

LAND USE	DESCRIPTION <i>(overview of permission provided, for a complete description of each designation please refer to the relevant policies)</i>
Prestige Area	Located adjacent to provincial highways and arterial roads. Prestige Areas shall generally be developed with larger lots for a wide range of industrial, office, business and civic uses. No outside storage of goods or materials shall be permitted in this designation.
General Employment Areas (Employment Area General in OPA #450)	Are intended to accommodate uses that do not require higher profile locations. In addition to the uses permitted in the Prestige Areas designation, this designation also permits uses which require outside storage or which would be undertaken outdoors.
Mixed Use Areas – Employment/Commercial	<p>Located at the north-west quadrant of the Jane Street and Teston Road intersection and the south-east quadrant of the intersection of Weston Road and Kirby Road, adjacent to a residential area and recognizes existing commercial areas along the east and west side of Highway 400. The purpose of this designation is to permit a range of large scale uses, such as institutional uses, places of worship, hotels and banquet halls. Also permitted in this designation are a range of small scale commercial facilities, in addition to employment uses, which are to be located at a development node which serves the employment area as well as through traffic and adjacent residential areas.</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) Individual retail uses in buildings with ground floor plates in excess of 2,800 m² in size and/or, b) Any uses which require outside storage of goods and materials
Potential Valley and Stream Corridor	Vaughan contains a significant number of valley systems and stream corridors which are the vital link between the headwaters, mid-reaches and lower-reaches of the watercourses. Valley and stream corridors also perform important ecological functions, are valued landscape units providing topographic and habitat diversity contributing to the overall environmental quality.

<p>Employment Area Activity Centre</p>	<p>These centres are located along lands fronting on Kirby Road. The purpose is to permit development of a concentration of uses designed to provide services to the surrounding employment area and adjacent areas, in addition to the uses permitted in the underlying land use designation. In addition to the permitted land uses, a broad variety of uses including retail and service commercial, hotels, public, non-profit and institutional uses, cultural and entertainment and social facilities shall be permitted where such uses primarily provide a service to the surrounding employment area and contribute to the creation of an urban environment with strong pedestrian orientation.</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) individual retail and service commercial uses in buildings with ground floor plates in excess of 929 m²; b) drive-through facilities, gas bars/service stations, either stand alone or associated with other permitted uses; and, c) any uses which require outside storage of goods and materials.
<p>Significant Interface Area (SIA)</p>	<p>These areas identify significant intersections, which serve as “gateways” into the employment area. Guidelines will address the design parameters for lands in the Employment Area, and their relationship with lands at the intersection outside of the Employment Area. Permitted uses in the SIA shall be those permitted in the underlying land use designation.</p>
<p>Significant Enhanced Landscaped Area</p>	<p>Where development fronts onto Highway 400, a “Significant Enhanced Landscape Area” has been designated. The Urban Design Guidelines will provide detailed direction on the extent and form of the required landscape, topographical, built form and architectural relationships to Highway 400</p>
<p>Stormwater Management Facility</p>	<p>The symbols representing stormwater management facilities represent the general locations for such facilities within the Highway 400 North Employment Area. Notwithstanding the location of these designations stormwater management facilities shall be permitted in all designations and will be located and designed to the satisfaction of the City and TRCA and should be integrated with the open space and trail system.</p>

<p>Interchange Study Area and GTA West Transportation Corridor Protection Area</p>	<p>The City of Vaughan recognizes the importance of protecting the Future GTA West Transportation Corridor and its associated interchanges and accesses. It also recognizes the interests of the Province and neighbouring municipalities to ensure that development of the Vaughan 400 North Employment Area does not preclude or predetermine the findings and requirements of the ongoing Environmental Assessment, the potential routing of the corridor and the future location of interchanges and other accesses. Approval of planning applications including Block Plans in the identified Area shall not be released until the Province formally notifies the City and Region in writing that specific lands have been released. For details on such policies please see OPA #637.</p>
<p>Service Nodes</p>	<p>Services Nodes are to be located at the intersection of arterial and or collector roads. Other areas that are conveniently located or are predominately devoted to another use such as an office complex or a hotel may also be considered.</p> <p>The maximum size of a Service Node shall be 1.2 ha. A Service Node may exceed 1.2 ha to a maximum of 2.4 ha is it is developed in conjunction with a predominant use such as an office complex or hotel.</p> <p>The purpose of a Service Node is to provide for the day to day convenience and service needs of businesses, industries and their employees. Consideration may be given to permit some limited service commercial uses within Service Nodes, which will generally be located in mixed use buildings where feasible. Service commercial includes small scale retail and other commercial uses that primarily serve the business functions within the employment area.</p> <p>Retail warehouse uses are prohibited. Service station may be located as part of a Service Node provided that they are on arterial roads and that there is not more that one service station per intersection.</p> <p>Service Nodes are not shown on Schedule 2D (Schedule C of OPA #637), but acceptable sites will be identified and zoned either through the Block Plan approval process or site specific zoning amendment applications.</p>