

I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 694 to the Official Plan of the Vaughan Planning Area, which was approved (as modified) by the Ontario Municipal Board, as per Board Order Issue, dated November 19, 2008.



JEFFREY A. ABRAMS
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 19th day of December, 2008.

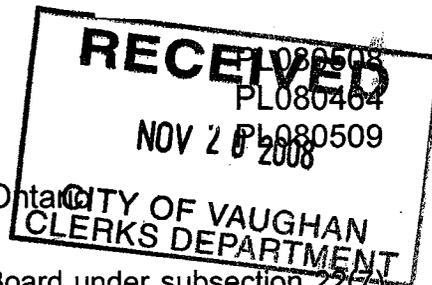
ISSUE DATE:

November 19, 2008



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario



Invar (Freshway) Limited has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate a portion of lands composed of Part of Lots 2 and 3, Concession 4, City of Vaughan from General Complementary Use under the Parkway Belt West Plan to Employment Area General under OPA No. 450, City of Vaughan
Approval Authority File No. OP.06.024
O.M.B. File No. PL080508

Invar (Freshway) Limited 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 or neglect to enact a proposed amendment to City of Vaughan Zoning By-law 1-88, as amended, to rezone lands composed of Part of Lots 2 and 3, Concession 4, City of Vaughan from PB1(S) Parkway Belt Linear Facilities Zone and PB2 Parkway Belt Complementary Use Zone to PB1(S)(H) to permit outside storage uses, EM2(H) General Employment Area Zone to permit employment uses, specifically for manufacturing, fabrication, storage, distribution and outside storage, and OS1(H) Zone for landscaped buffers and storm water management uses
Approval Authority File No. Z.06.054
O.M.B. File No. PL080464

Invar (Freshway) Limited has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from the failure of the City of Vaughan to make a decision respecting a proposed plan of subdivision on lands composed of Part of Lots 2 and 3, Concession 4, City of Vaughan
Approval Authority File No. 19T-06V09
O.M.B. File No. PL080509

APPEARANCES:

Parties

Counsel*/Agent

City of Vaughan

C. Storto*

Regional Municipality of York

R. Miller*

Mount Pleasant Group of Cemeteries

M. Flynn-Guglietti*

Invar (Freshway) Limited

B. Kussner*

Toronto and Region Conservation Authority

C. Smith

DECISION DELIVERED BY K. J. HUSSEY AND ORDER OF THE BOARD

Invar Freshway Limited ("Applicant") has brought these appeals from Council's refusal or neglect to enact proposed amendments to the Official Plan and Zoning By-law for the City of Vaughan, and to approve a draft plan of subdivision on lands described as Part of Lots 2 & 3, Concession 4. The Applicant proposes employment uses, including outside storage on the subject lands.

The Board was advised that the parties were successful in settling the matter. The hearing was convened for the Board to consider the parties' request for approval of the settlement.

On consent of the parties and on the basis of the unchallenged expert planning evidence of Land Use Planner Gary Templeton, the Board, by oral decision allowed the appeals, subject to receiving the final documentation.

The subject property is a vacant 10.11 hectare parcel, located east of Jane Street on the south side of Highway 407, and west of the Canadian National Railway Classification Yard. There is industrial use on the lands to the north, east and south of the subject property, and to the west is Beechwood Cemetery, which is owned by the Mount Pleasant Group of Cemeteries (MPGC). The subject lands were sold to the Applicant by MPGC. They were formerly part of Beechwood Cemetery but were never used as a cemetery and are no longer licensed for that purpose.

The subject lands are designated "Road-Public Use Area" and "General Complimentary Use Area" by the Provincial Parkway Belt West Plan (PBWP). The Ministry of Municipal Affairs and Housing (MMAH) have approved the removal of most of the lands from the PBWP. On the remaining portion designated Road-Public Use Area which is situated on the north of the property, MMAH has approved an amendment to permit interim outside storage uses, subject to conditions that no permanent buildings or structures be erected on those lands, and that outside storage will be permitted only until the lands are required for uses contemplated by the Parkway Belt West plan.

Of the remaining lands a portion is to be designated "Employment Area General" to permit a full range of processing, warehousing and storage operation uses. There will be a holding provision on these lands until the Site Plan is approved.

The draft plan provides for 16 industrial blocks of outside storage with or without a building. The remaining blocks are for non-industrial uses, including a private road and a storm management facility. There will be a 10 metre wide landscape buffer between the Cemetery to the West and the subject property for the purpose of screening and to that effect a detailed landscape plan has been submitted.

The subject land contains a woodlot with an endangered species of Butternut Tree. These trees are in unhealthy condition largely because of inadequate drainage. The Applicant will prepare a Forested Area Compensation Plan that will outline specific measures to provide a sustainable forest environment for the Butternut trees.

On the western boundary of the property is a tributary of the Humber River. The Applicant has agreed to improve the condition of the existing water course and enhance aquatic habitat with the new channel design.

The Board is satisfied that this development conforms to the goals and objectives of the Municipality's Official Plan and is consistent with Provincial policies. The Board is also satisfied that the proposed Draft Plan of Subdivision and Conditions meet the criteria set out under subsection 51(24) of the *Planning Act* and is in the overall public interest.

Accordingly the Board allows the appeals and approves the following:



1. Amendment 694 to the Official Plan of the Vaughan Planning Area (Exhibit 4, as modified) is appended as Attachment 1 to this Decision/Order.
2. Zoning By-law Amendment to the City of Vaughan By-law 1-88, (Exhibit 5 as modified) is appended as Attachment 2 to this Decision/Order.
3. Draft Plan of Subdivision Property prepared by J. D. Barnes Limited, subject to the fulfillment of Conditions of Draft Approval, (Attachment 1 to Exhibit 6) is appended as Attachment 3 to this Decision/Order except that Condition #23 is hereby amended as follows:

Prior to the transfer of any blocks, the Owner shall construct a maintenance free acoustic barrier within the subject lands in proximity to the westerly property boundary as required in the approved noise report and in compliance with the City's noise policy and satisfaction of the City. The noise consultant shall certify that the acoustic barrier complies with the requirements of the noise report prior to the transfer of any block.

In the event that there are any difficulties implementing any of the conditions of draft plan approval the Board may be spoken to.

This is the Order of the Board.

"K. J. Hussey"

K. J. HUSSEY
MEMBER

ATTACHMENT 1

**AMENDMENT NUMBER 694
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 694 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4", "5" and "6" constitute Amendment Number 694.

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 Official Plan Amendment No. 450 (City's Employment Area Plan), as amended, to:

- a) outline interim development policies, in accordance with the Ministry of Municipal Affairs and Housing Amendment No. 185, for the lands shown as "Area A" on Schedule "1", attached hereto, which will remain within the Provincial Parkway Belt West Plan and designated "Inter-Urban Transitway-Public Use Area"; and,
- b) add the lands shown as "Area B" on Schedule "1", attached hereto, to the City's Employment Area Plan (OPA #450). This will be achieved by redesignating the lands shown as "Area B" from "General Complementary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" within Amendment No. 450.

This amendment will facilitate the development of the Subject Lands for industrial uses which require outside storage and will provide site specific policies, intended to permit a limited range of uses, site specific development standards and site plan control policies that recognize the nature and type of surrounding land uses, including the cemetery to the west.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", comprise approximately 10.11 ha and are shown on Schedule "1", attached hereto, as "Area Subject to Amendment No. 694". The lands are located east of Jane Street, on the south side of Highway #407, and west of the Canadian National Railway Classification Yard, in Part of Lots 2 and 3, Concession 4, City of Vaughan.

III BASIS

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

1. The proposal is in keeping with the efficient development policies for employment areas of the *Provincial Policy Statement* and the employment area policies of the Province's *Places to Grow: The Growth Plan for the Greater Golden Horseshoe*. The development will add new employment lands to the City's Employment Area Plan (OPA #450) and provide opportunities for employment and industrial uses that require outside storage.
2. The subject lands shown as "Area A" on Schedule "1", are designated "Inter-Urban Transitway-Public Use Area" by the Provincial Parkway Belt West Plan. On May 14, 2007, the Ministry of Municipal

Affairs and Housing approved Amendment No. 185 (via MMAH File No. 19-PBA-028-185) to permit interim outside storage uses on the lands shown as "Area A", subject to the following conditions:

- i) no permanent buildings or structures are erected, and
- ii) interim outside storage uses are only permitted until such time as the subject lands are required for the purposes of an Inter-Urban Transitway Corridor, or other infrastructure related uses as contemplated by the Parkway Belt West Plan.

