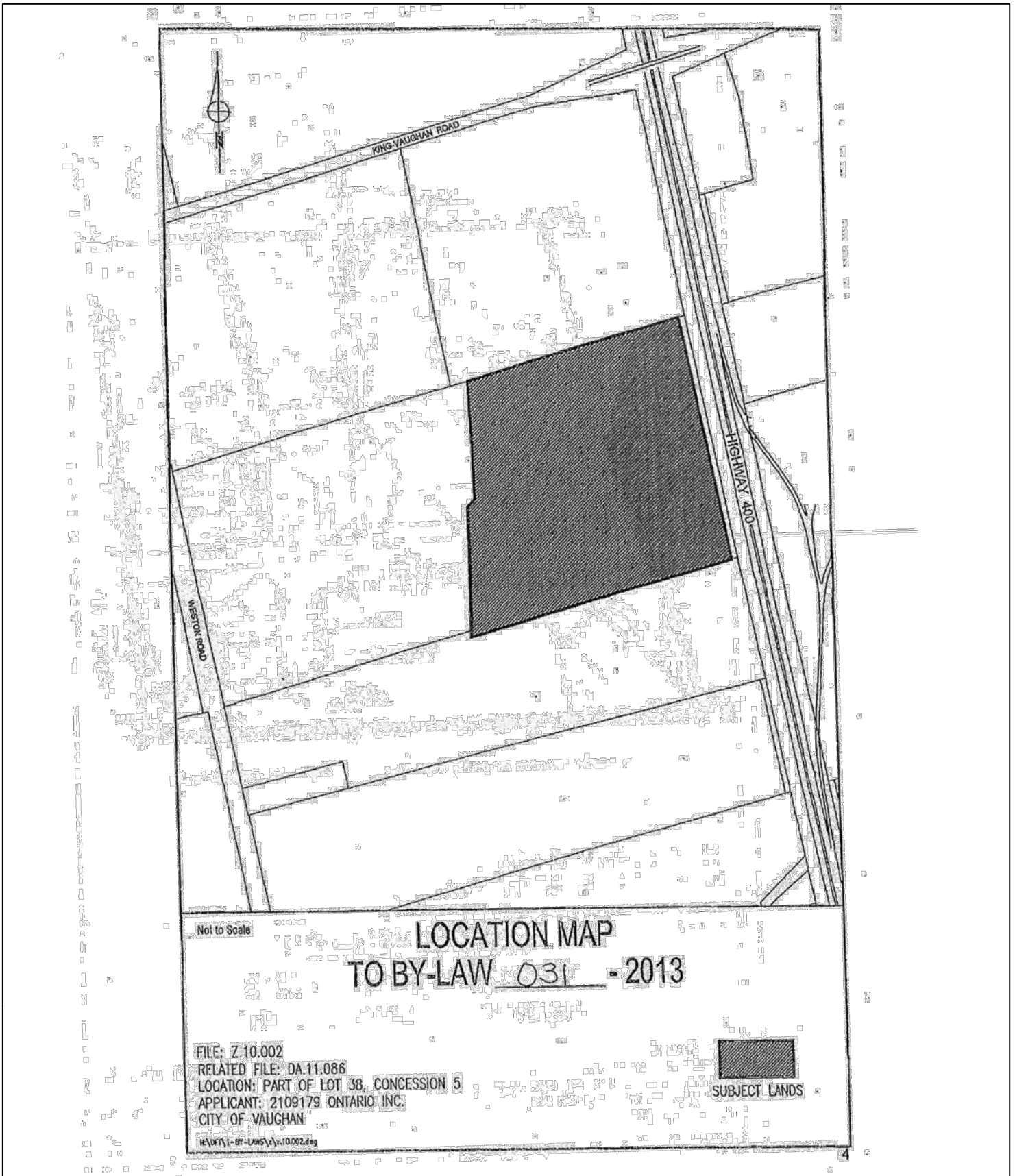


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