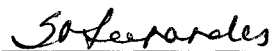


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 639 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 5th day of July, 2007.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of July, 2007.

Certificate of Approval

AMENDMENT No. 639

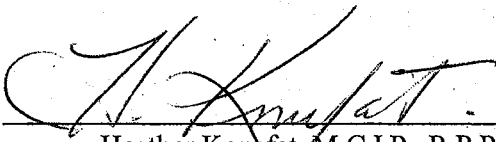
TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 5, 2007.

Date: July 11/07



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

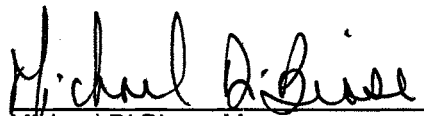
BY-LAW NUMBER 240-2006

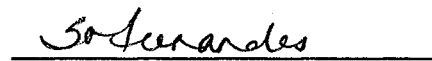
A By-law to adopt Amendment Number 639 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 639 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 26th day of June, 2006.


Michael Di Biase, Mayor


Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 639
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 639 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", and "4" constitute Amendment Number 639.

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

I PURPOSE

The purpose of this Amendment is to redesignate the "Subject Lands" from "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan to "Prestige Area" within Official Plan Amendment No. 450 (Employment Area Plan) of the Vaughan Planning Area.

The subject Amendment will permit the lands shown as "Area Subject to Amendment No. 639 on Schedule "1" hereto to be developed with a waste recycling and processing facility that also manufactures fuel pellets on the Subject Lands. The Amendment will facilitate the inclusion of the subject lands into the Employment Area and establish site specific policies within the "Prestige Area" designation for the proposed use.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", are shown on Schedules "1", "2", "3" and "4" attached hereto as "Area Subject to Amendment No. 639". The lands are located on the east side of Regional Road 27, immediately north of Highway No. 407, and is bounded on the north by the Hydro One transmission corridor, being in Part of Lot 2, Concession 8, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the "Subject Lands" from "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan to "Valley Lands" and "Prestige Area" within Official Plan Amendment No. 450 (Employment Area Plan) of the Vaughan Planning Area is based on the following considerations:

1. The subject lands have been declared surplus by the Ontario Realty Corporation and will be and/or have been transferred to the City of Vaughan for its use and or disposition.
2. The subject lands are designated "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" by the Parkway Belt West Plan and an application has been made to the Ministry of Municipal Affairs and Housing to delete these lands from the Parkway Belt, on the basis that there is no substantive justification for their continued inclusion.
3. The current Official Plan designation on the subject lands is "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan, which does not permit a waste recycling and processing facility and a fuel pellet manufacturing plant, accordingly, the appropriate designation to facilitate the proposed development, given its location, would be "Valley

Lands" and "Prestige Industrial", under Official Plan Amendment No. 450, with site specific provisions which would exclude any outside storage on the subject lands.

4. The proposed waste recycling and processing facility and fuel pellet manufacturing plant will serve to address the needs of York Region's long term solid waste management strategies, as well as other regions in the GTA. The removal of municipal solid waste to create fuel pellets, as well as the extraction of other dry recyclable material from the waste stream for sale in the recyclable market will reduce the need for shipment of this material to other licenced disposal sites and also serve to reduce the amount of landfill being generated.
5. The City will benefit from additional employment lands for economic development, creating new opportunities for employment and taxable assessment, that will benefit the surrounding community and City as a whole.
6. The subject lands can be serviced through the extension of existing municipal infrastructure.

Having received a statutory Public Hearing held on, January 16, 2006, Vaughan Council approved Official Plan Amendment Application OP.05.024 to redesignate the "Subject Lands" from "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan to "Prestige Area" within Official Plan Amendment No. 450. The Amendment will permit a waste recycling and processing facility that also manufactures fuel pellets.