The lands shown as "Area A" will remain designated "Inter-Urban Transitway-Public Use Area." The designation along with the above-noted interim permission is consistent with the Ministry of Transportation's requirement to protect for a 30m wide right-of-way, adjacent to the south side of Highway 407 for a future Transitway Corridor.

3. The lands shown as "Area B" on Schedule "1", are designated General Complementary Use Area by the Provincial Parkway Belt West Plan. The Ministry of Municipal Affairs and Housing Amendment No. 185 deleted the lands shown as "Area B" from the Provincial Parkway Belt West Plan. The proposal to redesignate these lands to "Employment Area General" is consistent with the administration policies of the City's Employment Area Plan (OPA #450) that upon deletion of the lands from the Provincial Parkway Belt West Plan, the subject lands shall be subject to the policies and designations of OPA #450, by way of an amendment to the Official Plan.
4. The proposal to redesignate the lands shown as "Area B" to "Employment Area General", to facilitate the development of industrial/employment uses that require outside storage, is consistent with the objectives and development policies of OPA #450. The "Employment Area General" designation accommodates uses that do not require higher profile locations; provides locational opportunities for industrial development which may require outside storage or be undertaken outdoors; and permits a full range of processing, warehousing and storage operation uses.
5. The development standards applicable to the outside storage of goods, materials, vehicles or any other activity not contained within a wholly enclosed building shall be set out in the implementing site specific zoning by-law.
6. The site specific zoning by-law will incorporate a Holding Symbol "H" on the lands shown as "Area B" on Schedule "1", attached hereto, to ensure development of structures or the use of the subject lands for outside storage purposes is designed in accordance with the standards set out in the zoning by-law and the policies of this amendment. The Holding Symbol shall be removed in whole or in part at such time when a site plan is approved by Vaughan Council pursuant to Section 41 of the Planning Act. The City's Site Plan Control By-law will be amended to indicate that site plan control shall be

required for the development of a block(s) for outside storage with or without the requirements for a building for Blocks 1-16 inclusive on Plan of Subdivision 19T-06V09.

7. Having received a statutory Public Hearing held on December 6, 2006, Vaughan Council on September 8, 2008, endorsed Official Plan Amendment Application OP.06.024 (Invar Freshway Limited) in conjunction with the related applications to amend the Zoning By-law (Z.06.054) and for the approval of a Plan of Subdivision (19T-06V09). On October 1, 2008 the Ontario Municipal Board approved the aforementioned applications.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Redesignating the lands shown as "Area B" on Schedule "1", attached hereto, from "General Complementary Use Area" under the Province's Parkway Belt West Plan to "Employment Area General" under Amendment No. 450, thereby adding the lands shown as "Area B" on Schedule "1", attached hereto, to Amendment No. 450, and maintaining the lands shown as "Area A" on Schedule "1", attached hereto, within the Provincial Parkway Belt West Plan and designated "Inter-Urban Transitway-Public Use Area."
2. Deleting Schedules "1", "2", "2C", "3" and "5" to Amendment No. 450 and replacing therefore with Schedules "1", "2", "2C", "3" and "5", attached hereto, as Schedules "2", "3", "4", "5" and "6", respectively, thereby adding the lands shown as "Area B" on Schedule "1", attached hereto, to Amendment No. 450.
3. Adding the following site specific policies to the end of Exception Section 9.0 in Amendment No. 450:
***9.16 OPA No. 694:**
 1. The lands described by the Ministry of Municipal Affairs and Housing Amendment No. 185 (MMAH File No. 19-PBA-028-185), as Part 2 of Reference Plan 65R-29892, in Lot 3, Concession 4, City of Vaughan, shall be subject to the following policies of Amendment No. 185:
Notwithstanding the designation of the subject lands as Inter-Urban Transitway in the Public Use Area of the Parkway Belt West Plan, interim outside storage uses are permitted, subject to the satisfaction of the following:
 - 1) no permanent buildings or structures are erected, and

- ii) interim outside storage uses are only permitted until such time as the subject lands are required for the purposes of an Inter-Urban Transitway Corridor, or other infrastructure related uses as contemplated by the Parkway Belt West Plan.

2. The following policies shall apply to the lands shown as "Area Subject to Amendment No. 694", on Schedules "1", "2", "2C", "3" and "5":

- a) Prior to development of the subject lands, a Forested Area Compensation Plan shall be prepared and submitted to the satisfaction of York Region and the Toronto and Region Conservation Authority. Such Plan will include a strategy for the planting, maintenance, and monitoring of the forest including the endangered Butternut (*Juglans cinerea*).
- b) The use or development of the subject lands for outside storage with or without the requirements for a building shall be subject to Site Plan Control under the *Planning Act* and the City's Site Plan Control Policy.
- c) A range of industrial uses requiring outside storage with or without the requirement for a building shall be permitted. The full range of these uses and limited outside storage uses shall be specified in the implementing zoning by-law.
- d) An asphalt plant, concrete plant, aggregate recycling, aggregate crushing, screening or sorting and any other uses of that nature shall be prohibited.
- e) Outside storage shall be screened so as not to be visible from within the neighbouring Beechwood Cemetery.
- g) Noise and visual mitigation measures, to reduce noise levels and conceal outside storage shall be designed, installed and maintained to protect the existing Beechwood Cemetery and such measures shall consist of solid barriers and landscaping or buildings.
- h) A landscaped berm shall be required along the entire westerly property line, with the exception of the lands forming part of a future transitway corridor. The use of the lands forming part of the future transitway corridor shall provide for adequate screening of activities by means of a solid wood fence constructed to a height of 5.0 metres, so as to mitigate negative impacts to Beechwood Cemetery. Maintenance of the berm and landscaping shall be the responsibility of the Owner and future successors or assigns. The details of the berming and landscaping shall be specified in the zoning by-law and implemented through the approval of a Draft Plan of Subdivision and/or a Site Plan.

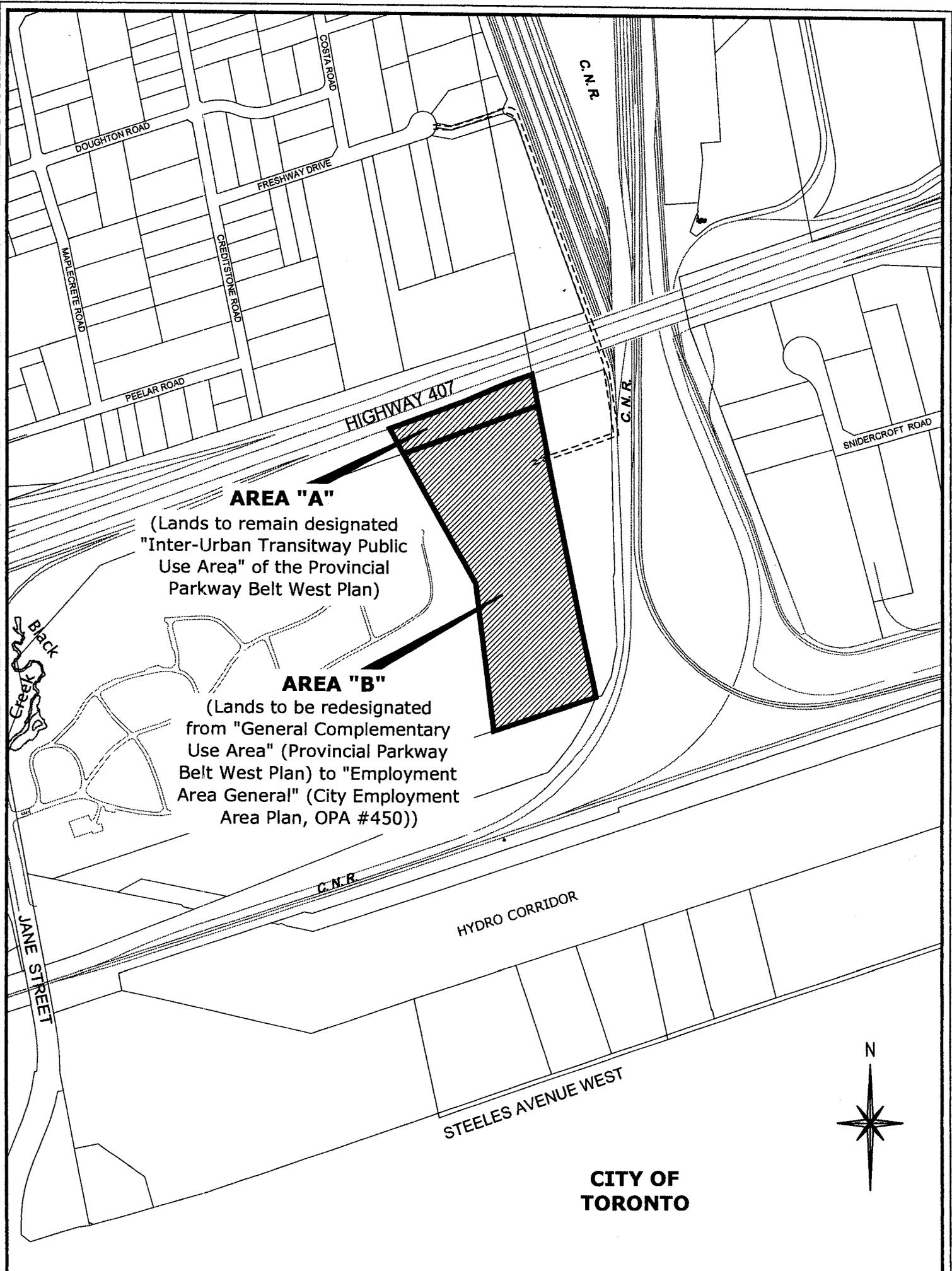
- i) Access to the subject lands shall be designed to connect to Freshway Drive to the north, via an easement over the lands to the east and a private north-south right-of-way owned by Canadian National Railway.*