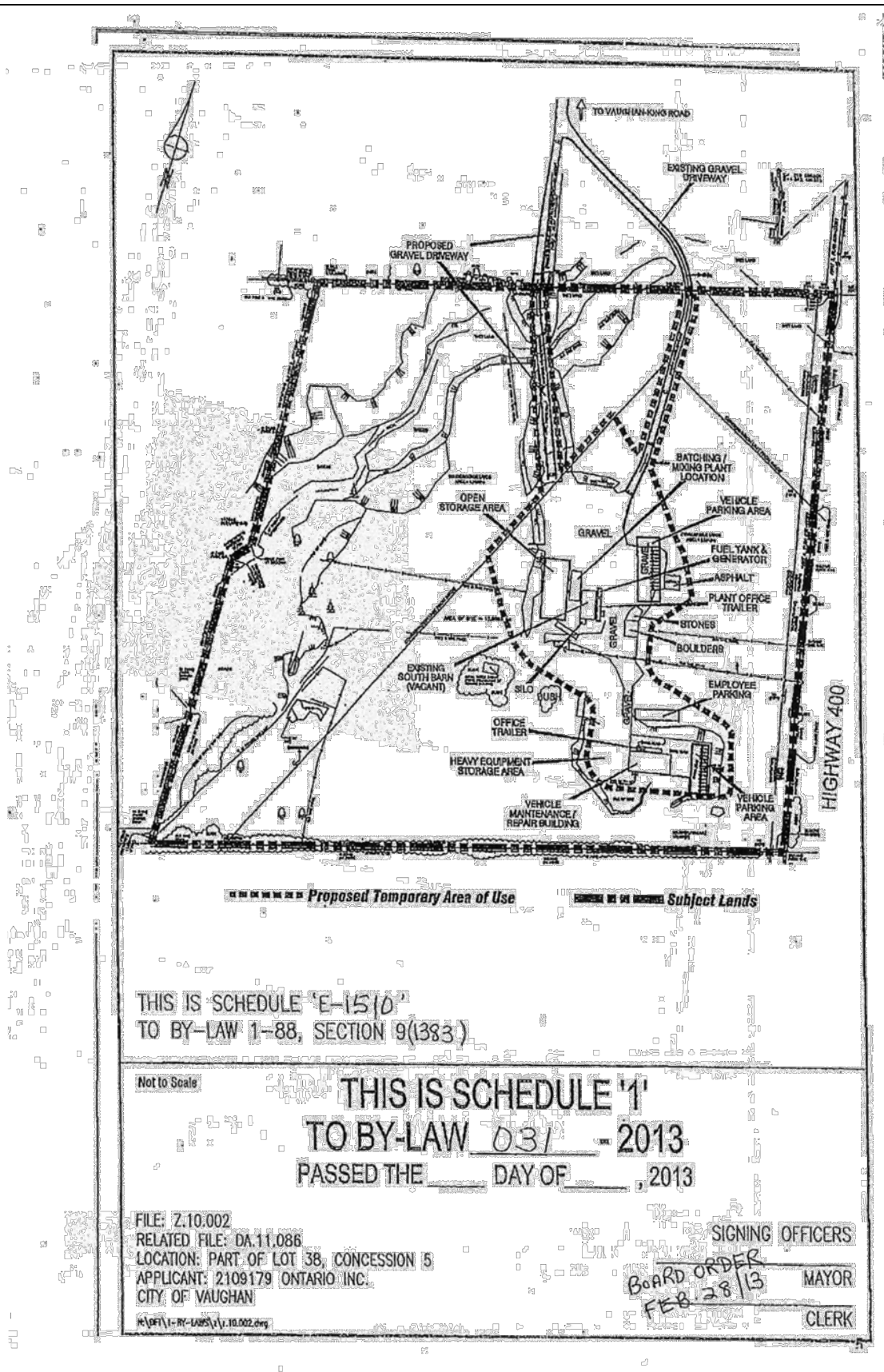


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