

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 5, 2026

WARD: 4

**TITLE: ROSSCOMM HOLDINGS LTD.
ZONING BY-LAW AMENDMENT FILE Z.26.002
10A FRESHWAY DR.
VICINITY OF CREDITSTONE ROAD AND HWY. 407**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to permit a concrete mixing plant use together with site-specific exceptions, and the removal of the Holding Symbol “(H)” on the subject lands, as shown on Attachment 2.

Report Highlights

- The Owner proposes permit a concrete mixing plant use together with site-specific exceptions and to remove the Holding Symbol “(H)” on the subject lands.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.002 (Rosscomm Holdings Ltd.) be received, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10A Freshway Dr. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Feb. 26, 2025

Previous Official Plan Amendment, Zoning By-law Amendment, Site Development and Consent Applications were submitted on the Subject Lands

The Subject Lands were previously part of the MacMillan Rail Yard. All of the uses subject to the current Holding Symbol "(H)" were in operation at that time under a lease agreement with CN Railway. The previous Owner, 2012746 Ontario Limited operating as Southview Paving Inc., purchased the lands from CN Railway. Official Plan Amendment Application File OP.05.006, and Zoning By-law Amendment Application File Z.05.012 were submitted on March 10, 2005, to carry on the operation under private land ownership. The previous Owner also made an application to the Ministry of Municipal Affairs and Housing to remove the Subject Lands from the Parkway Belt West Plan (Ministry File 19-PBA-028-156), which was forwarded to the Ontario Municipal Board for consideration on April 26, 2005.

On July 27, 2005, 2012746 Ontario Limited filed an appeal to the Ontario Municipal Board for Official Plan Amendment File OP.05.006, Zoning By-law Amendment File Z.05.012 for a lack of decision.

Consent Application File B038/05, which was a request by CN Railway to create the Subject Lands together with all required easements and rights-of-ways, was also appealed by 2012746 Ontario Limited.

The above appeals and the Parkway Belt West Plan request were consolidated into a single hearing.

On Dec. 14, 2005, the Ontario Municipal Board issued an order approving Official Plan Amendment File OP.05.006, Zoning By-law Amendment File Z.05.012 and Consent Application File B038/05 and removed the Subject Lands from the Parkway Belt West Plan (Parkway Belt West Plan Amendment No. 156). The applications created the Subject Lands and permitted the crushing and storage of concrete and asphalt rubble for recycling, asphalt manufacturing, related materials storage, related construction equipment storage, and related office and administrative uses. The Holding Symbol "(H)" was applied to the Subject Lands requiring the property owner to enter into a site plan agreement with the City.

Site Development Application File DA.05.044 was submitted on July 28, 2005, and was not part of the above-noted appeals. It was intended to facilitate the land use permissions granted by the Ontario Municipal Board. However, the Site Development Application was never completed and abandoned by the previous owner.

A Zoning By-law Amendment Application has been submitted to permit the proposed development

Rosscomm Holdings Ltd., the Owner, has submitted a Zoning By-law Amendment application (the Application) for the Subject Lands to permit a concrete mixing plant use (the Development) and lift the Holding Symbol “(H)”, as shown on Attachments 2 to 5, together with site-specific zoning exceptions identified in Attachments 6 and 7.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

a) Date the Notice of Public Meeting was circulated: April 10, 2026.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Freshway Drive in accordance with the City’s Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of April 21, 2026, by the Development and Parks Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

2012746 Ontario Limited OP.05.006, Z.05.012, Public Meeting Report
[April 18, 2005, Committee of the Whole \(Public Meeting\) \(Item 3, Report 26\)](#)

2012746 Ontario Limited OP.05.006, Z.05.012, Committee of the Whole Report
[Sept. 6, 2005, Committee of the Whole \(Item 31, Report 46\)](#)

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- “Employment Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “General Employment” on Schedule 13 – Land Use by VOP 2010
- This designation permits a wide range of industrial and associated employment uses

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City’s new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Application is anticipated to be deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City’s official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

Council enacted Zoning By-law 001-2021 on Oct. 20, 2021, as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 are required to permit the Development

- EM2(H) General Employment Area Zone with a Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1250).
- This Zone does not permit the concrete mixing plant use.
- This Zone permits the crushing and storage of concrete and asphalt rubble for recycling, asphalt manufacturing, related materials storage, related construction equipment storage, and related office and administrative uses once the Holding Symbol “(H)” is removed.
- A requirement of removing the “(H)” Holding Symbol is for Council to approve a Site Development Application.
- The Owner proposes site-specific zoning exceptions as shown in Attachment 6 and to remove the Holding Symbol “(H)”, to permit the Development as shown on Attachment 2.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Amendments to Zoning By-law 001-2021 are required to permit the Development
Zoning:

- EM2(H) General Employment Zone with a Holding Symbol “(H)” by Zoning By-law 001-2021, subject to site-specific Exception 14.892.
- This Zone does not permit the concrete mixing plant use.
- This Zone permits the crushing and storage of concrete and asphalt rubble for recycling, asphalt manufacturing, related materials storage, related construction equipment storage, and related office and administrative uses once the “(H)” Holding Symbol is removed.
- A requirement of removing the “(H)” Holding Symbol is for Council to approve a Site Development Application.

- The Owner proposes site-specific zoning exceptions as shown in Attachment 7 and to remove the Holding Symbol “(H)”, to permit the Development as shown on Attachment 2.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the policies of York Region Official Plan 2022, VOP 2010 and any other deemed City official plan policies.
b.	Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the removal of the Holding Symbol “(H)”, the concrete mixing plant use, and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Ministry of Transportation, and external public agencies and utilities, and the Public.
f.	Parkland Dedication	The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
g.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development with the requested concrete mixing plant use will be reviewed in consideration of existing traffic conditions at: <ul style="list-style-type: none"> ○ Highway 7 and Creditstone Road ○ Freshway Drive and the existing site access ▪ Matters including the driveway entrance, parking, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.
h.	Provincial Highways	<ul style="list-style-type: none"> ▪ To the north, the Subject Lands about a Highway 407 overpass, a 400 series toll highway under the jurisdiction of the Ministry of Transportation and the 407 ETR. ▪ The Ministry of Transportation and the 407 ETR will identify any requirements for development in proximity to their infrastructure.
i.	Abutting Railway Lands	<ul style="list-style-type: none"> ▪ The Subject Lands about the MacMillan Rail Yard owned by CN Railway and obtain access to Freshway Drive via an easement for a right-of-way over the MacMillan Rail Yard. ▪ The Application will be reviewed by CN Railway for compliance with its regulations and policies regarding the proximity of development to its infrastructure and lands.
j.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.26.001 to implement the proposed Development should the Application be approved.
k.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Amendments to the Development Application Form ○ Draft By-law Amendment to Zoning By-law 1-88 ○ Amendments to the Planning Justification Report and Development Application form to include amendments and analysis of Zoning By-law 1-88

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact David Harding, Senior Planner, Development and Parks Planning Department, ext. 8409.

Attachments

1. Context and Location Map
2. Proposed Site Plan and Existing Zoning
3. Conceptual Elevations – Concrete Plant
4. Elevations – Existing Scalehouse
5. Elevations – Existing Motor Vehicle Storage
6. Elevations – Existing Enclosed Storage and Existing Portable Trailer

7. Zoning By-law 1-88 Table 1
8. Zoning By-law 001-2021 Table 2

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