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 Plan of Subdivision 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.

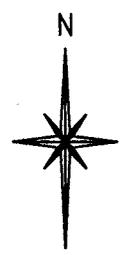


AREA "A"

(Lands to remain designated "Inter-Urban Transitway Public Use Area" of the Provincial Parkway Belt West Plan)

AREA "B"

(Lands to be redesignated from "General Complementary Use Area" (Provincial Parkway Belt West Plan) to "Employment Area General" (City Employment Area Plan, OPA #450))



CITY OF TORONTO

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 694**

NOT TO SCALE

ADOPTED THE ___ DAY OF _____, 2008

AREA SUBJECT TO AMENDMENT No. 694



FILE No's. OPA #694 & OP.06.024
 RELATED FILE No's. Z.06.054 & 19T-06V09
 LOCATION: Part of Lots 2 & 3, Concession 4
 APPLICANT: INVAR FRESHWAY LIMITED
 CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER
ISSUE DATE: Nov 19/08

MAYOR

CLERK

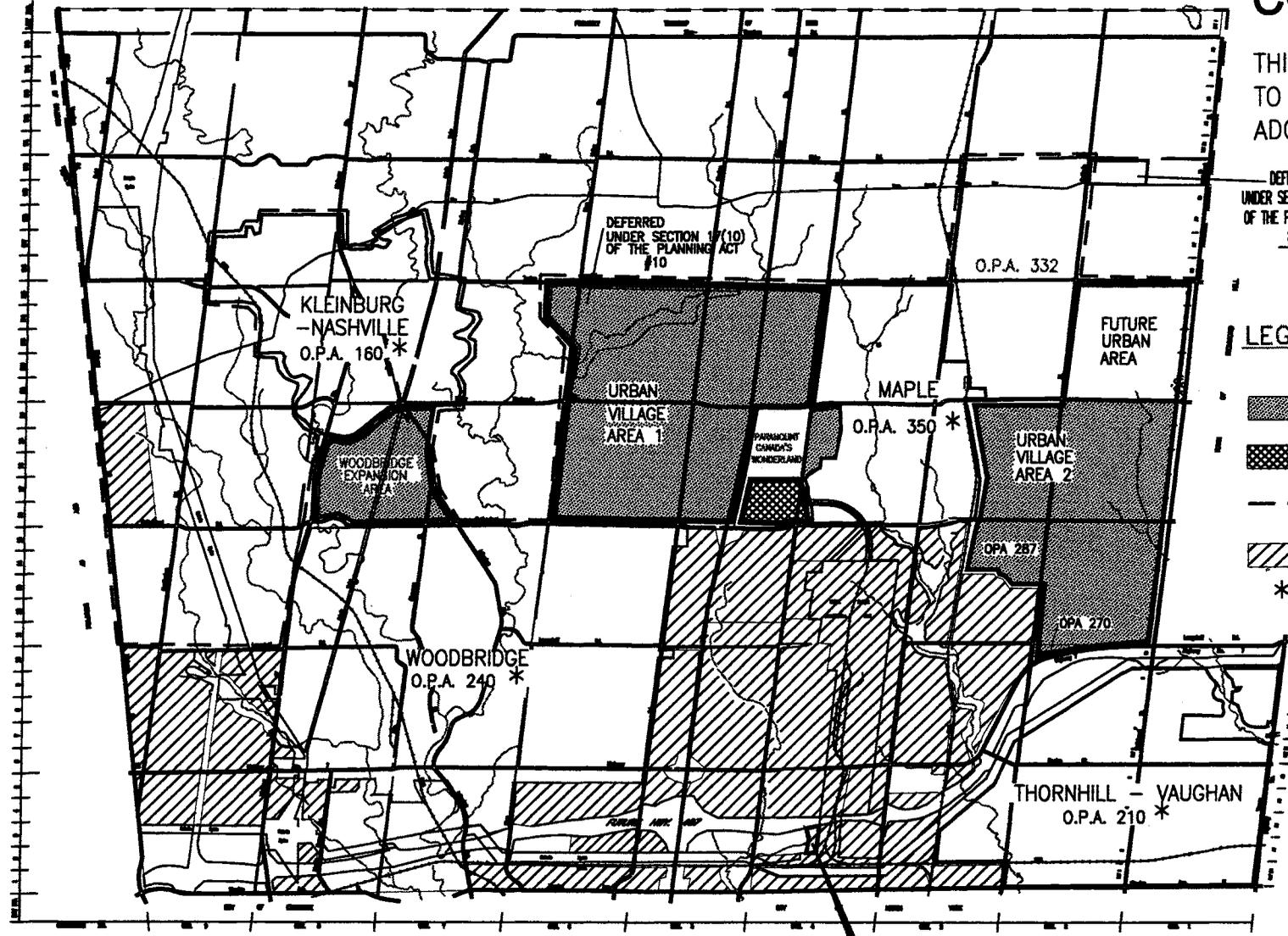
EMPLOYMENT AREA CONTEXT PLAN

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 450
ADOPTED THE ___ DAY OF ____, 1994

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

MAYOR

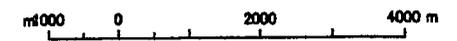
CLERK



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



REVISED FEBRUARY 26, 1996

LANDS SUBJECT TO
AMENDMENT No. 694



FILE No's. OPA #694 & OP.06.024
RELATED FILE No's. Z.06.054 & 19T-06V09
LOCATION: Part of Lots 2 & 3, Concession 4
APPLICANT: INVAR FRESHWAY LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 694
ADOPTED THE ___ DAY OF ____, 2008

