

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 214-2023**

**A By-law to adopt Amendment Number 114 to the Vaughan Official Plan 2010 for 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 114 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “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.

Voted in favour by City of Vaughan Council this 12th day of December, 2023.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 52 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 12, 2023.  
City Council voted in favour of this by-law on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023**

**AMENDMENT NUMBER 114**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, and “3” constitute Amendment Number 114 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”, “II”, and “III”.

DRAFT

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1, Schedule 1 – Urban Structure, Schedule 14-C – Areas Subject to Site Specific Plans and Volume 2, Section 13, Site Specific Policies (the 'Amendment').

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 114" on Schedules "1", "2", and "3" attached hereto:

1. Redesignate part of the Subject Lands from "Natural Areas and Countryside" to "Employment Areas"; and
2. Delete Section 13.3 7242 Highway 27 in its entirety.

The Amendment would facilitate the development of two single-storey industrial buildings at 7242 Highway 27 (the 'Development').

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located west of Highway 27, north of Highway 407, municipally known as 7242 Highway 27, being Part of Lot 2, Concessions 8 and 9, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 114."

### III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides direction on matters of Provincial interest related to land use planning and development and include promoting economic development and competitiveness, and building strong, healthy communities with an emphasis on efficient development and land use patterns, and wise use and management of resources. The Amendment is consistent with the PPS, specifically sections 1.1.3.2, 1.3.1.a, 1.3.1.b, and 1.3.1.c, by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs; opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses; and facilitating the conditions for economic investment including seeking to address potential barriers to investment.
2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan), as amended, provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Amendment conforms to the policy framework of the Growth Plan, specifically Section 2.2.5, regarding that economic

development and competitiveness in the Greater Golden Horseshoe be promoted by: making efficient use of existing employment areas and vacant and underutilized employment lands; and ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth. The Amendment will facilitate a comprehensive industrial development, through the consolidation of development parcels and the realignment of Toronto RV Road.

3. The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 – Regional Structure, which permits a wide range of residential, commercial, industrial, and institutional uses. Section 4.1.5 states that local municipalities, in working with York Region, create a business friendly environment that includes a diverse range, size and mix of available employment lands.

The York Region Official Plan 2022 ('YROP 2022') replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured; however, the Amendment conforms to YROP 2022.

The YROP 2022 sets the direction for growth and development and focuses on sustainability, protection of the natural environment, economic growth and success

while working to meet the needs of and deliver important human services to residents. The YROP 2022 designates the Subject Lands “Urban Area” on Map 1 – Regional Structure and “Community Area” on Map 1A – Land Use Designations. Section 4.2.1 states that “Community Areas” are where the majority of residents, personal services, retail, arts, culture, recreational facilities and human services needs will be located, and that employment opportunities are also encouraged.

The Amendment provides for a compatible industrial development with the surrounding land uses, and a more efficient use of lands. The Amendment conforms to the YROP 2010 and YROP 2022

4. The Subject Lands are located within “Natural Areas and Countryside” and “Employment Areas” on Schedule 1 – Urban Structure of VOP 2010 and are designated “Prestige Employment” on Schedule 13 – Land Use of VOP 2010 and as being an area subject to site-specific plan Section 13.3 on Schedule 14-C – Areas Subject to Site Specific Plans. The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings, with no outside storage permitted.

The Amendment is appropriate for the following reasons:

- The “Employment Areas” designation is consistent with and appropriate for the “Prestige Employment” land use designation for the Subject Lands on Schedule 13.
  - Site-specific Plan Section 13.3 establishes development criteria for a previous development proposal that is no longer contemplated on the Subject Lands.
  - The road improvements required by Site-specific Plan Section 13.3 will be facilitated through the site development application and required development agreement and therefore the section in its entirety is no longer required.
  - The Development conforms to the “Prestige Employment” land use designation policies, and no site-specific amendments are required.
5. The statutory Public Hearing was held on May 30, 2022. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 30, 2022 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 28, 2022. Vaughan Council on December 12, 2023 ratified the December 5, 2023 Committee of the Whole recommendation to approve Official Plan Amendment File OP.17.016 (NCAP Nicola (Hwy 27) Ltd.).
6. On April 20, 2022 York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8 of YROP 2010, as it does not adversely affect Regional planning policies or interests.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 ('VOP 2010') is hereby amended by:

1. Amending Schedule 1 - Urban Structure of Volume 1, VOP 2010 by redesignating part of the Subject Lands, identified on Schedule "1" hereto, from "Natural Areas and Countryside" to "Employment Areas", in the manner shown on Schedule "2";
2. Amending Schedule 14-C - Areas Subject to Area Specific Plans, as identified on Schedule "3" hereto, by deleting Site 2, 7242 Highway 27, 13.3; and
3. Amending Section 13.3, 7242 Highway 27 of Volume 2, VOP 2010 by deleting the section in its entirety, and replacing it with the word "DELETED".

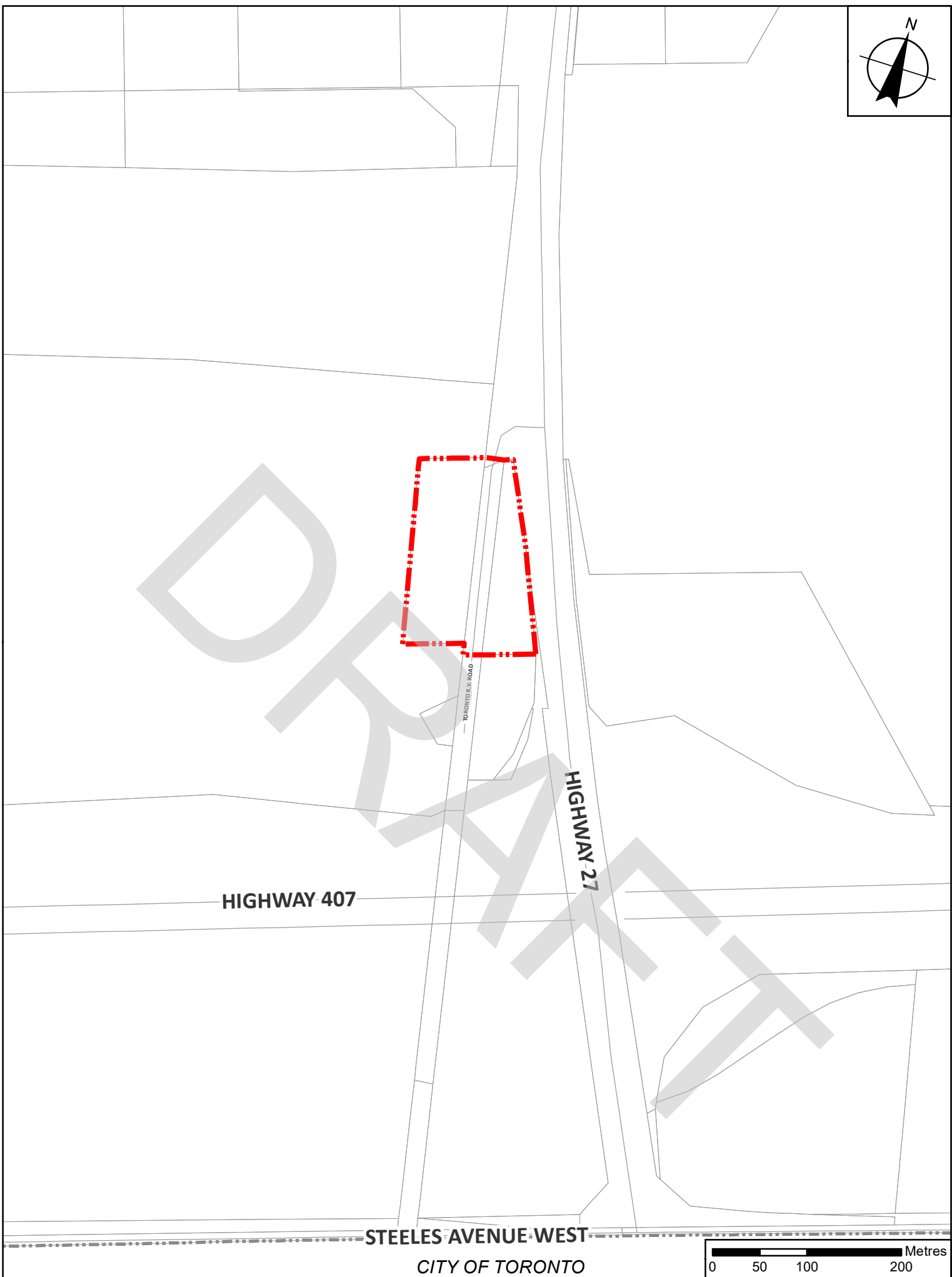
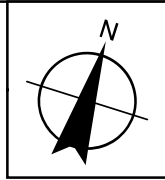
#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development 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.





