

NOTICE

by the **MINISTER OF MUNICIPAL AFFAIRS AND HOUSING**

Pursuant to section 18 of the *Oak Ridges Moraine Conservation Act, 2001*

Rizmi Holdings Limited has appealed to the Ontario Municipal Board under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, against Zoning By-Law 327-2000 of the City of Vaughan

O.M.B. File No. R000232

The Minister of Natural Resources has referred to the Ontario Municipal Board under subsection 11(5) of the *Aggregate Resources Act*, R.S.O. 1990, c. A.8, as amended, an application for a Class A Licence for the removal of aggregate from lands being composed of Part of Lot 30, Concession 2, in the City of Vaughan

O.M.B. File No. M020096

NOTICE OF CONTINUATION

Pursuant to Section 18 of the *Oak Ridges Moraine Conservation Act, 2001*, all steps in the appeal/referral listed below, among others, were stayed as of December 16, 2003, the date of the Notice of Deferral given by the Minister of Municipal Affairs to the Ontario Municipal Board.

Pursuant to Section 18 of the *Oak Ridges Moraine Conservation Act, 2001*, I hereby give further notice to the Ontario Municipal Board that the appeal/referral listed below may be continued.

1. OMB File Nos. R000232, M020096

Dated at Toronto this 3RD day of February, 2015.



TED McMEEKIN
Minister of Municipal Affairs and Housing

ORDER

made under the

OAK RIDGES MORAINÉ CONSERVATION ACT, 2001

**AMENDMENTS TO OFFICIAL PLANS AND ZONING BY-LAWS UNDER SECTION
18(1) OF THE ACT**

1. (1) The Official Plan for the Regional Municipality of York is amended in the manner set out in Schedule 1 to this Order.

(2) The amendment set out in Schedule 1 shall be referred to as Amendment No. 72 to the 1994 Official Plan for The Regional Municipality of York.

2. (1) The Official Plan for the City of Vaughan is amended in the manner set out in Schedule 2 to this Order.

(2) The amendment set out in Schedule 2 shall be referred to as Amendment Number 747 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

3. (1) Zoning By-law 1-88 for the City of Vaughan is amended in the manner set out in Schedule 3 to this Order.

(2) The amendment set out in Schedule 3 shall be referred to as By-law Number 023-2015 for the City of Vaughan.

DATED this 3RD day of February, 2015.



Ted McMeekin

Minister of Municipal Affairs and Housing

Schedule 1

AMENDMENT NUMBER 72 TO THE 1994 REGIONAL OFFICIAL PLAN

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

The Region of York Official Plan 1994, being the Plan in force and effect for the related policies, is hereby amended by:

1. Adding the following clause to subsection 2.5 "Oak Ridges Moraine":

2.5.14. Special Provisions for lands municipally known as 11333 Dufferin Street

Notwithstanding the policies of this section, the lands legally described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PT LT 30 Con 2 Vaughan PTS 1—8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan, are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.

2. Adding the following clause to subsection 5.9 "Rural Policy Area":

5.9.10.11. Special Provisions for lands municipally known as 11333 Dufferin Street.

Notwithstanding the policies of this section, the lands described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PT LT 30 Con 2 Vaughan PTS 1—8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan, the lands are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.

3. Modifying Map 11 "Oak Ridges Moraine Conservation Plan Land Use Designations" by:

- i) outlining the lands forming the west half of Lot 30, Concession 2 and adding the following notation: "Subject to the Clause 2.5.14 Special Provisions for lands municipally known as 11333 Dufferin Street and Clause 5.9.10.11. Special Provisions for lands municipally known as 11333 Dufferin Street.
- ii) removing the red outline for the lands forming the west half of Lot 30, Concession 2 indicating the need to "Refer to Minister's Decision".