SIGNING OFFICERS
BOARD ORDER
ISSUE DATE: *Nov. 19/08*

MAYOR

CLERK

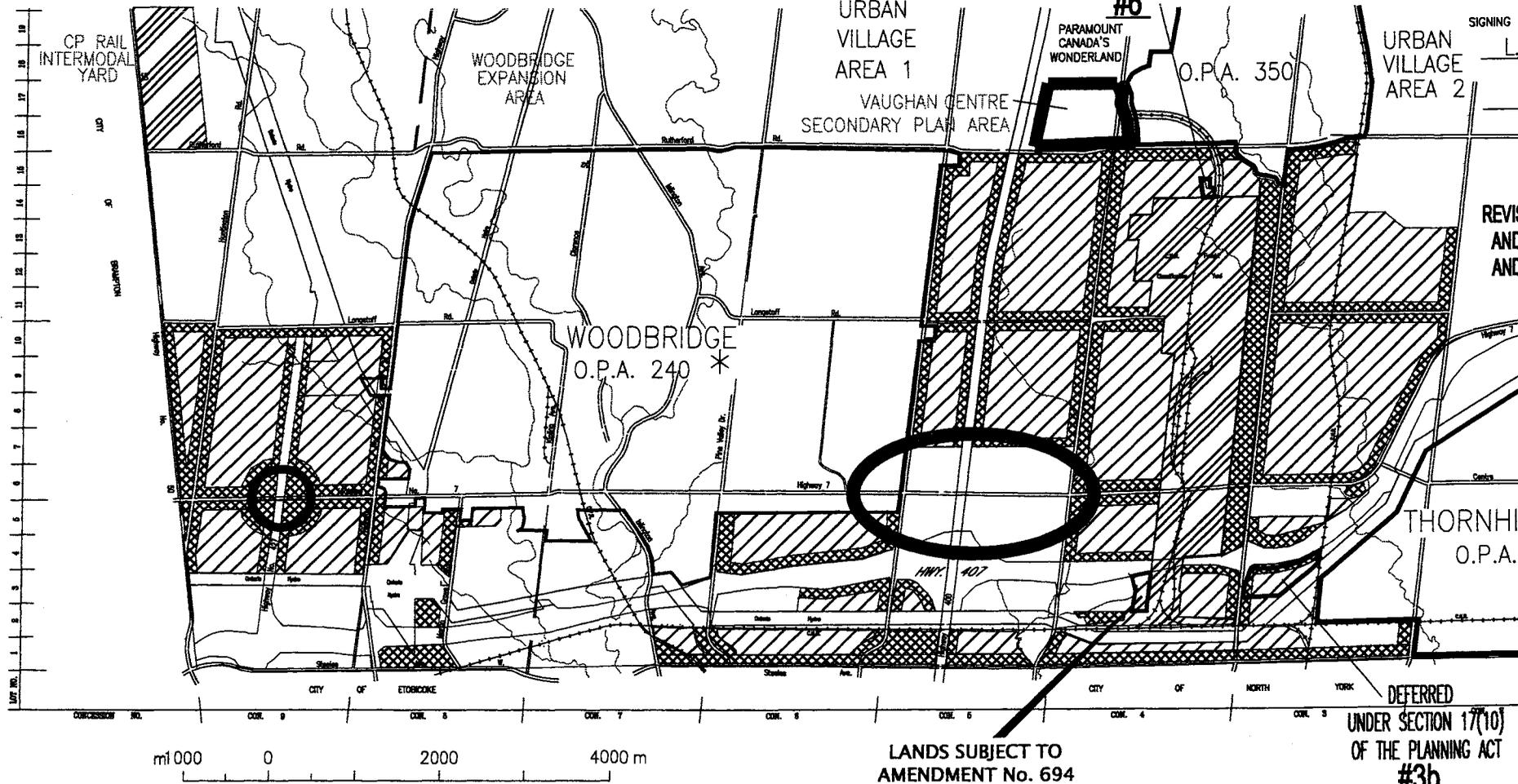
LEGEND

-  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
ADOPTED THE 3RD DAY OF OCTOBER, 1994



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

SIGNING OFFICERS
L.D.JACKSON
MAYOR
J.D.LEACH
CLERK

REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996
AND JANUARY 2, 1997

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

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

LANDS SUBJECT TO
AMENDMENT No. 694

FILE No's. OPA #694 & OP.06.024
RELATED FILE No's. Z.06.054 & 19T-06V09
LOCATION: Part of Lots 2 & 3, Concession 4
APPLICANT: INVAR FRESHWAY LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '3'
TO AMENDMENT No. 694
ADOPTED THE ___ DAY OF ___, 2008

SIGNING OFFICERS
BOARD ORDER
ISSUE DATE: *Nov. 19/08*
MAYOR
CLERK

EMPLOYMENT AREA (EAST) STRUCTURAL PLAN

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

ADOPTED THE 3RD DAY OF OCTOBER, 1994

L.D.JACKSON

MAYOR

J.D.LEACH

CLERK

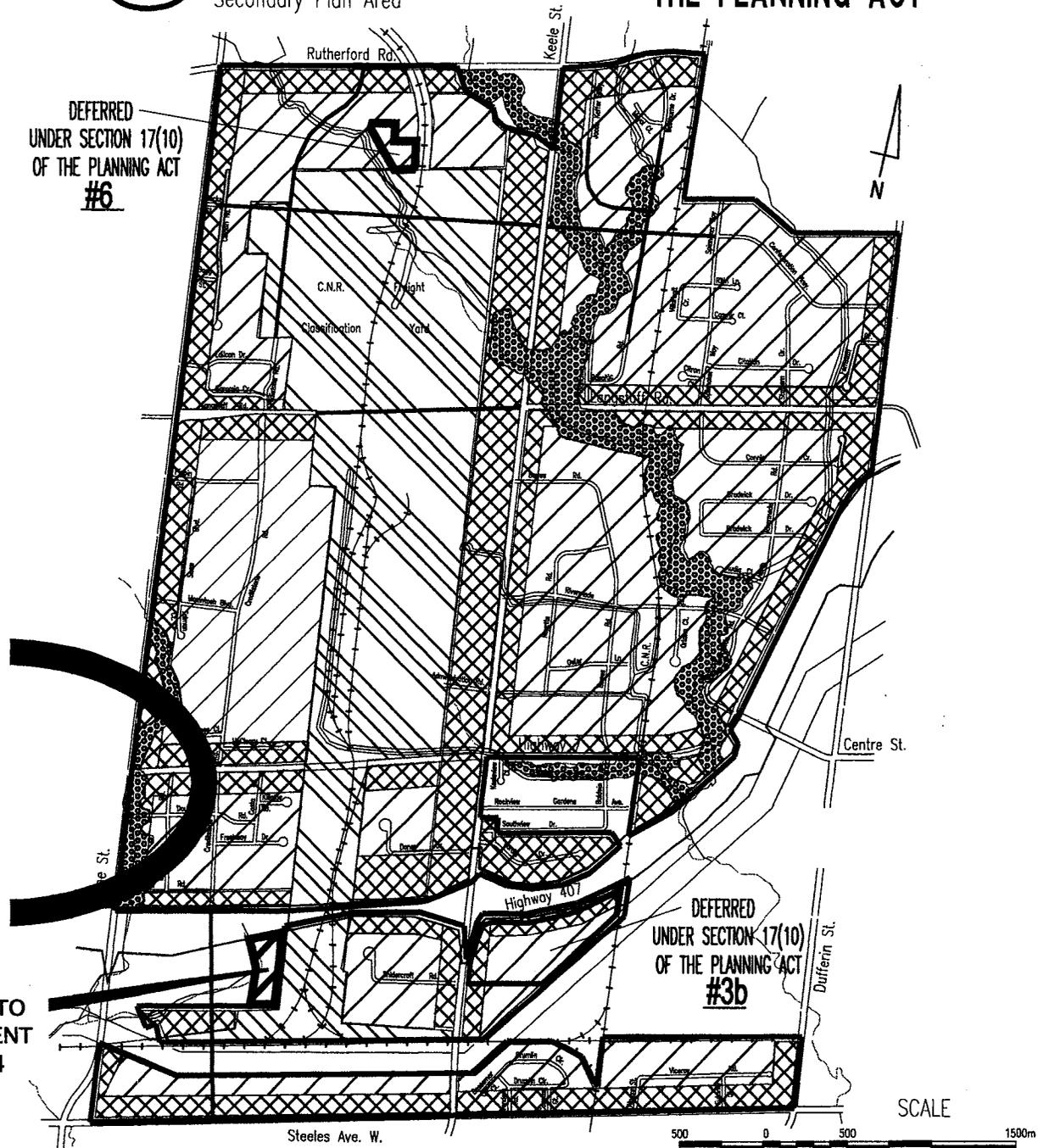
REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996