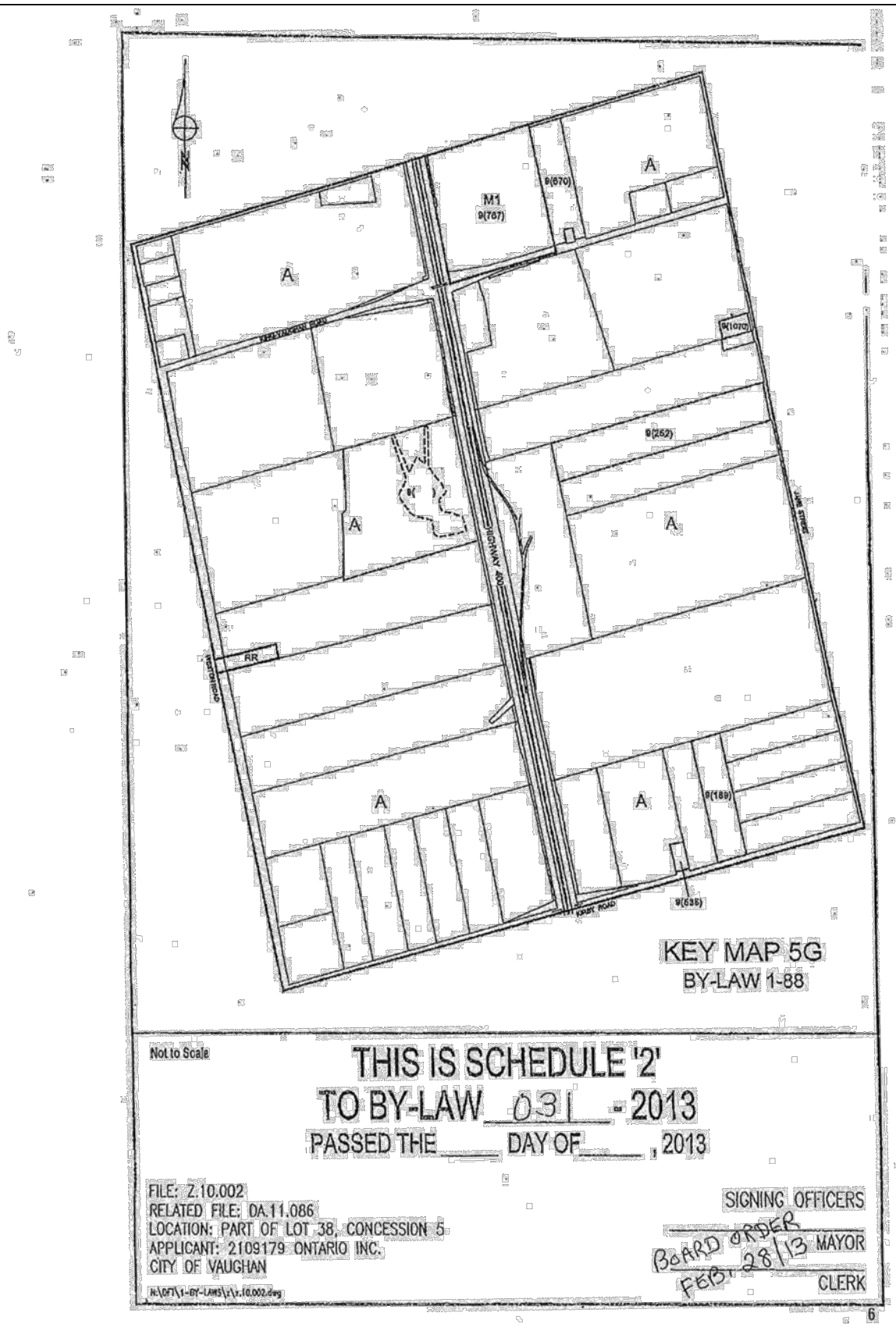


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