The subject lands are currently owned by the Ontario Realty Corporation and will be purchased by the City of Vaughan. Prior to the final approval of this Amendment by the Region of York, the lands shall be removed from the Parkway Belt West Plan.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the subject lands located on the east side of Regional Road No. 27 and north of Highway No. 407, shown as "Area Subject to Amendment No. 639" on Schedules "1", "2", "3", and "4" attached hereto from "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan to "Valley Lands" and "Prestige Area" under Amendment No. 450, by:

- a) deleting Schedules "1", "2", "2A" and "3" to Amendment No. 450 and substituting therefore Schedules "1", "2", "2A" and "3" attached hereto as Schedules "1", "2", "3" and "4" respectively, thereby adding the subject lands to Amendment No. 450.

2. Adding the following site specific policies to Exception Section 9.0 in Amendment No. 450:

"9.15 (OPA No. 639) The following policies shall apply to the subject lands located on the east side of Regional Road 27, north of Highway 407, in Part of Lot 2, Concession 8, City of Vaughan, and identified as "Area Subject to Amendment No.639" on Schedules "1", "2, "2A" and "3" to Amendment No. 450:

- a) The subject lands designated "Prestige Area", shall be subject to the policies of Section 2.2.3. Notwithstanding the policies of Subsection 2.2.3, the subject lands may also be developed with a waste recycling and processing facility that also manufactures fuel pellets. There shall be no outside storage permitted on the subject lands. The implementing Zoning By-law shall establish the permitted uses and development standards.
- b) Access to the subject lands shall be permitted by means of a driveway easement over lands owned by others and connecting to Regional Road No. 27, to the west or over lands fronting on Regional Road No. 27.
- c) Approvals for a waste recycling and processing facility shall be obtained from the Ministry of the Environment and Energy, including a Certificate of Approval, prior to the execution of a Site Plan Agreement."

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 Zoning By-law and by way of Site Plan approval pursuant to the Planning Act. This Amendment shall not come into force until such time as it has been deleted from the Parkway Belt West Plan by the Ministry of Municipal Affairs and Housing.

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.