MODIFICATION

No. 31

UNDER SECTION 17(9) OF
THE PLANNING ACT

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



LANDS
SUBJECT TO
AMENDMENT
No. 694

THIS IS SCHEDULE '4' TO AMENDMENT No. 694

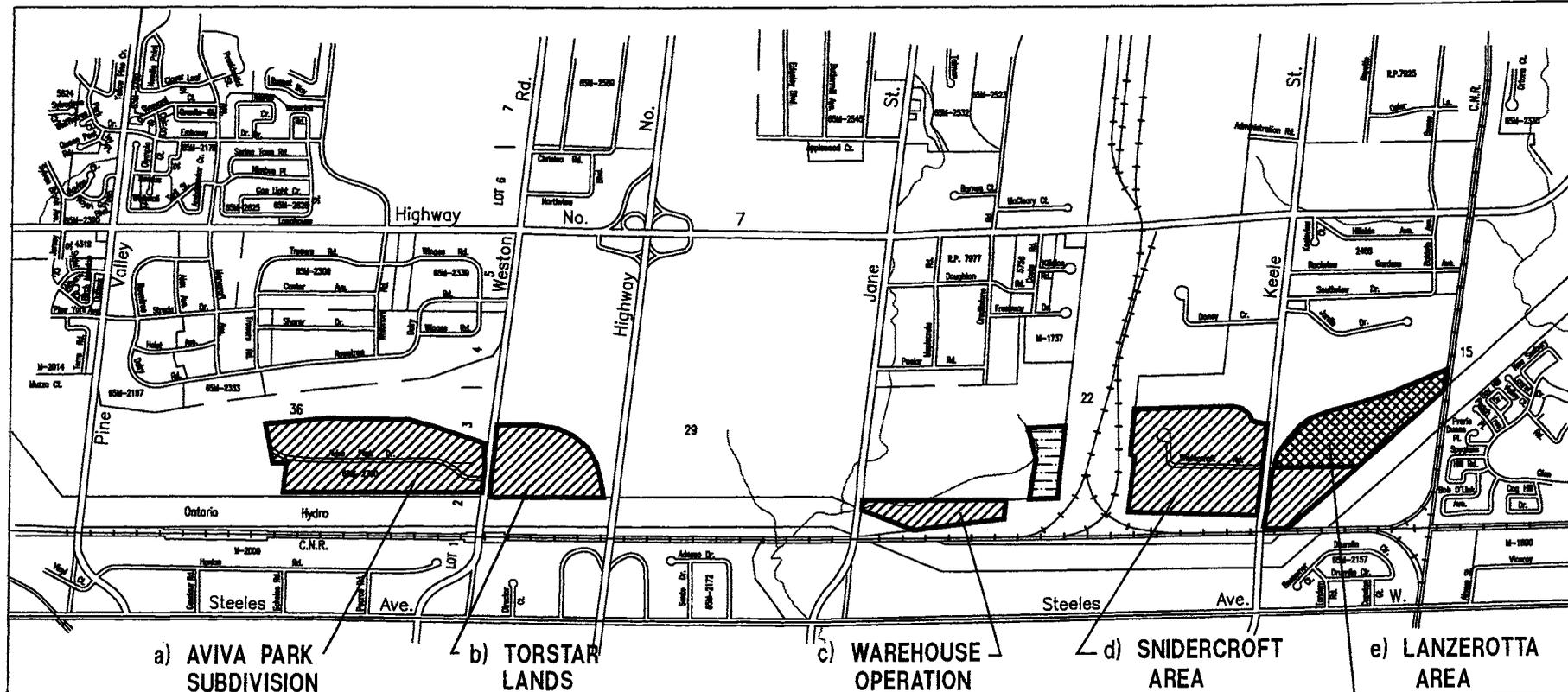
ADOPTED THE ___ DAY OF ___, 2008

FILE No's. OPA #694 & OP.06.024
RELATED FILE No's. Z.06.054 & 19T-06V09
LOCATION: Part of Lots 2 & 3, Concession 4
APPLICANT: INVAR FRESHWAY LIMITED
CITY OF VAUGHAN

NOT TO SCALE

SIGNING OFFICERS

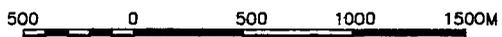
BOARD ORDER
ISSUE DATE: NOV. 19/08 MAYOR
CLERK



SCHEDULE '5'
REVISED FEBRUARY 26, 1996

LANDS PROPOSED FOR DELETION FROM THE PARKWAY BELT WEST PLAN

NOTE: SEE SECTION 3.4.3 IN RESPECT TO POLICIES APPLYING TO THESE LANDS ON THEIR DELETION FROM THE PARKWAY BELT PLAN



MODIFICATION
No. 34
UNDER SECTION 17(9) OF THE PLANNING ACT

THIS IS SCHEDULE '5' TO AMENDMENT NO. 450 ADOPTED THE 3RD DAY OF OCT. 1994

L.D. JACKSON MAYOR
J.D. LEACH CLERK

LEGEND

- LANDS TO BE REMOVED FROM THE PARKWAY BELT
- LANDS REMOVED FROM PARKWAY BELT BY ORDER DATED NOV. 28, 1996 & MADE SUBJECT TO OPA 450 BY APPROVAL OF SECTION 3.4.3 BY MINISTER OF MUNICIPAL AFFAIRS AND HOUSING ON JAN. 17, 1997
- INVAR FRESHWAY LIMITED LANDS REMOVED FROM THE PARKWAY BELT PLAN BY ORDER DATED MAY 14, 2007 MMAH APPLICATION NO. 19-PBA-028-185

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

FILE No's. OPA #694 & OP.06.024
RELATED FILE No's. Z.06.054 & 19T-06V09
LOCATION: Part of Lots 2 & 3, Concession 4
APPLICANT: INVAR FRESHWAY LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '6'
TO AMENDMENT No. 694
ADOPTED THE ___ DAY OF ___, 2008

SIGNING OFFICERS
BOARD ORDER
ISSUE DATE: NOV. 19/08 MAYOR
CLERK

TOWNSHIP OF KING

GENERAL LAND

THIS IS SCHEDULE "3"
TO AMENDMENT NO. 450
ADOPTED THE 3 DAY OF

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

L.D. JACKSON
MAY
J.D. LEACH
CLE

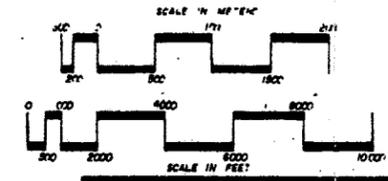
REVISED FEBRUARY 26, 1

LEGEND

- BOUNDARY OF PLANI
- [Pattern: Dotted] RESIDENT
- [Pattern: Grid] INDUSTRI
- [Pattern: White] RU
- [Pattern: Diagonal Lines] TRANSPORTA
- [Pattern: Stippled] THEME
- [Pattern: Dotted with Lines] PARKWAY BELT W
- [Pattern: Cross-hatched] EMPLOYMENT

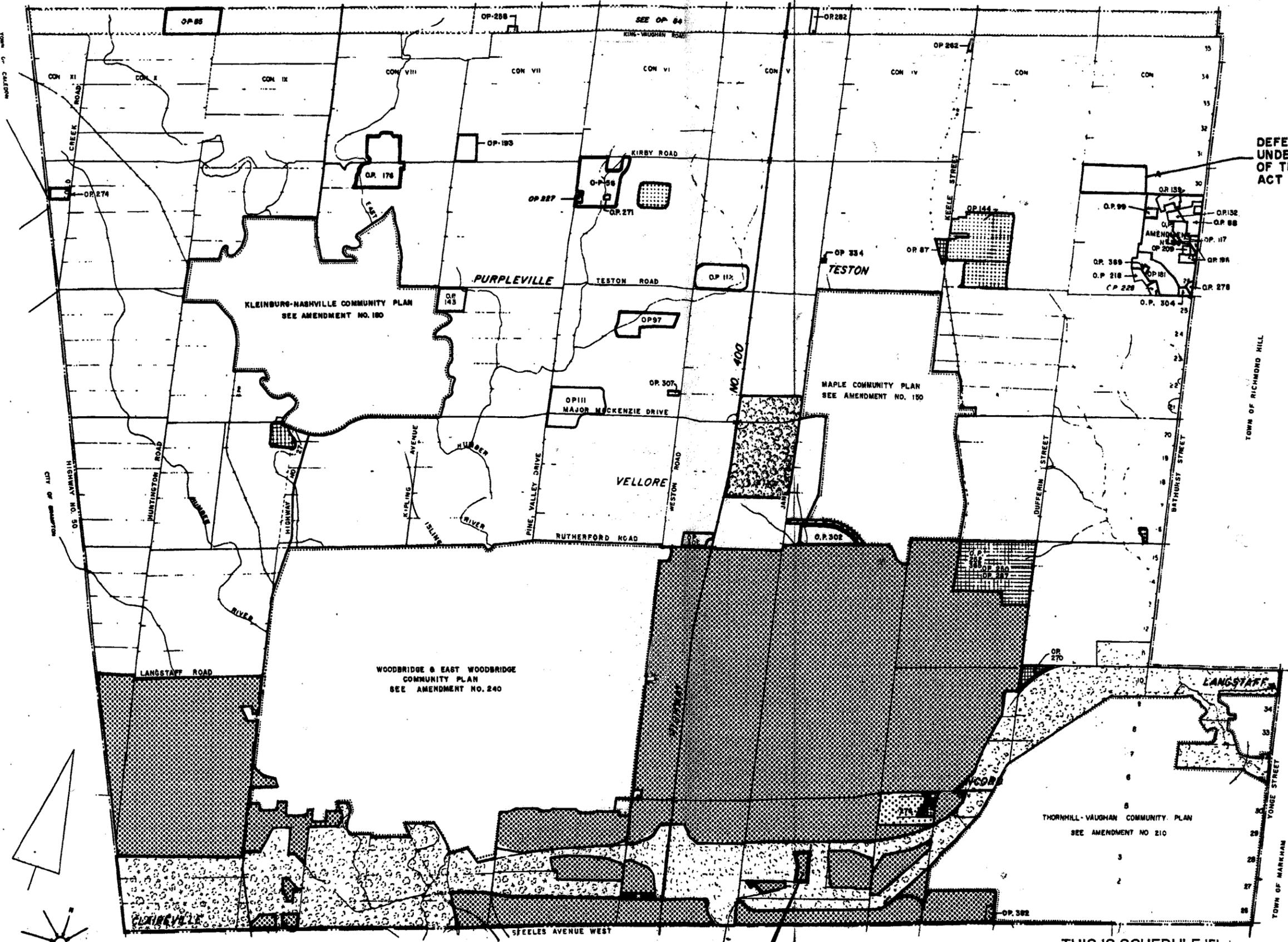
MODIFICATION
No. 32
UNDER SECTION 17(9)
THE PLANNING ACT