This is Schedule '1'  
To Official Plan Amendment No. 114 Adopted  
the 12th Day Of December, 2023

**File:** OP.17.016

**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9

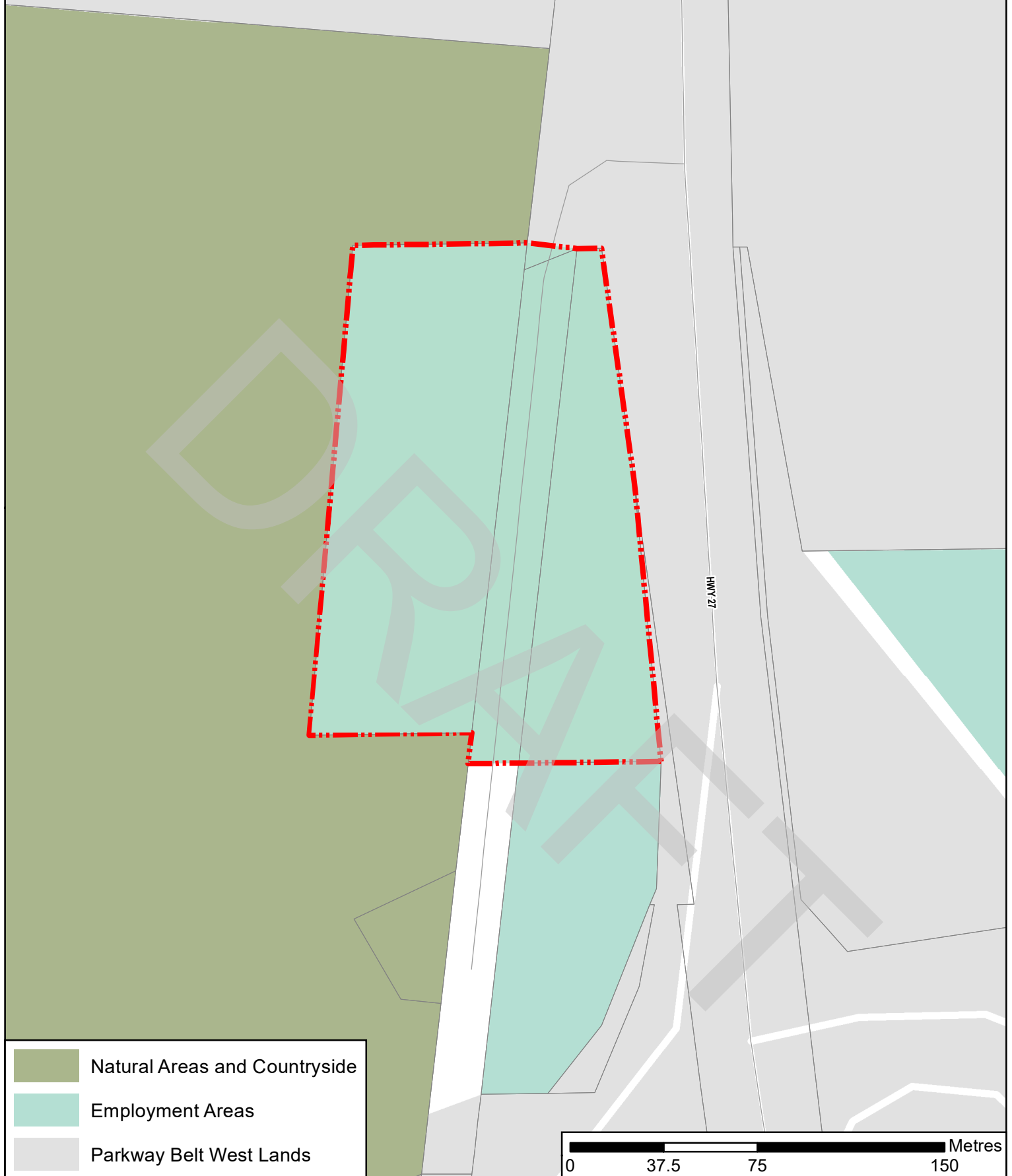
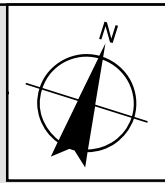
**Applicant:** NCAP Nicola (Hwy 27) Ltd.