THIS IS SCHEDULE '1'
 TO AMENDMENT No. 639
 ADOPTED THE 26 DAY OF JUNE, 2006

SIGNING OFFICERS
Alfred So MAYOR
50 CLERK

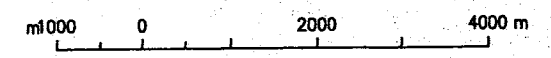
**EMPLOYMENT AREA
 CONTEXT PLAN**
 THIS IS SCHEDULE '1' TO
 AMENDMENT NO. 450

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

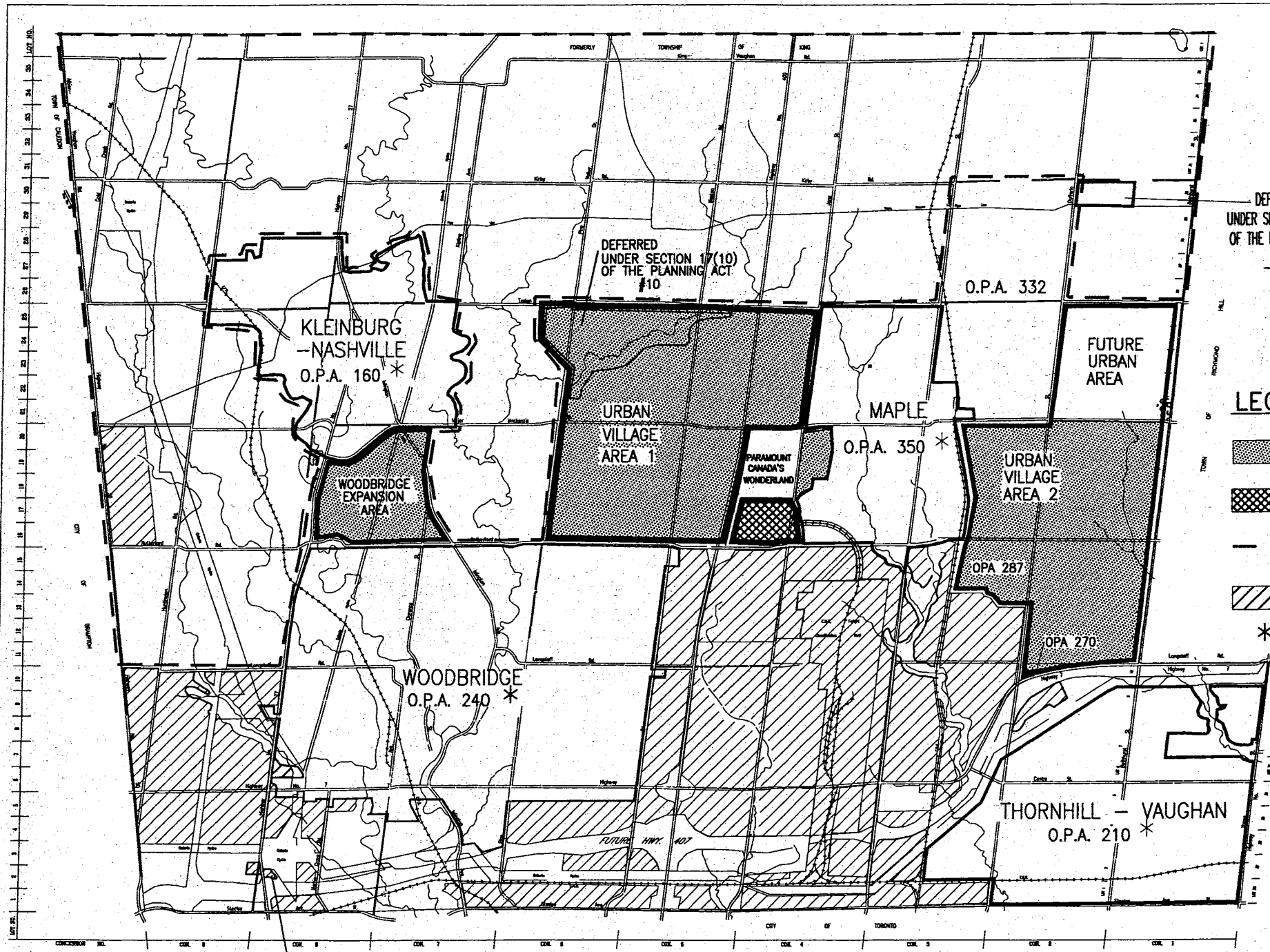
LEGEND

-  URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE SECONDARY PLAN AREA
-  RURAL AREA - GENERAL
-  EMPLOYMENT AREA
- * AS AMENDED

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










REVISED OCTOBER 22, 2002



AREA SUBJECT TO
 AMENDMENT No. 639

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  GENERAL COMMERCIAL
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 639**
ADOPTED THE 26 DAY OF JUNE, 2006