THIS IS SCHEDULE '5'
TO AMENDMENT No. 694
ADOPTED THE ___ DAY OF ___, 2008



Drawn by 60-311	SCHEDULE
284	VI
Checked by	GENER
Date	SCALE

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 694 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT
REVISED LAYOUT 9 JUNE 11



FREQUENCY OF WIND DIRECTION

CONCESSION NO.

LANDS SUBJECT TO AMENDMENT No. 694

NORTH YORK

ETOBICOKE

L.A. 200 BUILD.

AMENDMENTS TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

REVISIONS				REVISIONS				REVISIONS				REVISIONS				REVISIONS			
DATE	AMND. NO.	DESCRIPTION	BY	DATE	AMND. NO.	DESCRIPTION	BY	DATE	AMND. NO.	DESCRIPTION	BY	DATE	AMND. NO.	DESCRIPTION	BY	DATE	AMND. NO.	DESCRIPTION	BY
12-83	5	LOTS 2-16 CONC. 4		13-6-80	108	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	181	PT. LOT 26, 27, CON. 2	DM	4-12-87	254	AMENDMENT TO THORNHILL-VAUGHAN	MC				
12-83	6	TEXT AMENDMENT ONLY		24-3-80	109	PT. LOT 32, CONC. 1		14-5-84	182	PT. LOT 11, CON. 7	DM	21-12-87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	5-9-89	328	PT. LOTS 4-10, CONC. 9 & 10	SM
12-83	7	LOTS 20-24 CONC. 4			110			3-12-84	183	AMENDMENT TO WOODBRIDGE C.P.	DB	30-10-92	256	PT. LOT 5, CONCESSION 2	SM	18-4-90	329	AMENDMENT TO O.P.A. 175	SM
17-11-88	8	LOT 1 CONC. 8		27-10-81	111	PT. LOTS 20, 21 CONC. 6	RJM	14-5-84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM					7-5-90	330	POLICIES & GUIDELINES/IND. AREAS	SM
27-10-88	9	LOTS 22, 23 CONC. 8		29-6-81	112	PT. LOT 26, CONC. 6	DB	9-10-84	185	PT. LOT 5, CON. 6	DM	2-2-88	258	PT. LOT 1, CONCESSION 7	DM				
21-3-88	11	LOT 1 CONC. 8			113			18-12-84	186	AMENDMENT TO WOODBRIDGE C.P.	O.B.								
8-8-88	13	LOT 1 CONC. 8		14-5-81	114	PT. LOTS 18, 20 & 21, CONC. 5	DB	15-11-84	187	AMENDMENT TO THORNHILL C.P.	D.B.	25-2-88	260	PT. LOT 1, CONCESSION 7	DM	28-7-90	333	PT. OF LOT 6, CONC. 3	SM
22-2-88	14	TEXT AMENDMENT ONLY		16-3-81	115	PT. LOTS 21, 22 CONC. 4	RJM	9-11-84	188	AMENDMENT TO WOODBRIDGE C.P.	D.B.		261	SEE O.P.A. No. 275	SM	16-7-90	334	PT. OF LOT 27, CONC. 4	SM
2-3-88	16	LOT 1 CONC. 7		8-3-82	116	PT. LOT 7, CON. 10	RJM	28-7-86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	PT. LOT 35, CONCESSION 4	DM	25-7-90	335	PT. OF LOT 11, CONC. 4	SM
7-10-89	17	ROADS PLAN		25-2-85	117	PT. LOT 28, CONCESSION 2	DB	14-2-88	190	TUDOR COMMUNITY PLAN	DM	24-4-89	263	PT. LOTS 7 & 8, CONC. 10	SM	18-7-90	336	PT. OF LOT 7, CONC. 4	SM
28-6-92	28	WOODBRIDGE COMMUNITY PLAN		20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4, 5, CON. 8	DM					18-4-90	337	AMENDMENT TO O.P.A. 210	SM
11-2-93	29	AMENDMENT TO WOODBRIDGE C.P.		9-5-81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16-1-85	192	AMENDMENT TO VAUGHAN	D.B.	18-10-90	265	PT. LOT 7, 8, 9, 10, CON. 3/LOT 4, 5, CON. 8	SM	19-9-90	338	AMENDMENT TO O.P.A. 190	SM
20-3-93	29	LOT 1 CONC. 7		9-7-81	120	PT. LOT 5, CONC. 3	DB	29-12-87	193	PT. LOT 31, CONCESSION 7	DM					28-6-91	339	AMENDMENT TO O.P.A. 107	SM
18-5-93	30	LOT 4 CONC. 3		19-4-81	121	PT. LOT 22, 24 & 25, CONC. 3	DB	28-1-88	194	AMENDMENT TO EAST WOODBRIDGE	DB								
3-7-93	31	AMENDMENT TO WOODBRIDGE C.P.		20-5-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4-4-85	195	PART LOT 8, CONC. 4	DB	17-11-88	268	PINE VALLEY BUSINESS PARK	JM	25-7-90	341	PT. LOT 8, CONC. 8	SM
7-6-93	32	TEXT AMENDMENT ONLY		18-2-81	123	AMENDMENT TO WOODBRIDGE	DB	22-9-86	196	PT. LOT 27, CON. 2	DM	18-4-90	269	PT. LOTS 4 & 5, CONC. 7	SM				
18-7-93	33	LOT 30 CONC. 2			124			30-1-88	197	AMENDMENT TO WOODBRIDGE C.P.	DB					20-11-90	343	PT. LOTS 3-10, CONC. 9	SM
14-8-94	35	LOT 26 CONC. 1		5-12-81	125	PT. LOT 5, CONC. 8	RJM		198			01-12-88	271	PT. LOT 29, CONC. 6	SM	24-1-90	344	PT. LOTS 7 & 8, CONC. 8	SM
21-6-93	36	AMENDMENT TO WOODBRIDGE C.P.		12-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-88	199	AMENDMENT TO EAST WOODBRIDGE	DM					25-9-92	345	AMENDMENT TO O.P.A. 240	SM
18-11-93	37	AMENDMENT TO WOODBRIDGE C.P.		11-5-82	127	PT. LOT 13, CONC. 5	RJM	8-3-88	200	SEE PLAN CONTROL	DM	11-4-88	272	PT. LOTS 23-25, CONC. 3	SM	18-9-91	346	PT. OF LOT 5, CONC. 6	SM
17-3-94	38	AMENDMENT TO WOODBRIDGE C.P.			128			24-3-88	201	PT. LOT 29, 30, 31, and 32, CONC. 1	DM	5-11-88	274	PT. LOTS 29 & 30, CONC. 11	SM	14-12-90	347	PT. LOT 10, CONC. 5	SM
28-2-94	39	LOTS 28-29 CONC. 2		28-1-82	129	AMENDMENT TO WOODBRIDGE C.P.		28-5-88	202	AMENDMENT TO THORNHILL-VAUGHAN	DB	20-6-88	275	AMENDMENT TO VAUGHAN-400	SM	26-11-90	348	COMMUNITY IMPROVEMENT POLICIES	SM
4-7-94	40	LOTS 21, 22 CONC. 3		4-5-82	130	PT. LOT 5, CONC. 8	RJM	28-3-88	203	PART LOT 4, CONC. 6	DB	22-8-88	276	PART LOT 4, CONC. 3	SM	5-10-89	349	PT. OF LOT 27, CONC. 5	SM
29-7-94	41	AMENDMENT TO WOODBRIDGE C.P.		6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	24-7-88	204	PART LOT 3, CONC. 7	DB	17-3-89	277	PT. LOT 9, CONCESSION 5	JM				
18-12-94	43	LOT 8 CONC. 10		28-4-82	132	PT. LOT 29, CONC. 2	RJM	1-5-85	205	PART LOT 4, CONC. 5	DB	17-10-88	278	PT. LOT 26, CONCESSION 2	JM	27-3-91	351	PART OF LOT 4, CONC. 4	SM
18-6-94	44	LOT 14 CONC. 6		11-5-82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2-5-85	206	AMENDMENT TO WOODBRIDGE	DB	4-10-89	279	PT. LOT 6, CONCESSION 5	SM				
29-4-94	45	LOTS 10, 11 CONC. 3		2-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-7-85	207	PART LOT 6, CONC. 4	DB	16-5-89	280	AMENDMENT TO MAPLE C.P.	SM	21-12-90	353	PT. OF LOT 12, CONC. 4	SM
