

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

and

IN THE MATTER OF Amendment Number 727
to the Official Plan of the Vaughan Planning Area

I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

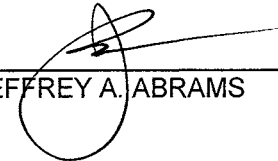
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 727 was adopted by the Council of the Corporation of the City of Vaughan on the 17th day of April, 2012, and written notice was given on the 25th day of April, 2012 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 727 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 727 is deemed to have come into effect on the 16th day of May, 2012, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
22nd day of May, 2012.)



A Commissioner, etc.

James Todd Coles,
a Commissioner, etc.,
Regional Municipality of York, for
The Corporation of the City of Vaughan.
Expires March 27, 2013.



JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

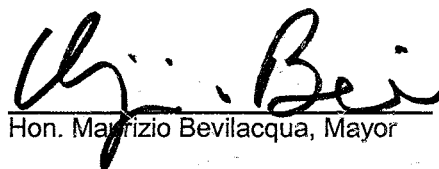
BY-LAW NUMBER 52-2012

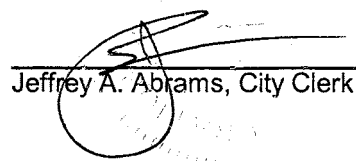
A By-law to adopt Amendment Number 727 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 727 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 17th day of April, 2012.


Hon. Maurizio Bevilacqua, Mayor


Jeffrey A. Abrams, City Clerk

Authorized by Item No. 11 of Report No. 12
of the Committee of the Whole
Adopted by Vaughan City Council on
April 17, 2012

AMENDMENT NUMBER 727
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 727 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 727.

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

Authorized by Item No.11 of Report No. 12
of the April 3, 2012 Committee
Adopted by Vaughan City Council on
April 17, 2012.

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 Amendment No.450 (Employment Area Growth and Management Plan), as amended by OPA No. 631.

The subject Amendment will redesignate a portion of the subject lands from "Employment Area General" to "Prestige Area" in order to apply a consistent designation ("Prestige Area") with site-specific exceptions throughout the property. This amendment will facilitate the development of the subject lands with a warehouse and distribution facility, with site-specific policies that will permit the outside storage of trucks and trailers, and loading between a building and a street.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands"), are shown on Schedules "1", "2" and "3" attached hereto as "Area Subject to Amendment No. 727". The Subject Lands are located on the southwest of Rutherford Road and Huntington Road in the City of Vaughan in the Regional Municipality of York Region, in Part of Lots 14 and 15, Concession 10, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate a portion of the Subject Lands from "Employment Area General" to "Prestige Area" with site-specific exceptions is based on the following considerations:

1. The Subject Lands are currently designated "Prestige Area" and "Employment Area General" by OPA No. 450 (Employment Growth and Management Plan), as amended by OPA No. 631, which permits a wide range of industrial, office, business and civic uses. Outside storage is only permitted in the "Employment Area General" designation. This Amendment to redesignate a portion of the subject lands to "Prestige Area" to implement a consistent "Prestige Area" designation over the entirety of the Subject Lands, with site-specific provisions to permit outside storage and loading are a required to facilitate the development of a warehouse and distribution facility and to permit outside storage, and loading to be located between a building and a street (Rutherford Road).
2. The proposed warehousing and distribution facility use is permitted within both the "Prestige Areas" and "Employment Area General" designations of OPA #450 as amended by OPA #631. This Amendment will facilitate the outside storage of trucks and trailers, and to permit loading between a building and a street.

3. The location and large site area required by this development can be accommodated given the availability of serviced and undeveloped employment lands in the surrounding area, the proximity of these lands to the existing CP Intermodal rail facility and the future Highway #427 extension (transportation systems).
4. This Amendment will permit employment uses that are compatible with the existing and planned surrounding uses, including the CP Intermodal yard to the north and the planned employment uses in Block 64 to the south and in Block 59 to the west.
5. This Amendment will not adversely impact the existing and planned uses in the surrounding area, and will provide lands in a location that is well suited for a warehouse and distribution facility.
6. This Amendment is consistent with the Provincial Policy Statement (2005), conforms to "Places to Grow" - the Growth Plan for the Greater Golden Horseshoe, the Region of York Official Plan, and Employment Area policies of Vaughan Official Amendment Plan No. 450.