**City of Vaughan**



Lands Subject to  
Amendment No. 114

**This is Part of Schedule 1 - Urban Structure  
To Vaughan Official Plan 2010, Volume 1**



-  Natural Areas and Countryside
-  Employment Areas
-  Parkway Belt West Lands

0 37.5 75 150 Metres

**This is Schedule '2'  
To Official Plan Amendment No. 114 Adopted  
the 12th Day Of December, 2023**

**File:** OP.17.016

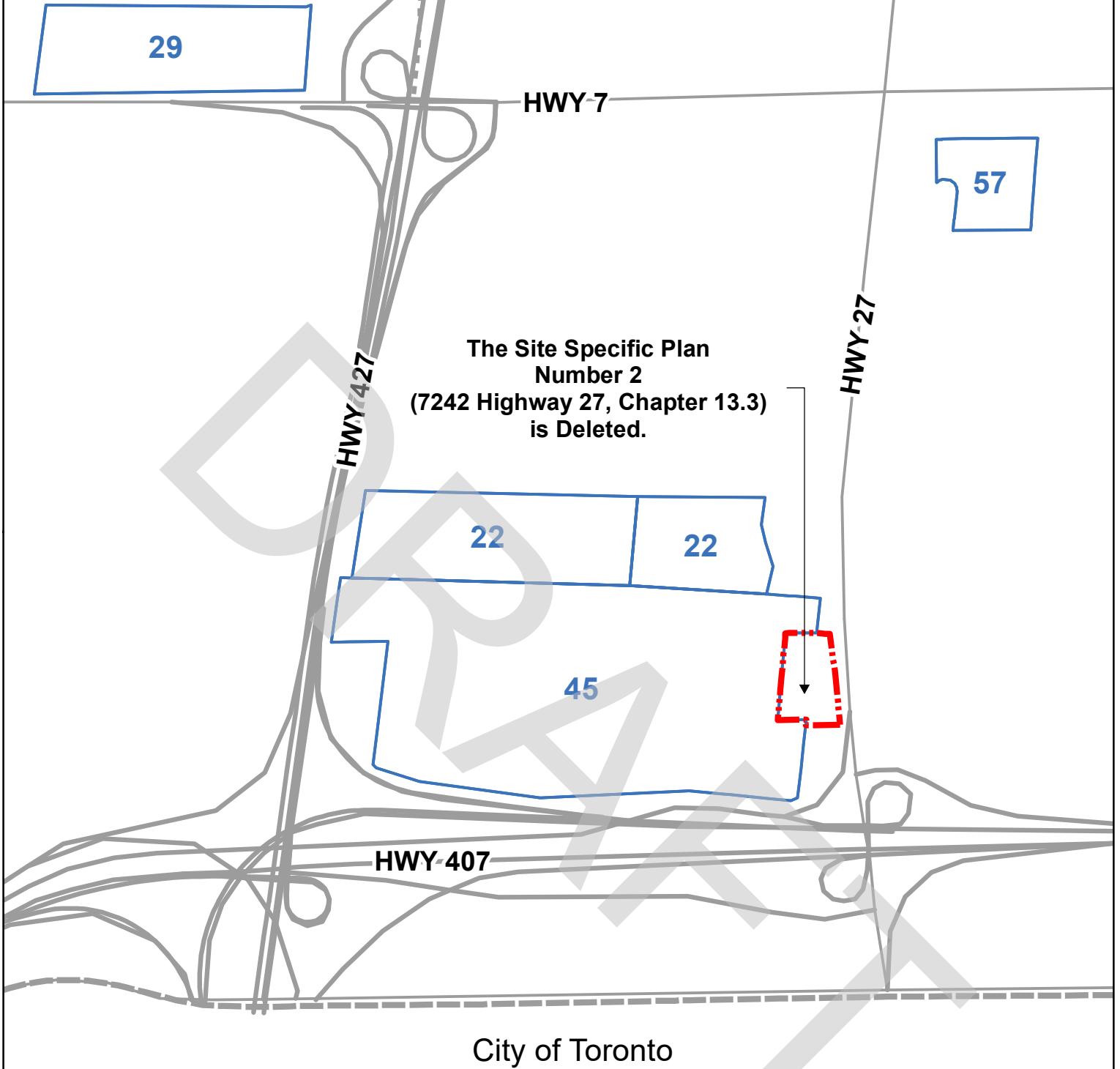
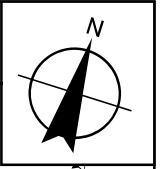
**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.