25-8-94	46	TEXT AMENDMENT ONLY		9-7-82	135	PINE VALLEY BUSINESS PARK	RJM		208			21-8-89	281	PT. LOT 5, CONC. 3	SM	8-2-91	354	PT. OF LOT 12, CONC. 4	SM
25-7-94	47	LOT 12 CONC. 8		18-1-83	136	PT. LOT 18, CONC. 4	RJM	19-8-86	209	PT. LOT 27, CONC. 7	DM	14-11-89	282	PT. LOT 1, CONCESSION 5	DB	12-7-91	355	PT. OF LOT 24, CONC. 8	SM
17-8-94	48	LOTS 11, 12 CONC. 7		8-6-82	137	PT. LOT 11, CONC. 3	RJM		210	THORNHILL-VAUGHAN C.P. REVIEW		13-6-91	283	PT. LOTS 12-18, CONC. 8	SM				
11-6-94	50	LOT 27 CONC. 1		4-6-82	138	PT. LOT 21, CONC. 5	RJM	16-12-85	211	PART LOT 11, CONC. 3	DM	29-5-91	284	PT. LOT 5, CONCESSION 6	SM	15-5-92	357	VAUGHAN-400 NORTH SECONDARY P.	SM
31-8-94	52	LOTS 23, 24 CONC. 3		18-4-82	139	PT. LOT 29, CONC. 2	RJM	18-8-86	212	PART LOTS 7, 8, CONC. 6	DB	19-9-89	285	PT. LOT 2, CONCESSION 4	SM	11-8-91	358	PT. OF LOT 2, CONC. 8	SM
9-2-97	56	AMENDMENT TO WOODBRIDGE C.P.		12-2-82	140	AMENDMENT TO E. WOODBRIDGE C.P.	RJM	19-5-87	213	PT. LOTS 29, 30, CONC. 6	DM	15-5-89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM				
3-5-98	58	LOTS 29, 30 CONC. 6		16-2-81	141	PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PT. LOT 13, CON. 5	DM	17-8-90	287	PT. LOTS 13, 14 & 15, CONC. 3	SM	31-5-91	360	AMENDMENT TO O.P.A. 210	SM
11-1-97	59	LOTS 27, 28 CONC. 3		28-4-82	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-85	215	PT. LOT 14, CON. 6	DM	24-2-92	288	WESTON-400 N. INDUSTRIAL PARK	SM				
19-5-98	59	LOT 1 CONC. 7		20-5-83	142	PT. LOTS 5, 6, 7 & 8, CON. 3	DB		216										
1-4-97	62	LOTS 5 CONC. 1		5-10-82	143	PT. LOT 25, CONC. 7	RJM	17-12-85	217	PT. LOT 5, CON. 8	DM	20-12-86	290	PT. LOTS 21 to 25, CONC. 4	SM	4-10-91	363	PT. LOT 7, CONC. 7	SM
14-12-98	65	AMENDMENT TO WOODBRIDGE C.P.		11-6-82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27-2-86	218	PT. LOT 26, CON. 2	DM								
13-9-97	64	LOTS 11 CONC. 4, 5		12-10-82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-86	219	PT. LOT 1, CON. 7	DM	3-5-91	292	PT. LOT 1, CONC. 8	SM	6-5-92	365	PT. LOTS 13-15, CONC. 3	SM
1-4-81	66	LOT 5 CONC. 8		8-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		220			27-11-90	293	LOTS 12 & 13, PLAN 65M-2330	SM	1-4-92	366	PT. LOT 15, CONC. 3	SM
29-12-77	70	THORNHILL-VAUGHAN COMMUNITY PLAN		20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		221							22-7-91	367	AMENDMENT TO THORNHILL-VAUGHAN	SM
29-7-77	71	AMENDMENT TO WOODBRIDGE C.P.		15-9-82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11-2-88	222	PINE VALLEY BUSINESS PARK	DM					5-11-91	368	PT. LOT 12, CONC. 4	SM
1-10-78	72	LOTS 11, 12 CONC. 8		21-10-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14-8-85	223	PT. LOT 26, CONC. 9	DM	14-8-88	295	PT. LOT 8, CONC. 8 (Woodbridge C.P.)	SM	14-8-92	369	PT. LOTS 26 & 27, CONC. 2	SM
18-3-78	74	LOTS 18-21 CONC. 3		16-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-86	224	PT. LOT 13, CON. 6	DM	4-7-90	297	AMENDMENT TO O.P.A. 210	SM				
9-10-77	76	LOTS 23, 24 CONC. 8		23-11-82	151	PT. LOT 25, CONC. 9	RJM	6-9-86	225	PT. LOTS 12, 13 & 4, CON. 4	DM	29-5-89	298	AMENDMENT TO O.P.A. 240	SM	29-8-90	371	PT. LOTS 9 & 10, CONC. 7	SM
5-11-77	77	AMENDMENT TO WOODBRIDGE C.P.		17-2-83	152	AMENDMENT TO E. WOODBRIDGE C.P.	DB	19-8-86	226	PT. LOT 1, CONC. 3	DM	27-8-89	299	AMENDMENT TO MAPLE C.P.	SM	14-2-92	372	PT. LOT 26, CONC. 1	SM
	78			27-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	30-10-86	227	PT. LOT 29, CONC. 8	DM					14-2-92	373	PT. LOT 7, CONC. 7	SM
6-10-80	79	LOT 11, CON. 3		26-10-82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	21-1-87	228	PT. LOT 26, CONC. 2	JM	7-12-89	301	PT. LOT 17, CONCESSION 3	DB	14-8-92	374	PT. LOT 10, CONC. 4	SM
	80	AMENDMENT TO WOODBRIDGE C.P.		26-9-83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	29-8-86	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-89	302	PT. LOT 16, CONCESSION 4	SM	11-9-91	375	PT. LOT 26, CONC. 1	SM
8-2-78	82	LOTS 8, 9, 10 CONC. 6		11-4-83	156	PT. LOT 14, CON. 6	DB	28-8-86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5-6-90	303	PT. LOT 9, CONCESSION 5	SM	18-1-92	376	PT. LOT 1, CONC. 5	SM
27-4-78	83	LOT 25, CON. 8		6-4-83	157	PT. LOT 30, CON. 6	DB	29-12-86	231	PINE VALLEY BUSINESS PARK REVIEW	CM	21-4-92	304	PART LOT 26, CONC. 2	SM				
28-7-78	84	LOT 1 KING		27-9-84	158	PT. LOT 21, CON. 4	RJM	24-2-88	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22-6-89	305	PART LOT 1, CONC. 7	SM	26-5-92	378	PT. LOT 3, CONC. 8	SM
28-7-78	85	LOT 1 CONC. 10 KING		4-10-85	159	PT. LOT 24, CON. 8	RJM	11-2-87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1-3-90	306	PART LOT 16, CONC. 5	SM				
8-12-78	86	LOT 24, 25 CONC. 9		8-1-87	160	KLEINBURG-NASHVILLE COM. PLAN	RJM	12-2-87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	21-8-89	307	PART LOT 21, CONC. 6	SM	26-5-92	380	PT. LOT 10, CONC. 5	SM
14-3-79	87	PT. LOT 27, CON. 4		11-3-83	162	AMENDMENT TO WOODBRIDGE C.P.	DB	18-12-86	235	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	15-7-89	308	PART LOT 6, CONC. 4	SM	18-7-92	381	PT. LOT 11, CONC. 4	SM
14-3-79	88	PT. LOTS 28 & 29, CON. 2		6-17-83	163	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		236			15-8-89	309	AMENDMENT TO O.P.A. 107</					