Schedule 2

AMENDMENT NUMBER 747 TO THE OFFICIAL PLAN FOR THE VAUGHAN PLANNING AREA

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

Amendment No. 600 to the City of Vaughan Official Plan is hereby amended by:

1. Adding the following clause to Subsection 6.2 "Rural Use Area Policies":

6.2.1.2 Special Provisions for the West Half of Lot 30, Concession 2

- a. Notwithstanding the Rural Use Area policies or any other policies of this Plan, the lands shown as "Subject Lands" on Schedule F2 shall only be developed on the basis of full municipal services, and an approved and registered draft plan of subdivision and implementing zoning by-law.
- b. The subject lands will be developed on the basis of the following land uses designations shown on Schedule F2, subject to any additional policies identified herein:
 - i. Low Density Residential;
 - ii. Valley and Stream Corridor.
- c. Schedule F2 does not identify a location for a municipal park. The location of a municipal park or parks will be established through the draft plan of subdivision process in accordance with the policies of this Plan.
- d. For the purposes of interpretation, the final land use boundaries shown on Schedule F2 shall be confirmed through the processing of the draft plan of subdivision, based on the technical analysis of the supporting information provided in such subdivision application, to the satisfaction of the City, York Region and any affected review agency. This policy shall permit an implementing zoning by-law, which will reflect the outcome of the draft plan of subdivision approval process.
- e. In the Low Density Residential Area, the uses shall be limited to:
 - i. Detached houses;
 - ii. Semi-detached houses;
 - iii. Schools;
 - iv. Parks and Open Space;
 - v. Private Home Daycare;
 - vi. Home Occupations; and
 - vii. Local Convenience Centres.
- f. The maximum average residential density will be 18.0 units per residential hectare, where the area included in the calculation of residential area shall include the local and primary roads and the land for the dwelling units, but excluding all other uses. A mix of lot frontages and areas will be required and will be determined through the draft plan of subdivision and zoning amendment processes.
- g. The average residential density provided for the subject lands in f. above is a maximum. The ultimate achieved density will be determined by an evaluation of the relevant environmental constraints. The density achieved will allow for the maintenance or enhancement of existing

environmental functions and features. The evaluation will take place through the draft plan of subdivision approval process. Any constraints on the nature of development, to accommodate environmental functions and features, may be reflected in the size of the lot and/or lot coverage or other such measure or combination of measures that may be provided for in the implementing Subdivision Agreement or zoning by-law.

- h. A Local Convenience Commercial Centre may be developed in accordance with the policies of this Plan. Details regarding the final location/configuration, lot area and gross floor area of the centre will be established through the review of a supporting study(s) submitted through the draft plan of subdivision approval process, to the satisfaction of the City.
- i. The policies of this Plan governing the Valley and Stream Corridors apply.
- j. It is recognized that Kirby Road may be extended as an Arterial Road from Dufferin Street to Bathurst Street and therefore be subject to an Environmental Assessment. Consideration of this potential will be addressed through the draft plan of subdivision process. This may include the delineation and acquisition of any required road widenings, accommodation of routing alternatives through the local road network adjustments to the internal road and lotting pattern and/or the application of the Holding Zone provisions of the Planning Act.
- k. Given the rural setting of the subject lands, its location on the Oak Ridges Moraine and the presence of Environmentally Sensitive Areas, including Areas of Natural and Scientific Interest (ANSIs), it will be critical to employ both urban design and environmental design and mitigation measures that serve to optimize and preserve these characteristics. These matters will be addressed, to the satisfaction of the City and affected review agencies, in reports submitted in support of the draft plan of subdivision application. Approved measures will be reflected in the approved plan of subdivision and the implementing Subdivision Agreement or zoning by-law.
- l. Implementation Measures
 - i. The subject lands will be developed by way of a blended Block Plan Approval/Draft Plan of subdivision approval process. The Block Plan submission requirements will be augmented as necessary to meet the level of detail required for draft plan approval. The following submissions, originating with the Block Plan process, but not limited to, will be required:
 - A Master Environmental Servicing Plan and Environmental Impact Study in accordance with OPA 600 and the Environmental Management Guideline.
 - An Environmental Site Assessment as per MOECC requirements;
 - A report and plan setting out the distribution of land uses, densities and floor space as applicable;
 - A Parks and Open Plan identifying the role and function of each element of the system;
 - A description of the function/hierarchy of the internal road network, including external connections and impacts and required traffic management measures;
 - A report justifying the location, size and function of any proposed retail/commercial centre or facility;
 - A report setting out the neighbourhood structure, form and design including the urban design objectives and the landscaping and architectural concept and measures;
 - The phasing of development.

