BOUSFIELDS INC.

Project No. 1049

October 27, 2020

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

COMMUNICATION – C26
Council – November 17, 2020
Committee of the Whole (Public Meeting)
Report No. 50, Item 1

Dear Mayor Bevilacqua and Members of Committee of the Whole

Re: Comprehensive Zoning By-law Review

We are planning consultants to MCN (Pine Valley) Inc., owner of an approximate 64 hectare property located on the east side of Pine Valley Road, south of King-Vaughan Road, municipally known as 12011 Pine Valley Road (the "subject property").

We have attached an LPAT Decision, dated October 5, 2020, implementing a settlement to accurately reflect that Natural Heritage designations on the subject site. It appears that Schedule B4 to the Draft Zoning By-law does not accurately reflect the features per the attached LPAT decision. We request that this be reviewed and confirmed.

Should you require additional information, or wish to discuss the contents of this letter further, please do not hesitate to contact the undersigned.

Yours very truly,

Michael Bissett, MCIP RPP
Bousfields Inc.

cc. Brandon Correia, Manager, Special Projects, City of Vaughan

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement local

ISSUE DATE: October 05, 2020 **CASE NO(S).:** PL111184

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)
All Appellants:	See Attachment 1

Heard: October 1, 2020 by telephone conference call

APPEARANCES:

Parties	**Counsel**
MCN (Pine Valley) Inc.	S. Ferri and M. Ng
Block 42 Landowners Group Inc.	M. Melling and A. Margaritis
City of Vaughan	E. Lidakis
Toronto and Region Conservation Authority	T. Duncan

MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON OCTOBER 1, 2020 AND ORDER OF THE TRIBUNAL

[1] This proceeding was a settlement hearing to resolve the appeals of MCN (Pine Valley) Inc. (Appeal 57) ("Pine Valley") and Block 42 Landowners Group Inc. (Appeal 151) ("Block 42 Landowners") to the 2010 Vaughan Official Plan ("VOP"). Over the past several years, the 168 appeals to the VOP have been managed according to various categories by area or subject matter. Where a settlement is reached, as is the case here, a hearing is held to consider the settlement and resulting modifications to the VOP, if any.

[2] In support of the settlement for Block 42 Landowners, and with the consent of all Parties, the signed Affidavits of the following professionals were marked as Exhibit 1: Ryan Mino-Leahan, Registered Professional Planner ("RPP") and Brian Henshaw, Ecologist.

[3] In support of the settlement for Pine Valley, and with the consent of all Parties, the signed Affidavits of the following professionals were marked as Exhibit 2: Michael Bissett, RPP, Bradley Baker, Ecologist and Paul Neals, Agrologist.

[4] As covered in detail in the Affidavits, both of these matters relate to the manner in which the VOP designates and applies policies for natural heritage areas.

[5] The area known as Block 42 covers approximately 500 hectares at the centre of the municipality's northern boundary, bounded by Kirby Road to the south, Pine Valley Drive to the west, Weston Road to the east, and the municipal boundary to the north. The area is situated outside of the designated Urban Area and is dominated by agricultural land uses, but may be considered for future urban development based on studies underway by the Regional Municipality of York.

[6] The resolution of the Block 42 Landowners' appeal involves renaming natural features on Schedule 2 of the VOP to clarify that such features will be determined at the time of future development, and including policies that provincially significant wetlands

will be surrounded by a 30 metre (“m”) protection zone and other wetlands by a 10 m zone, and setting out the circumstances when an evaluation of wetlands and environmental impact studies are required.

[7] Mr. Mino-Leahan attests that the proposed modifications to the VOP satisfy all legislative requirements by appropriately addressing the protection of ecological systems, the protection of agricultural resources, orderly development and coordinated planning, as set out in s. 2 of the *Planning Act* (“Act”), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“GP”), the Provincial Policy Statement, 2020 (“PPS”) and the Regional Municipality of York Official Plan (“ROP”). Mr. Mino-Leahan also opines that the proposed modifications are in harmony with the policy intent of the VOP.

[8] The lands affected by the Pine Valley appeal are approximately 60 hectares within the northwest part of Block 42. The resolution of the appeal involves modifying Schedule 2 of the VOP to remove the designations of Core Feature and Enhancement Area from three swales that cross and form part of the cropped fields on the property, and to add a policy allowing the small wetland in the southwest part of the property to be studied further at the time of a development application.