Having received a statutory Public Hearing held on February 28, 2012, on April 17, 2012, Vaughan Council approved Official Plan Amendment File OP.12.001 to redesignate a portion of the Subject Lands from "Employment Area General" to "Prestige Area" with site-specific provisions regarding outside storage and loading to facilitate the development of the Subject Lands for a permitted warehouse and distribution facility with outside storage, and loading located between a building and a street (Rutherford Road).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 (Employment Area Growth and Management Plan), as amended by OPA No. 631, to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Redesignating a portion of the Subject Lands designated "General Employment Area" which forms part of the lands shown as "Area Subject to Amendment No.727" on Schedule "1" attached hereto, from "Employment Area General" to "Prestige Area".
2. Deleting Schedules "2" and "2A" in Amendment No. 450 and substituting therefor Schedules "2" and "2A" attached hereto as Schedules "2" and "3", respectively, thereby amending the land use designation for the portion of the Subject Lands designated "General Employment" in Official Plan Amendment No. 450.

3. Adding the following site-specific policies to "Schedule 9", Site Specific Exceptions in Amendment No. 450:

"(OPA 727) The following policies shall apply to the Subject Lands located at the southwest corner of Rutherford Road and Huntington Road, being Part of Lots 14 and 15, Concession 10, City of Vaughan:

- a. The implementing zoning by-law shall specify the range of uses permitted in the Subject Lands and the appropriate development standards permitted on the site.
- b. The following policies shall apply to the Subject Lands:
 - i. Notwithstanding Subsection 2.2.3 b), the outside storage of trucks and tractor trailers accessory to the operation of a warehousing and distribution facility shall be permitted; and,
 - ii. Notwithstanding Subsection 2.2.3. d), loading spaces shall be permitted between a building and a street (Rutherford Road) with appropriate landscaping and buffering to screen these areas from the adjacent roadway in accordance with the requirements of the Zoning By-law and through the Site Plan approval process."

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 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.

SEARS DISTRIBUTION CENTRE

C.P.
INTERMODAL

RUTHERFORD ROAD

City of
BRAMPTON

AREA
SUBJECT TO
AMENDMENT
No. 727

8934 HUNTINGTON ROAD
(HERITAGE BUILDING)





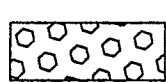
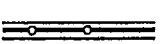
8700 HUNTINGTON ROAD
(HERITAGE BUILDING)

REGIONAL ROAD 50

HUNTINGTON ROAD

LANGSTAFF ROAD

LEGEND

-  SUBJECT LANDS
-  AMENDMENT AREA 631
-  EMPLOYMENT
AREA GENERAL
-  PRESTIGE AREA
-  VALLEY LANDS
-  STREAM CORRIDOR

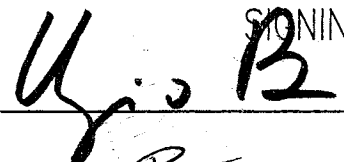


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**THIS IS SCHEDULE '1'
TO AMENDMENT No. 727
ADOPTED THE 17th DAY OF APRIL, 2012**

FILE: OP.12.001
 RELATED FILE: Z.12.002
 LOCATION: Part of Lots 14 & 15, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN

SIGNING OFFICERS








MAYOR



CLERK

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES

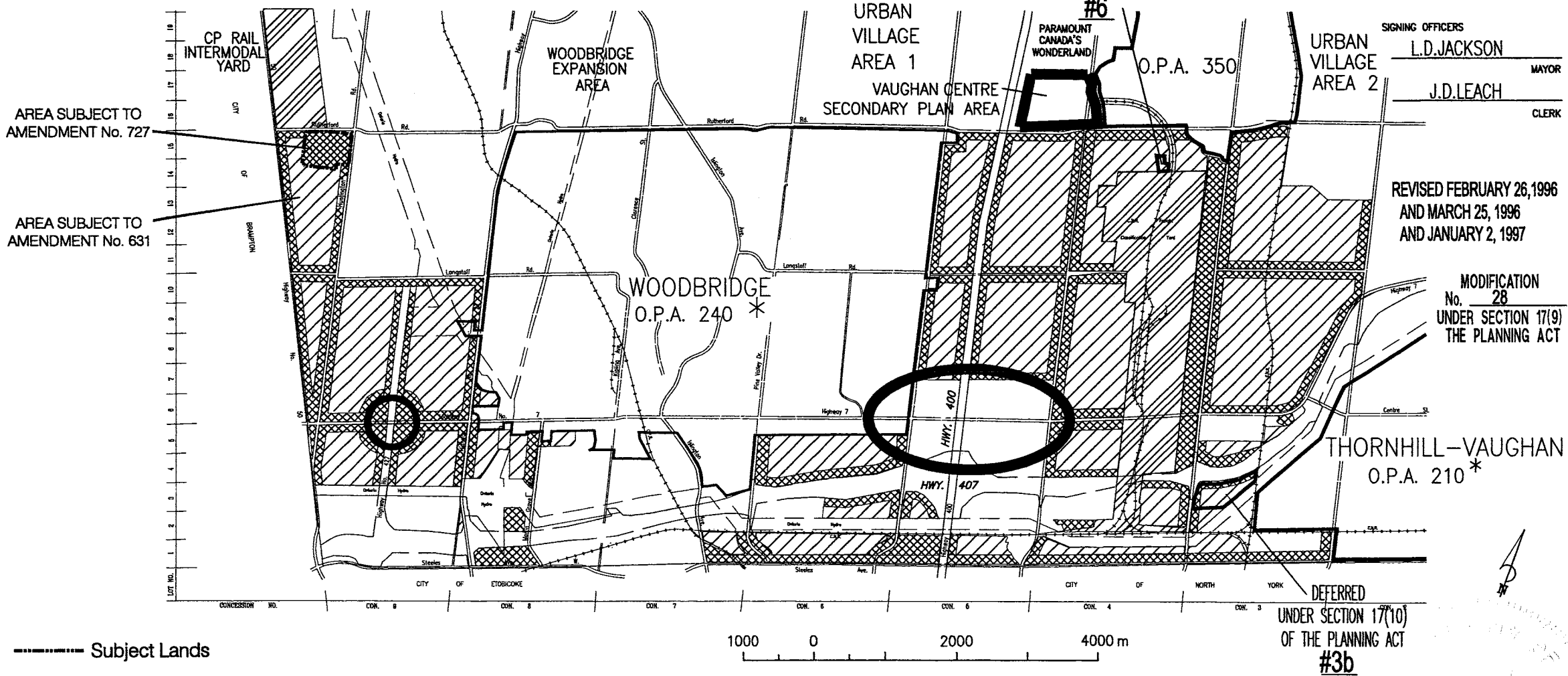
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
- * AS AMENDED

EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1994


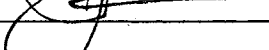
DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#6

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



FILE: OP.12.001
RELATED FILE: Z.12.002
LOCATION: Part of Lots 14 & 15, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 727
ADOPTED THE 17th DAY OF APRIL, 2012**