APPENDIX I

The subject lands are located east of Jane Street, on the south side of Highway #407, and west of the Canadian National Railway Classification Yard, in Part of Lots 2 and 3, Concession 4, City of Vaughan.

The purpose of this Amendment is to add lands that have been recently removed from the Provincial Parkway Belt West Plan into the City's Employment Area Official Plan (OPA #450) by redesignating the subject lands from "General Complementary Use Area" under the Provincial Parkway Belt West Plan to "Employment Area General" under OPA #450 (Employment Area Growth Management Plan). This amendment will facilitate the development of the Subject Lands for industrial uses which require outside storage and provide the appropriate development and site plan control policies to ensure quality development compatible with the surrounding land uses.

On September 8, 2008, Council ratified the September 2, 2008 Committee of the Whole recommendation to approve the proposal for Official Plan Amendment Application OP.06.024 (Invar Freshway Limited) as follows:

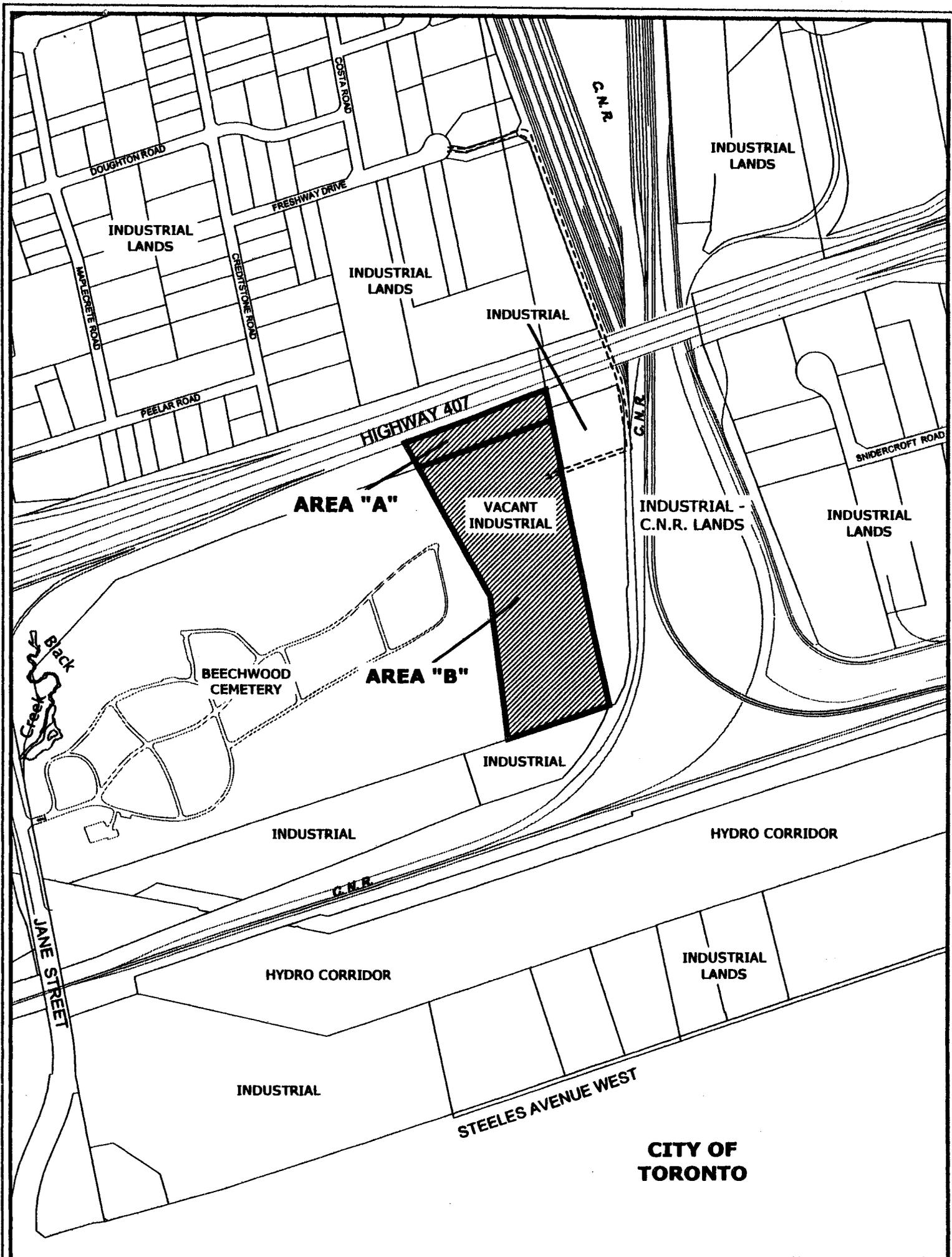
"THAT The Ontario Municipal Board be advised that the City of Vaughan Council endorses Official Plan Amendment File OP.06.024 (Invar Freshway Limited), specifically to amend OPA #450 (Employment Area Plan) as follows:

- a) add the lands shown as "Area B" on Attachment #2 to the City's Employment Area Plan (OPA #450), which were removed by the Ministry of Municipal Affairs and Housing from the Provincial Parkway Belt West Plan on May 14, 2007 via Amendment No. 185 (MMAH File No. 19-PBA-028-185) by redesignating the lands shown as "Area B" from "General Complementary Use Area" (Provincial Parkway Belt West Plan) to "Employment Area General" (City Employment Area Plan, OPA #450);
- b) include site-specific policies for the lands shown as "Area B" on Attachment #2, to facilitate compatible development of the subject lands for employment uses that require outside storage with or without buildings, from the adjacent cemetery use, which shall address but not be limited to matters pertaining to landscape buffering and berming, distance separation from land uses, and appropriate uses;
- c) include the following provision for the lands shown as "Area A" on Attachment #2, in accordance with the MMAH File No. 19-PBA-028-185 and approved Amendment No. 185 dated May 14, 2007:

"The subject lands are designated Inter-Urban Transitway in the Public Use Area, in the City of Vaughan, and further described as Part 2 on RP 65R-29892, in Lot 3, Concession 4, City of Vaughan. Notwithstanding the designation of the subject lands as Inter-Urban Transitway in the Public Use Area of the Parkway Belt West Plan, interim outside storage uses are permitted subject to the satisfaction of the following conditions:

- a) no permanent buildings or structures are erected, and
- b) interim outside storage uses are only permitted until such time as the subject lands are required for the purposes of an Inter-Urban Transitway Corridor, or other infrastructure related uses as contemplated by the Parkway Belt West Plan."; and,
- d) include the following provision in accordance with the Region of York conditions of approval:

"Prior to development, a Forested Area Compensation Plan shall be prepared and submitted to the satisfaction of York Region and the Toronto and Region Conservation Authority. Such plan will include a strategy for the planting, maintenance, and monitoring of the forest including the endangered Butternut (*Juglans cinerea*)."



CITY OF TORONTO

APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 694

AREA SUBJECT TO AMENDMENT No.694 

FILE No's. OPA #694 & OP.06.024
 RELATED FILE No's. Z.06.054 & 19T-06V09
 LOCATION: Part of Lots 2 & 3, Concession 4
 APPLICANT: INVAR FRESHWAY LIMITED
 CITY OF VAUGHAN