[9] Mr. Bissett attests that the proposed modifications to the VOP satisfy all legislative requirements by appropriately addressing the protection of ecological systems, the protection of agricultural resources, orderly development and coordinated planning, as set out in the Act, GP, PPS and ROP. Mr. Bissett also opines that the proposed modifications conform with the intent of the VOP.

[10] On the unchallenged planning evidence of Mr. Mino-Leahan and Mr. Bissett as supported by the technical conclusions of the other affiants, and the consent submissions of the Parties, the Tribunal finds that the proposed modifications to the VOP have regard for s. 2 of the Act, conform with the GP, are consistent with the PPS, and conform with the ROP. The Tribunal approves the requested modifications to the VOP as set out below.

ORDER

[11] The Tribunal orders, pursuant to s. 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of the City of Vaughan Official Plan 2010 as adopted by the City of Vaughan on September 7, 2010, subject to Council modifications on September 27, 2011, March 20, 2012, and April 17, 2012, and modified and endorsed by the Regional Municipality of York on June 28, 2012, that:

1. Appeals 57 and 151 of the City of Vaughan Official Plan 2010, filed by MCN (Pine Valley) Inc. and Block 42 Landowners Group Inc. respectively, are allowed in part;

2. The City of Vaughan Official Plan 2010 is hereby modified and approved as modified in respect of lands subject to Appeals 57 and 151 in accordance with Attachment 2 attached to and forming part of this Order; and

3. The balance of Appeals 57 and 151 of the City of Vaughan Official Plan 2010 are hereby dismissed.

"S. Tousaw"

S. TOUSAW
MEMBER

If there is an attachment referred to in this document,
please visit www.olt.gov.on.ca to view the attachment in PDF format.

ATTACHMENT 1

Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
Briardown Estates Inc.	33	Patrick Harrington
~~Amar Transport Inc.~~	~~81~~	
Solmar Inc.	3	Michael Melling / Andy Margaritis / Jamie Cole (except Appellant 151) Samantha Lampert (Appellant 40 only)
~~Tesmar Holdings Inc.~~	~~04~~	
~~1668872 Ontario Inc.~~	~~5~~	
~~77 Woodstream Inc.~~	~~25~~	
Block 40/47 Developers Group Inc.	28	
Auto Complex Limited	40	
~~York Major Holdings Inc.~~	~~55~~	
1539253 Ontario Inc.	68	
~~Celebration Estates Inc.~~	~~96~~	
~~Overriver Holdings Ltd.~~	~~98~~	
~~Block 66 West Landowners Group Inc.~~	~~125~~	
Teston Green Landowners Group	149	
Block 42 Landowners Group	151	
Lucia Milani and Rizmi Holdings Ltd.	62	Matthew Di Vona
Teston Villas Inc.	152	
~~Teston Sands Inc.~~	~~162~~	
~~2264319 Ontario Inc.~~	~~6~~	Ira T. Kagan
~~Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.~~	~~35~~	
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	
~~Castlepoint Huntington Ltd.~~	~~49~~	
Salz & Son Ltd.	51	
~~Monarch Castlepoint Kipling North & South~~	~~154~~	
~~Queen's Quay Avante Limited~~	~~155~~	
~~Haulover Investments Ltd.~~	~~7~~	Jeffrey Streisfield
David and Kathy Lundell	42	

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Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
Portside Developments (Kipling) Inc.	116	
~~Mario Tedesco~~	~~117~~	
York Region Condominium Corporation 730	137	Reza Fakhim / Ali Shojaat / Domenica Perruzza
~~Baif Developments Limited~~	~~8~~	Roslyn Houser / Ian Andres / Joseph Hoffman
~~Costco Wholesale Canada Ltd.~~	~~9~~	
~~Wal-Mart Canada Corp.~~	~~10~~	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	
Calloway REIT (Sevenbridge) Inc.	73	
~~LTF Real Estate Company, Canada Inc. ("Life Time")~~	~~134~~	
~~836115 Ontario Inc.~~	~~18~~	Barry Horosko
~~1191621 Ontario Inc.~~	~~19~~	
~~Granite Real Estate Inc. (formerly MI)~~	~~20~~	
~~1834375 Ontario Ltd.~~	~~29~~	
1834371 Ontario Ltd.	30	
~~Delisle Properties Ltd.~~	~~34~~	
1541677 Ontario Inc.	43	
~~Novagal Development Inc.~~	~~52~~	
2159645 Ontario Ltd. (Liberty)	56	
Nine-Ten West Limited	80	
Cedarbrook Residential	103	
~~Allegra on Woodstream Inc.~~	~~112~~	
~~588701 Ontario Limited~~	~~124~~	
2128475 Ontario Corp.	146	
~~1930328 Ontario Inc.~~	~~147~~	
West Rutherford Properties Ltd.	16	Quinto M. Annibale / Steven Ferri
Ozner Corporation	17	
~~Hollywood Princess Convention and Banquet Centre Ltd.~~	~~50~~	