Details pertaining to the requirements for such studies and the identification of additional studies will be specified in more detail through the Pre-Application Consultation process prior to the submission of the implementing draft plan of subdivision and zoning amendment applications.

- ii. Schedule 3 of Minister's Order issued under section 18(1) on February 3, 2015 zones the Subject Lands "Future Urban Area Zone". This zone recognizes the intent of these policies for the lands to develop for urban purposes, including residential, local commercial and open space uses. It does not permit their development. A further zoning amendment will be required to provide the appropriate zone categories and standards that will permit the development of the lands.
 - iii. The appropriate zoning categories and standards will be established through the concurrent submission and review of draft plan of subdivision and zoning amendment applications. The zoning will reflect outcome of the draft plan process, which is based on the policies of the Official Plan and a range of studies as identified in i. above. This will provide for the level of detail necessary to zone the lands for the intended use.
2. Adding the Schedule "F2" attached hereto as Schedule "A" to Official Plan Amendment No. 747.
 3. Amending the text and schedules to Official Plan Amendment No. 600 to remove any reference to Appeal No. 8, wherever such reference may occur.
 4. Amending Schedule "F" "Rural Area General" by outlining the lands forming the west half of Lot 30, Concession 2 and adding the following notation: "Subject to the Clause 6.2.1.2 Special Provisions for the West Half of Lot 30, Concession 2"