SIGNING OFFICERS
Al B. Biele
MAYOR
Steward
CLERK

**EMPLOYMENT AREA
STRUCTURAL PLAN**

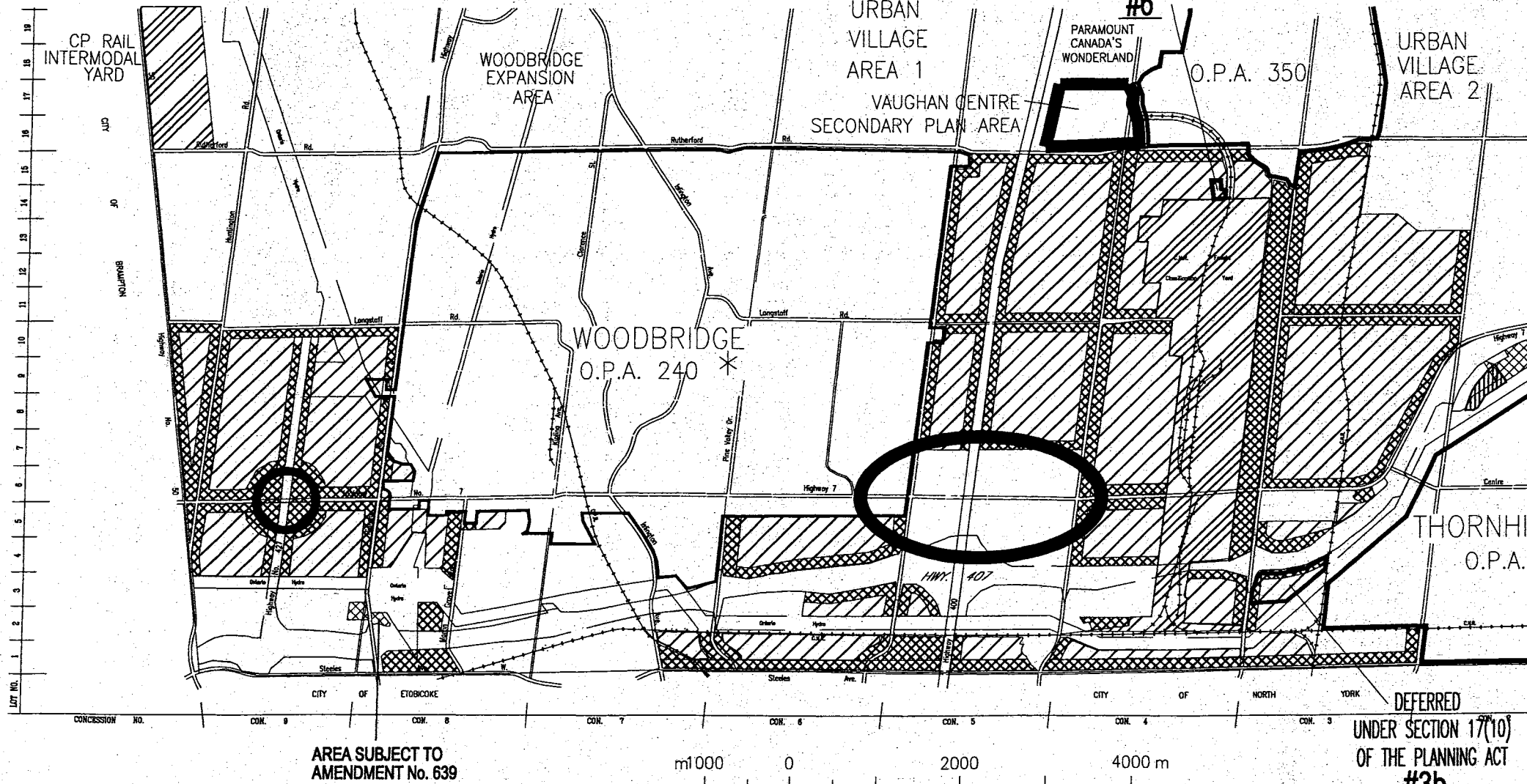
THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450