SIGNING OFFICERS

MAYOR

CLERK

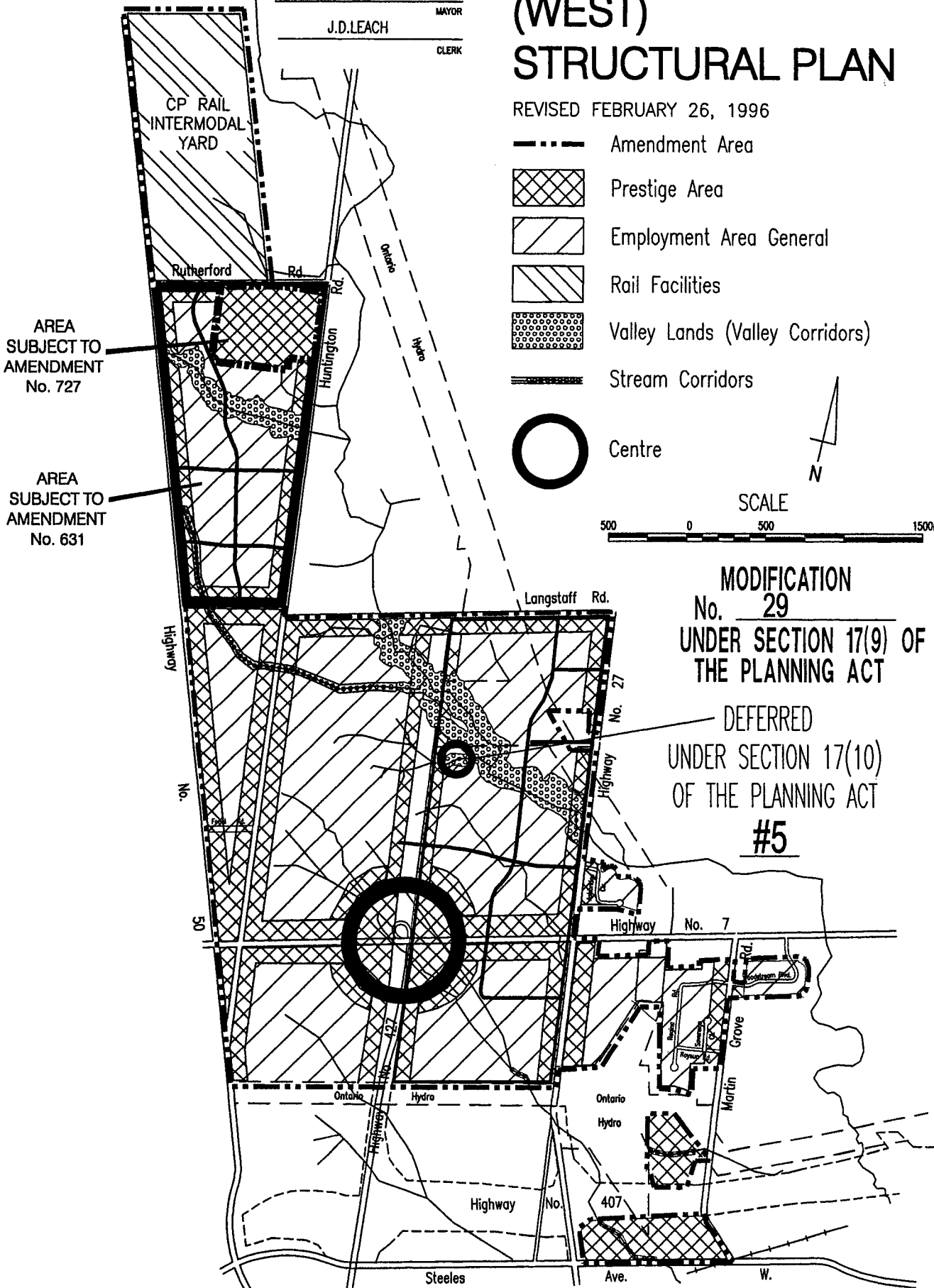
THIS IS SCHEDULE '2A'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1995

SCHEDULE '2A'
**EMPLOYMENT AREA
(WEST)
STRUCTURAL PLAN**

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

REVISED FEBRUARY 26, 1996

- Amendment Area
- ▨ Prestige Area
- ▧ Employment Area General
- ▩ Rail Facilities
- ▤ Valley Lands (Valley Corridors)
- Stream Corridors
- Centre



MODIFICATION
No. 29
UNDER SECTION 17(9) OF
THE PLANNING ACT
DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#5

----- Subject Lands

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**THIS IS SCHEDULE '3'
TO AMENDMENT No. 727**
ADOPTED THE 17th DAY OF APRIL, 2012

FILE: OP.12.001
RELATED FILE: Z.12.002
LOCATION: Part of Lots 14 & 15, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