This is Schedule A
to OPA 747

Block 21

Block 14

Subject Lands

KIRBY ROAD

LAURENTIAN BOULEVARD

DUFFERIN STREET

Block 20

Block 13

KOONENY RIDGE

APPALACHIAN ROAD

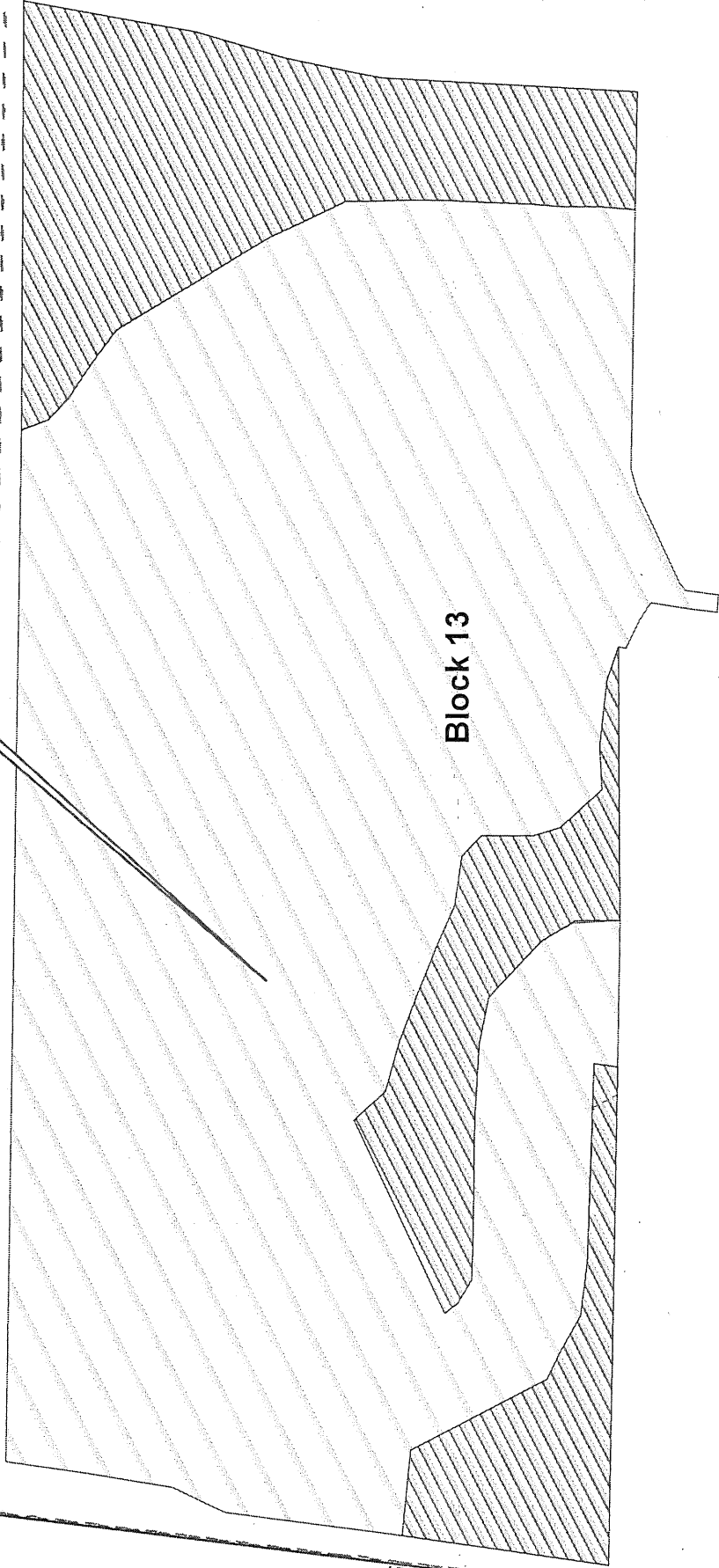
This is Schedule F2
to OPA 600

Legend

Low Density Residential

Valley and Stream Corridor

See Clause 6.2.1.2, "Special
Provisions for the West Half
of Lot 30, Concession 2"



Schedule 3

BY-LAW NUMBER 023-2015

A By-law to amend City of Vaughan By-law 1-88.

NOW THEREFORE THE MINISTER ENACTS AS FOLLOWS:

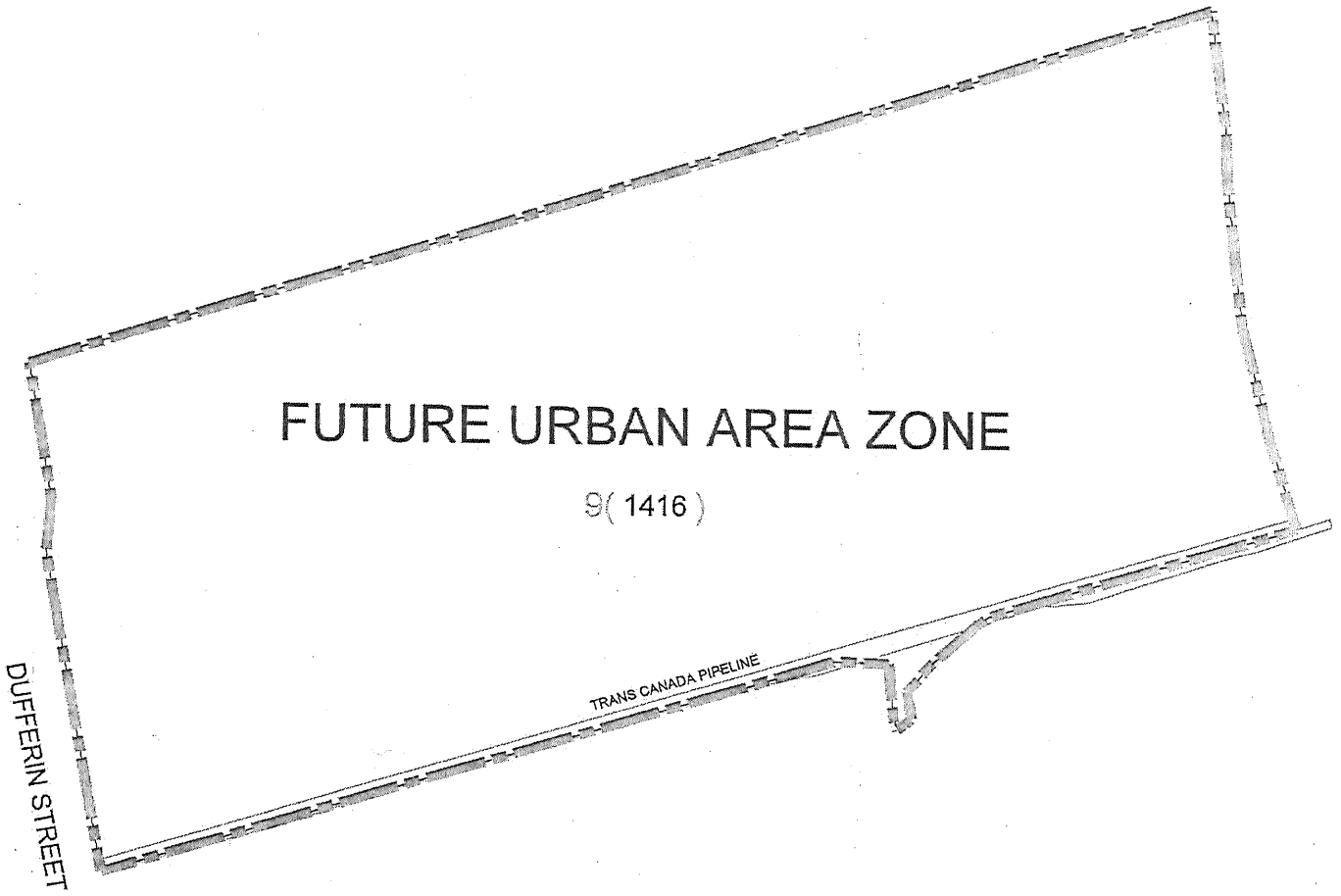
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from M4 Pits and Quarries Industrial Zone and any previous prescribed Orders (Ministry of Municipal Affairs and Housing) to Future Urban Area Zone, in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(*) Notwithstanding the provisions of:

 - a) Subsection 3.1, respecting Zones;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E- 1543":

 - a) Future Urban Area Zone: shall permit the future development of Residential, Local Commercial and Open Space uses. The subject lands shall be subject to future Planning Act Applications, including but not limited to Zoning By-law Amendment and Draft Plan of Subdivision Applications in order to identify appropriate land use zones, delineate development limits, roadways, buffers, parks, storm water management facilities and infrastructure, setbacks for utilities and the protection of open space. The requirements for the required Planning Act Applications will be identified and confirmed through the Pre-Application Consultation Process.
 - c) Adding Schedule "E- 1543 " attached hereto as Schedule "1".
 - d) Deleting Key Map 2F and substituting therefore the Key Map 2F attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