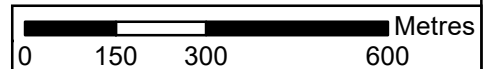
**City of Vaughan**

 Lands Subject to  
Amendment No. 114

**This is Part of Schedule 14C - Areas Subject to Site Specific Plans  
To Vaughan Official Plan 2010, Volume 1**



- 22, Parkwaybelt West Amendment Areas, 13.23
- 29, NW Corner of Highway 427 & Highway 7, 13.30
- 45, 7300 Regional Rd. 27, 13.46 (OPA #45)
- 57, 131 & 155 Regalcrest Crt., 13.58



**This is Schedule '3'  
To Official Plan Amendment No. 114  
Adopted the 12th Day Of December, 2023**

**File:** OP.17.016

**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.

**City of Vaughan**

Lands Subject to  
Amendment No. 114

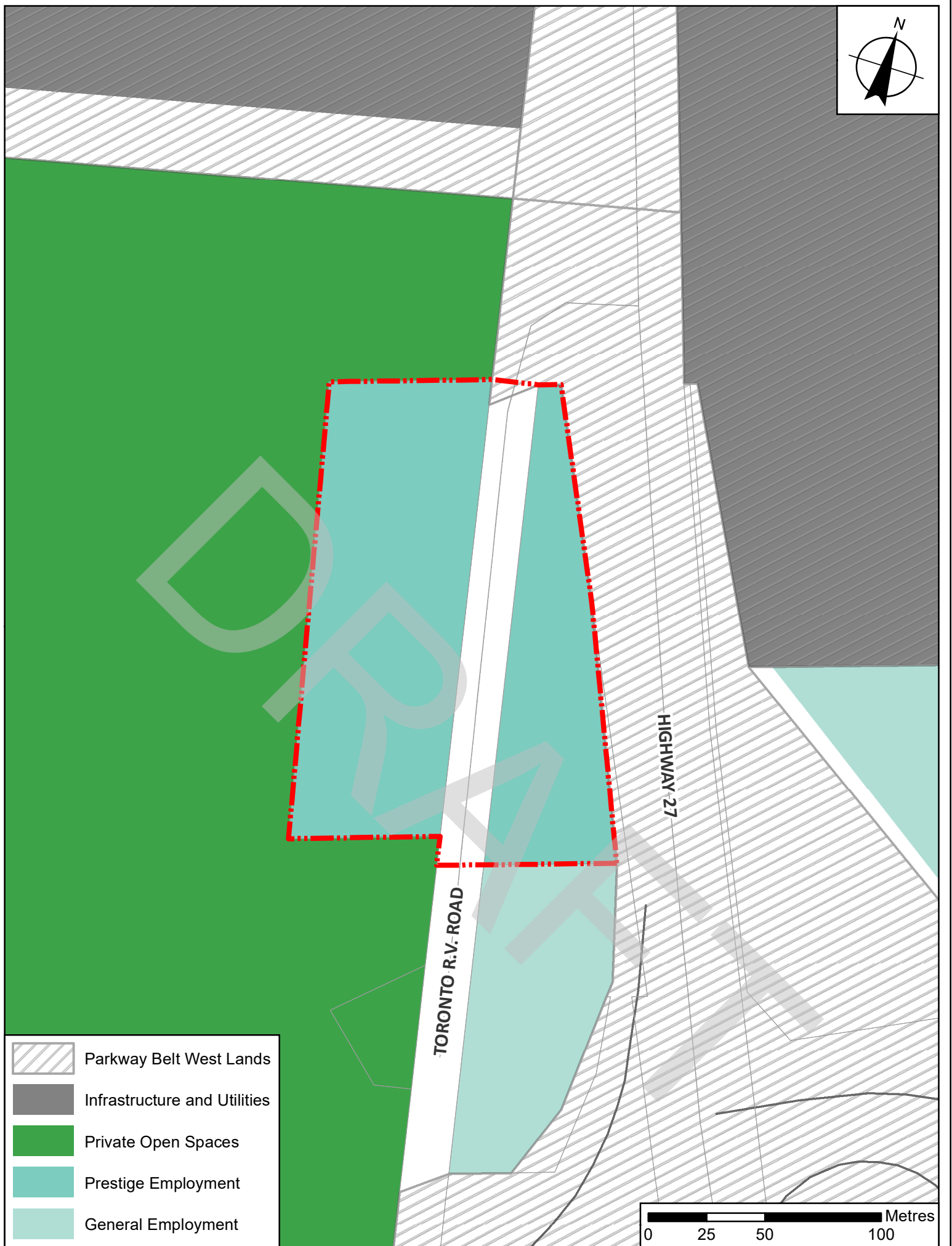
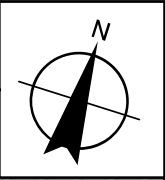
## APPENDIX I

The Subject Lands subject to this Amendment are located west of Highway 27, north of Highway 407, municipally known as 7242 Highway 27 being Part of Lot 2, Concessions 8 and 9 in the City of Vaughan.

The purpose of this Amendment is to redesignate part of the Subject Lands from Natural Areas and Countryside to Employment Areas, and to delete Section 13.3 7242 Highway 27 in its entirety.

On December 12, 2023, Vaughan Council ratified the December 5, 2023 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.17.016 (NCAP Nicola (Hwy 27) Ltd.) as follows:

“1. THAT Official Plan Amendment File OP.17.016 (NCAP NICOLA (HWY 27) LTD.), BE APPROVED to amend VOP 2010, Schedule 1 - “Urban Structure” to redesignate a portion of the subject lands from “Natural Areas and Countryside” to “Employment Areas”, and to amend Volume 2, Site-Specific Policy 13.3, 7242 Highway 27, by deleting the site-specific policy in its entirety.”