REVISED OCTOBER 22, 2002

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

THORNHILL-VAUGHAN
O.P.A. 210*

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



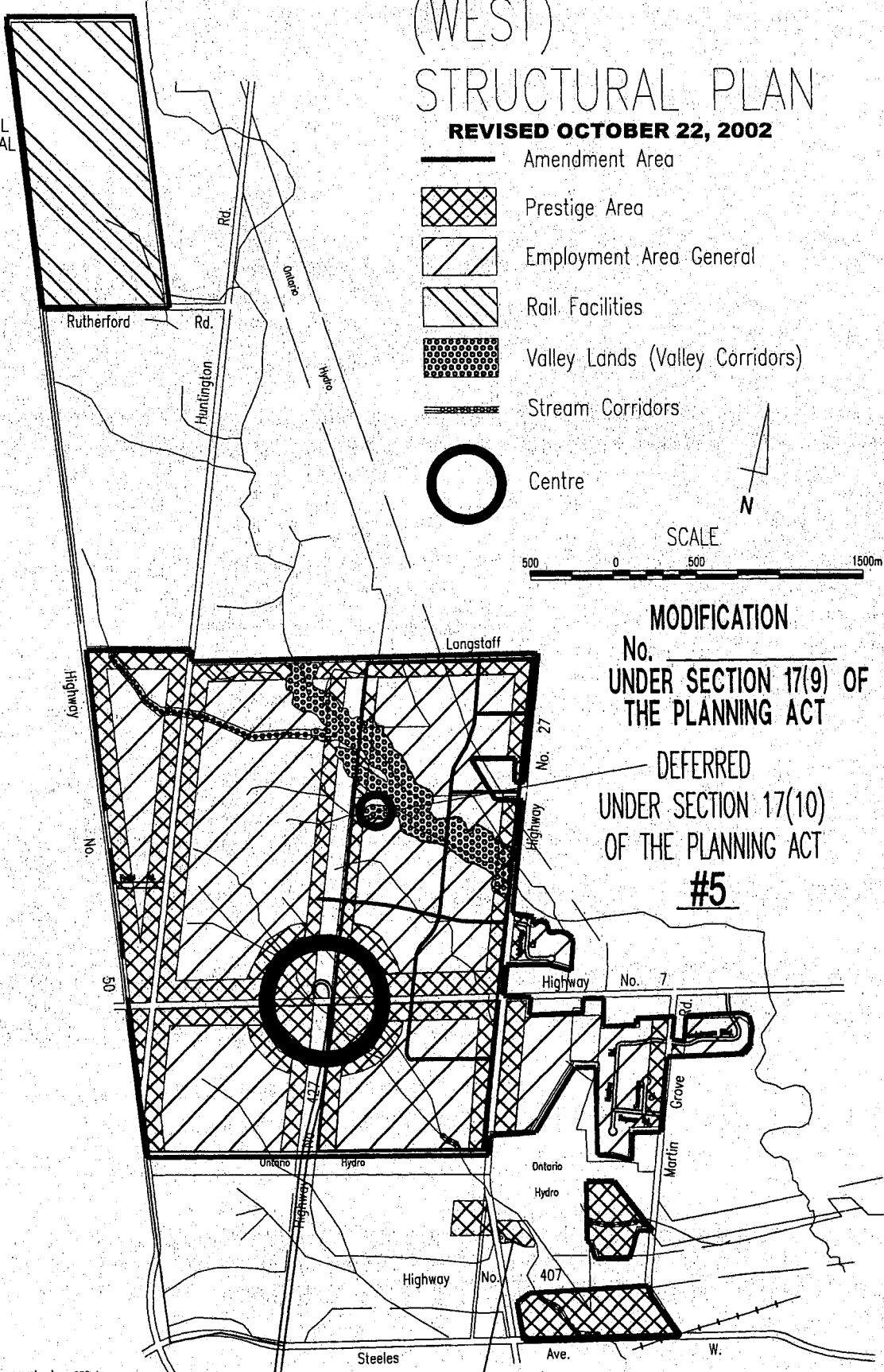
AREA SUBJECT TO
AMENDMENT No. 639

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

EMPLOYMENT AREA (WEST) STRUCTURAL PLAN

REVISED OCTOBER 22, 2002

CP RAIL
INTERMODAL
YARD



N:\DFT\1-BY-LAWS\op\opa639.dwg

AREA SUBJECT TO
AMENDMENT No. 639

THIS IS SCHEDULE '3'
TO AMENDMENT No. 639
ADOPTED THE 26 DAY OF JUNE, 2006

FILE No. OPA 639

LOCATION: Part of Lot 2, Concession 8

CITY OF VAUGHAN

SIGNING OFFICERS

Michael DiBiase

MAYOR

S. Sparavolis

CLERK

TOWNSHIP OF KING









GENERAL LAND USE

THIS IS SCHEDULE '4'
TO AMENDMENT No. 639
ADOPTED THE 26 DAY OF JUNE, 2006

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

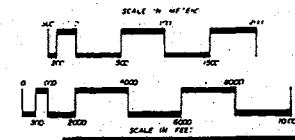
SIGNING OFFICERS
Al Di Biase
MAYOR
Spencer Wells
CLERK