SIGNING OFFICERS
[Signature]
MAYOR
[Signature]
CLERK

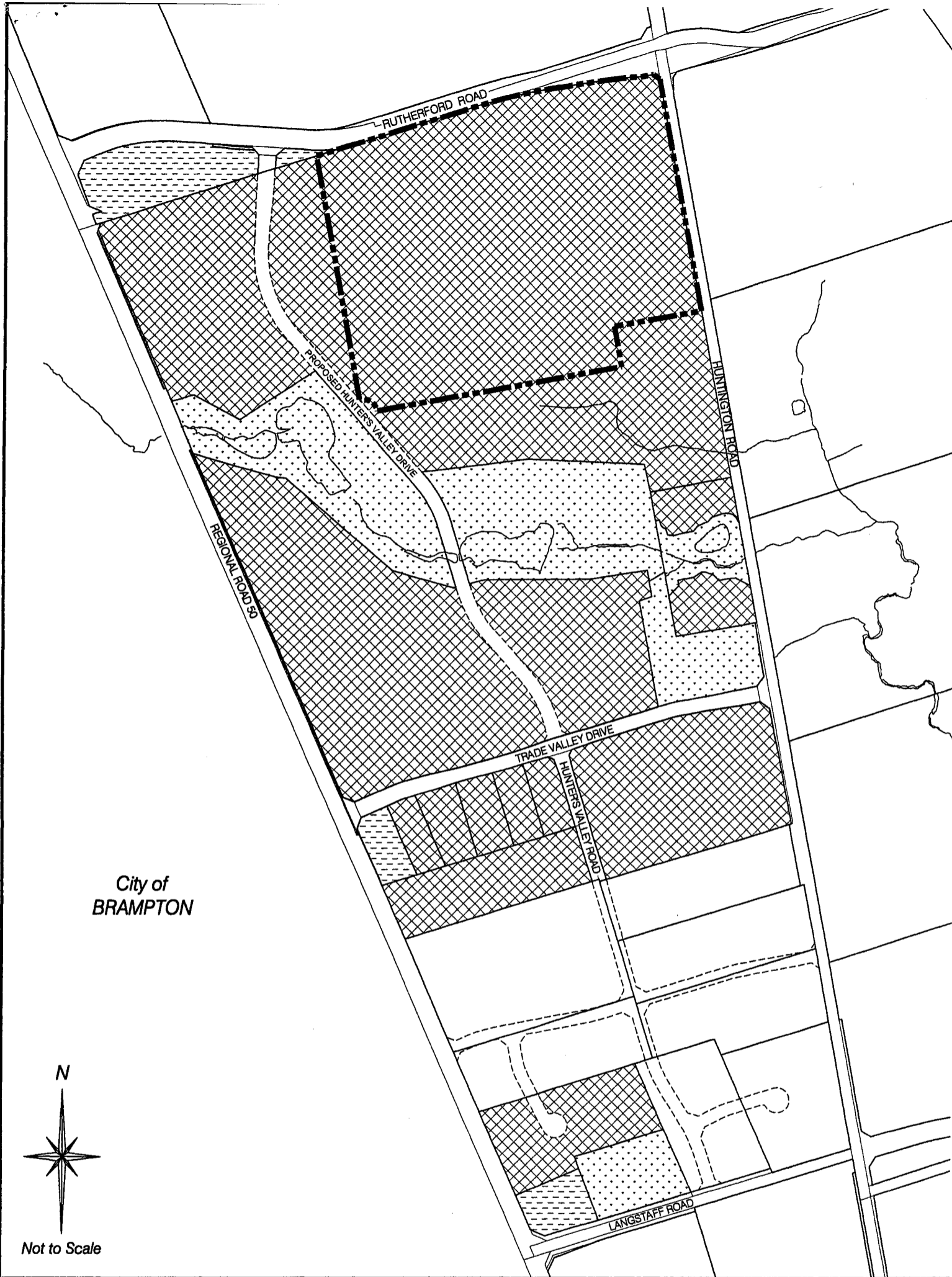
APPENDIX I

The subject lands are located southwest of Rutherford Road and Huntington Road, in Part of Lots 14 and 15, Concession 10, City of Vaughan.

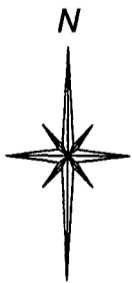
On April 17, 2012, Vaughan Council considered an application to amend the Official Plan and resolved the following:

"THAT Official Plan Amendment File OP.12.001 (Boca East Investments Ltd.) BE APPROVED, to amend OPA #450 (Employment Area Plan) as amended by OPA #631, specifically to:

- a) redesignate a portion of the subject lands currently designated "Employment Area General" to "Prestige Area";
- b) permit the outside storage of trucks and tractor trailers accessory to the operation of a warehouse and distribution facility, whereas no outside storage is permitted on lands designated Prestige Area; and,
- c) permit loading spaces between a building and a street (Rutherford Road)."



City of
BRAMPTON




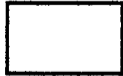
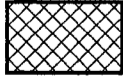
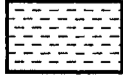

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APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 727

FILE: OP.12.001
 RELATED FILE: Z.12.002
 LOCATION: Part of Lots 14 & 15, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN

-  AREA SUBJECT TO AMENDMENT No. 727
-  AGRICULTURAL
-  EMPLOYMENT
-  COMMERCIAL
-  OPEN SPACE