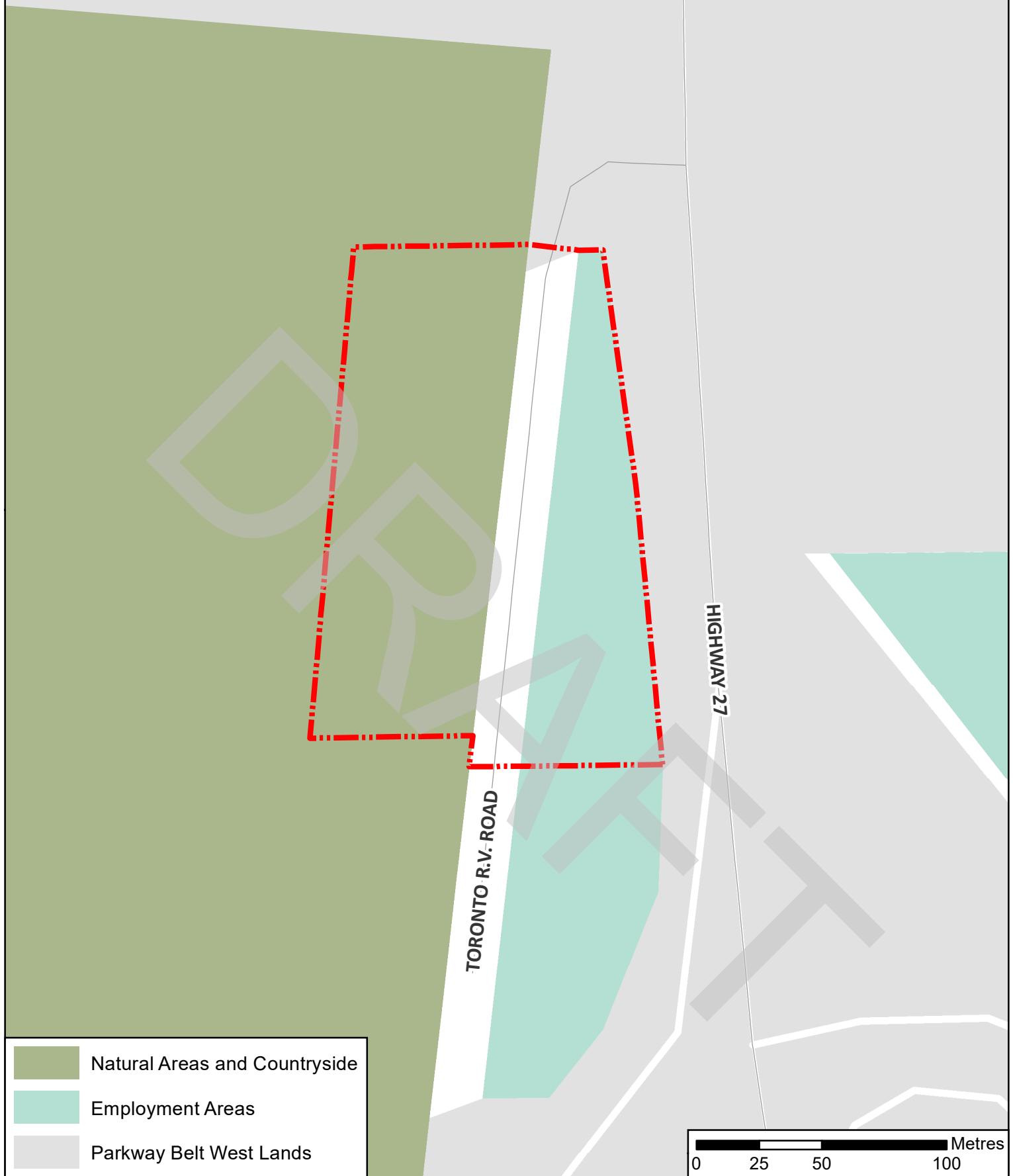
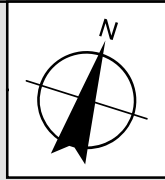
## Appendix II Existing Land Uses Official Plan Amendment No. 114

**File:** OP.17.016

**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.  
**City of Vaughan**

 Lands Subject to  
Amendment No. 114




### Appendix III Existing Urban Structure Official Plan Amendment No. 114

**File:** OP.17.016

**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.

**City of Vaughan**

 Lands Subject to  
Amendment No. 114