LEGEND

-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  THEME PARK AREA
-  PARKWAY BELT WEST PLAN
-  EMPLOYMENT AREA

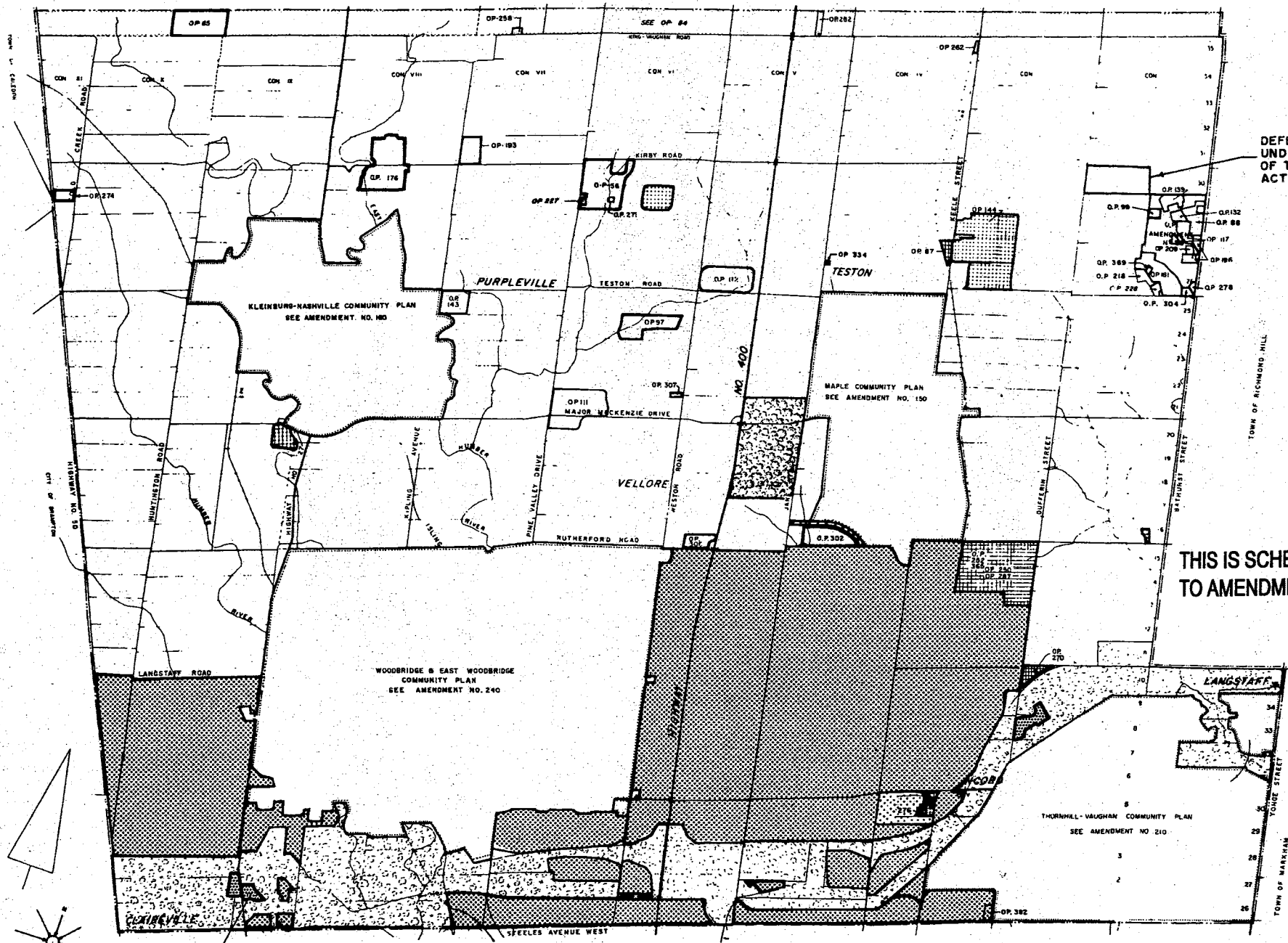
THIS IS SCHEDULE '3'
TO AMENDMENT NO. 450

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



Drawn by 60-311	SCHEDULE 'A' TO AMENDMENT NO. TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
284	GENERAL LAND USE
Scale: 1" = 4000'	SCALE 1" = 4000'
REVISED LAYOUT 8 JUNE 1977 VAUGHAN PLANNING DEPT.	

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



AREA SUBJECT TO
AMENDMENT No. 639

FREQUENCY OF WIND DIRECTION
CONCESSION NO.