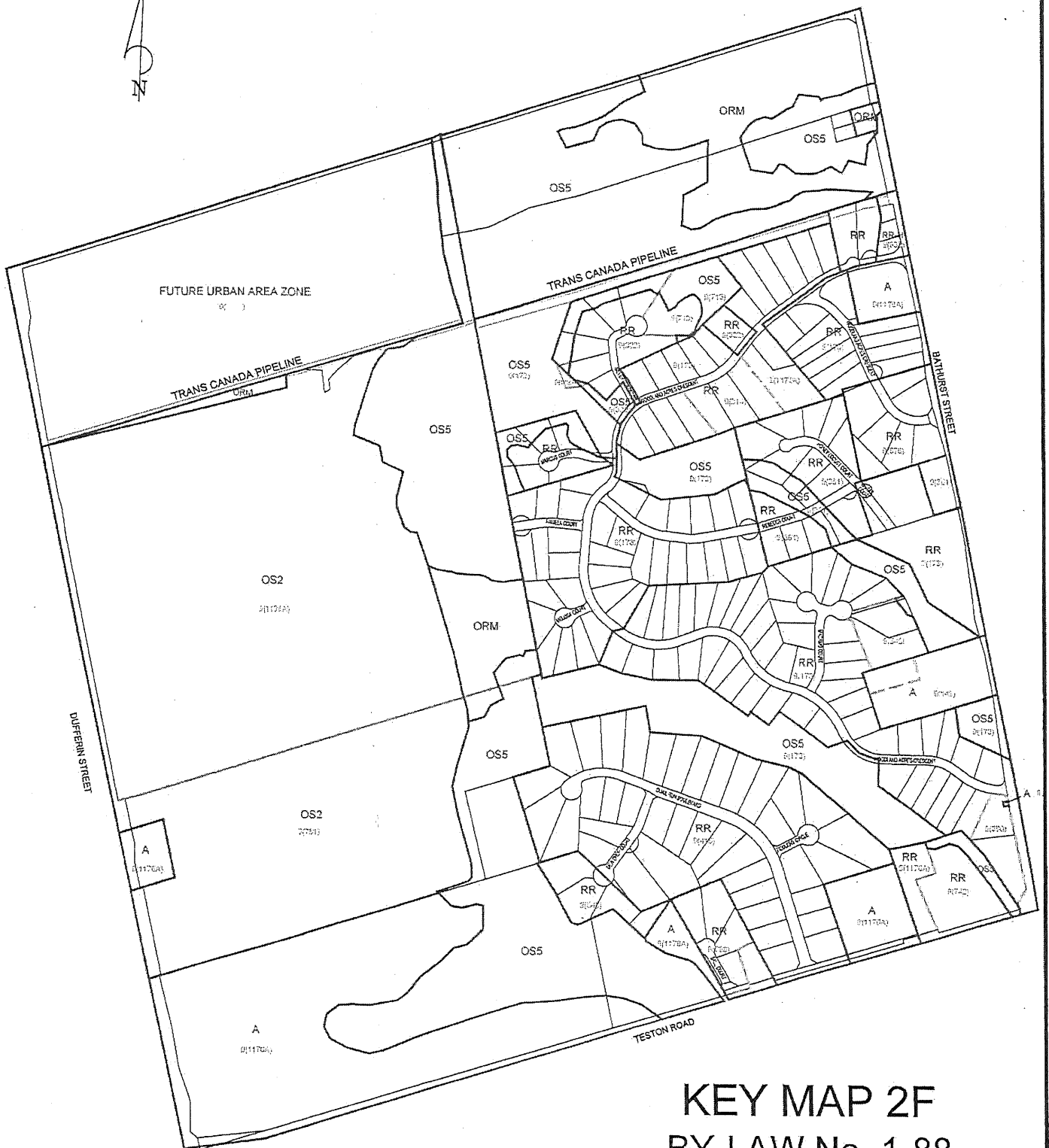


THIS IS SCHEDULE 'E- 1543'
TO BY-LAW 1-88, SECTION 9(1416)

NOT TO SCALE

----- SUBJECT LANDS

THIS IS SCHEDULE '1'
TO BY-LAW 023 - 2015
PASSED THE _____ DAY OF _____, 2015



KEY MAP 2F
BY-LAW No. 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW 023 - 2015
PASSED THE _____ DAY OF _____, 2015

SUMMARY TO BY-LAW 023-2015

The lands subject to this By-law are located on the east side of Dufferin Street, north of Teston Road municipally known as 11333 Dufferin Street, being the west half of Lot 30, Concession 2, City of Vaughan.

The purpose of this by-law is to implement the Minister's Order issued under s.18(1) of the Oak Ridges Moraine Conservation Act, 2001, dated February 3, 2015, to rezone the subject lands from M4 Pits and Quarries Industrial Zone and any previous prescribed Orders to Future Urban Area Zone.



LOCATION MAP
TO BY-LAW 023 - 2015