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Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
MCN (Pine Valley) Inc.	57	
~~785345 Ont. Ltd and I & M Pandolfo Holdings~~	~~59~~	
~~Kirbywest Ltd.~~	~~66~~	
Royal 7 Developments Limited	84	
~~Maple Industrial Landowners Group~~	~~118~~	
~~Blue Sky Entertainment Corp.~~	~~126~~	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
Caldari Land Development Corporation	150	
~~Lormel Developments Ltd.~~	~~167~~	
~~Blackwood Realty Fund I Limited Partnership~~	~~24~~	John Alati / Susan Rosenthal
~~2117969 Ontario Inc.~~	~~106~~	
~~Midvale Estates Ltd.~~	~~107~~	
2431247 Ontario Limited (Zzen 2)	108	
~~Covenant Chapel~~	~~115~~	
Ivanhoe Cambridge II Inc.	142	
~~RioCan Holdings Inc. (Coulter's Mills Marketplace)~~	~~31~~	Joel D. Farber
RioCan Holdings Inc. (Springfarm Marketplace)	32	
~~Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc., and SRF Vaughan Property II Inc.~~	~~36~~	
~~Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.~~	~~48~~	
RioCan Holdings Inc. (Centre Street Corridor)	82	
1306497 Ontario Inc. (Sisley Honda)	133	
~~Canadian Fuels Association~~	~~41~~	N. Jane Pepino
~~Imperial Oil Ltd.~~	~~71~~	
Country Wide Homes (Pine Valley Estates) Inc.	166	
~~Home Depot Holdings Inc.~~	~~044~~	Steven A. Zakem /

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Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
Granite Real Estate Inc. and Magna International Inc.	110	Andrea Skinner
~~350 Creditstone Investments~~	~~143~~	
~~Lorwood Holdings Incorporated~~	~~158~~	
~~Casertano Development Corporation and Sandra Mammone~~	~~45~~	Mary Flynn-Guglietti / Annik Forristal
Danlauton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
~~Suncor Energy Products Partnership~~	~~54~~	
~~CST Canada Co.~~	~~85~~	
~~2157160 Ontario Inc.~~	~~99~~	
~~Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and 1510905 Ontario Ltd.~~	~~100~~	
~~1693143 Ontario Inc. and 1693144 Ontario Inc.~~	~~101~~	
~~Antonia & Bertilla Taurasi~~	~~138~~	
390 Steeles West Holdings Inc.	153	
398 Steeles Avenue West Inc.	160	
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
H&L Title Inc. & Ledbury Investments Ltd.	75	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
~~Teefy Developments Inc.~~	~~63~~	Chris Barnett
Anland Developments Inc.	83	
281187 Ontario Ltd.	64	Gerard C. Borean
L-Star Developments Group	65	
~~Kipco Lands Development Inc.~~	~~86~~	
~~Lanada Investments Limited~~	~~87~~	
~~Market Lane Holdings Limited~~	~~88~~	
~~Gold Park (Woodbridge) Inc.~~	~~89~~	