APPENDIX I

The subject lands are located on the east side of Regional Road 27, immediately north of Highway No. 407, and is bounded on the north by the Hydro One transmission corridor, being in Part of Lot 2, Concession 8, City of Vaughan.

On June 19, 2006, the Committee of the Whole considered applications to amend the Official Plan, Zoning By-law and Site Development Application and resolved the following:

Recommendation

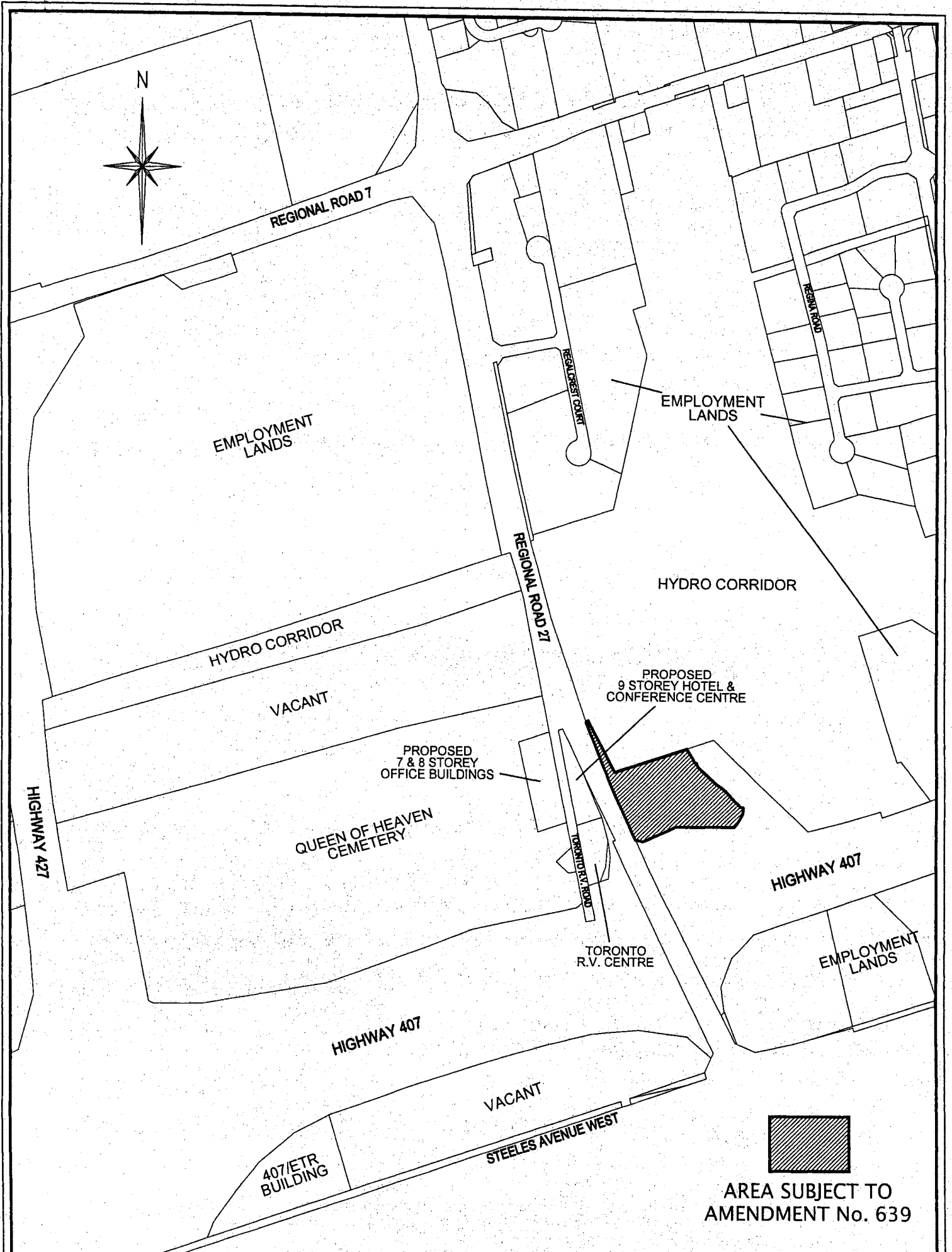
The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.024 (City of Vaughan - Dongara Pellet Factory) BE APPROVED, subject to the following:
 - a) That the implementing Official Plan Amendment shall:
 - i) redesignate the subject lands from "Public Open Space and Buffer Area" and "Road" within the "Public Use Area" under the Parkway Belt West Plan to "Prestige Area" with site-specific provisions under OPA #450 (Employment Area Plan) to implement the proposed development; and,
 - ii) include policies that notwithstanding the development policies of the "Prestige Area" designation, the subject lands may be developed with a waste recycling and processing facility that also manufactures fuel pellets, and that there shall be no outside storage on site.
 - b) That the subject lands shall have been deleted from the Parkway Belt West Plan by the Ministry of Municipal Affairs and Housing, prior to the implementing Official Plan Amendment being adopted by Council.
2. THAT Zoning By-law Amendment File Z.05.054 (City of Vaughan - Dongara Pellet Factory) BE APPROVED, to rezone the subject lands from PB1S Parkway Belt Linear Facilities Zone to EM1 Prestige Employment Area Zone, to permit a waste recycling and processing facility that also manufactures fuel pellets, subject to the following:
 - a) That the implementing Zoning By-law shall include the following exceptions:
 - i) permit the subject lands to be developed with a waste recycling and processing facility which also produces fuel pellets in the EM1 Prestige Employment Area Zone, with no outside storage;
 - ii) permit a minimum lot frontage of 0.0m, whereas the required lot frontage is currently 36m;
 - iii) permit all lot lines on the subject property to be considered as interior lot lines;
 - iv) permit a minimum of 35 parking spaces to be provided on the subject lands in accordance with the approved parking study, whereas the required parking is currently 123 spaces;
 - v) permit the maximum driveway width to exceed the currently permitted 13.5m width at both the lot line and the driveway access located off-site on Regional Road 27;
 - vi) permit a minimum 0.0 m landscape strip where the site abuts an Open Space Zone, which includes the adjacent PB1S Parkway Belt Linear Facilities Zone, whereas 7.5m is currently required; and,
 - vii) require relief from Section 3.8 to facilitate the off-site access on lands owned by Hydro One.
 - b) That the implementing Zoning By-law shall not be enacted until such time as the subject lands have been deleted from the Parkway Belt West Plan by the Ministry of Municipal Affairs and Housing.
3. THAT Site Development File DA.06.001 (City of Vaughan – Dongara Pellet Factory) BE APPROVED, to permit the development of a waste recycling and processing facility and fuel pellet manufacturing factory, as shown on Attachment #2, subject to the following conditions:
 - a) That prior to the execution of the site development agreement:

- i. the final site plan, elevation plan, and landscaping plan, shall be approved by the Development Planning Department;
- ii. the final site servicing and grading plans, stormwater management report, access, on site vehicular circulation, and traffic and parking studies shall be approved by the Engineering Department;
- iii. all required off-site road widenings, access improvements and signalization for Regional Road #27 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
- iv. all requirements of the Ministry of Transportation Ontario (MTO) including stormwater management, and site servicing and grading, shall be satisfied;
- v. all requirements of the Toronto and Region Conservation Authority (TRCA) shall be satisfied;
- vi. all hydro requirements of PowerStream Inc. shall be satisfied;
- vii. all requirements of Hydro One Networks Inc. shall be satisfied;
- viii. the Lessee (Dongara Pellet Factory) shall have obtained written permission from Hydro One for all required easements and legal access onto Regional Road 27 and a driveway connection across Hydro One lands to service the subject lands; and,
- ix. the Lessee (Dongara Pellet Factory) shall have obtained the required Certificate of Approval from the Ministry of the Environment.

b) That the site development agreement contain the following clause:

- i) If required, the Lessee (Dongara Pellet Factory) shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.



APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 639

NOT TO SCALE

FILE No. OPA 639
 LOCATION: Part of Lot 2, Concession 8
 CITY OF VAUGHAN