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Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
~~Mrs. Anna Greco~~	~~90~~	
~~Luigi Bros. Paving Company Ltd.~~	~~91~~	
~~Mr. Silvio Di Giammarino~~	~~94~~	
1034933 Ontario Ltd.	120	
~~Luigi Bros. Paving Company Ltd.~~	~~128~~	
Concetta Marciano	135	
Pro Catering Ltd.	136	
~~Michael Termini, Salvatore Termini and Rosa Bancheri~~	~~145~~	
Yonge & Steeles Developments Inc.	39	Daniel Artenosi / Christopher J. Tanzola / Natalie Ast
~~Blue Water Ranch Developments Inc.~~	~~67~~	
Berkley Commercial (Jane) Inc.	119	
~~Teresa Marando~~	~~123~~	
FCF Old Market Lane 2013 Inc.	140	
Liberata D'Aversa	148	
8188 Master Holding Inc.	157	
1966711 Ontario Inc.	164	
Glenwood Property Management Ltd. and The Gupta Group	165	
Royal Group Inc.	70	David Tang
Langvalley Holdings	77	Nicholas T. Macos
~~K & K Holdings Limited~~	~~132~~	
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos
Tien De Religion Lands	141	Alan Heisey
TDC Medical Properties Inc.	105	Stephen D'Agostino
Mr. Antonio Di Benedetto	109	Self-Represented
Bentall Kennedy (Canada) LP	111	Patrick Duffy
Toromont Industries Ltd.	114	Michael Miller
Tan-Mark Holdings Limited & Telast Enterprises Inc.	156	William Friedman
Tan-Mark Holdings Limited, Gino Matrundola and Telast Enterprises Inc.	168	
10350 Pine Valley	163	Steven Ferri

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Schedule “A”

APPELLANT	APPEAL	REPRESENTATIVE
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington
Highway 27 Langstaff GP Ltd.	2	Susan Rosenthal
Highway 27 Langstaff GP Ltd.	22	
Longyard Properties Inc.	23	
TDL Group Corp.	11	Michael S. Polowin / Denise Baker
McDonald's Restaurants of Canada Ltd.	12	
A&W Food Services of Canada Inc.	13	
Wendy's Restaurants of Canada Inc.	14	
Ontario Restaurant Hotel & Motel Association	15	
Roybridge Holdings Ltd., Vaughan West II Ltd., and Squire Ridge Investment Ltd.	26	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc., and Conair Consumers Products Inc.	27	
John Duca	113	
Ms. Ronni Rosenberg	37	Amber Stewart
165 Pine Grove Investments Inc.	53	Adam J. Brown / Jessica Smuskowitz
1525233 Ontario Inc.	97	
Estates of Gladys Smith	58	Robert Miller
Palmerston Properties Limited	122	
York Condominium Corporation 499	139	
2058258 Ontario Ltd. (Forest Green Homes)	69	Christopher J. Williams / Andrea Skinner
Ms. Traci Shatz	76	Aynsley L. Anderson
United Parcel Service Canada Ltd.	92	Tim Bermingham
Weston Downs Ratepayers Association	95	Anthony Francescucci
Mr. Alex Marrero	102	Alex Marrero
Monica Murad	127	Michael Simaan
Seven 427 Developments Inc.	144	Valeria Maurizio / Johanna Shapira

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Schedule "A"

APPELLANT	APPEAL	REPRESENTATIVE
~~Kau & Associates LP~~	~~74~~	~~Caterina Facciolo~~
~~Trimax on Islington~~	~~104~~	
~~Dufferin Vistas Ltd.~~	~~21~~	~~David Bronskill~~
~~Country Wide Homes Woodend Place Inc.~~	~~121~~	~~Jane Pepino~~
~~2464879 Ontario Inc. and Ultra Towns Inc.~~	~~159~~	~~Leo Longo~~
~~The Ravines of Islington Encore Inc.~~	~~161~~	

Parties	**Party No.**	**Representative**
Haulover Investments Ltd.	7	Jeffrey Streisfield
Region of York	A	Pitman Patterson / Bola Ogunmefun
Ministry of Municipal Affairs and Housing	B	Ugo Popadic / Anna-Lee Beamish
Toronto and Region Conservation Authority	C	Tim Duncan / Coreena Smith
~~PEARLS Inc.~~	~~D~~	~~Bruce McMinn~~
~~UPS Canada~~	~~E~~	~~Tim Bermingham~~
611428 Ontario Ltd.	F	David Bronskill
York Region Catholic District School Board	G	Tom McRae / Christine Hyde
York Region District School Board	H	Gilbert Luk
FCHT Holdings (Ont) Corp	I	Steven A. Zakem / Andrea Skinner
~~Magna International Inc. and Granite Real Estate Inc.~~	~~J~~	
CNR	K	Alan Heisey
~~Alex & Michelle Marrero (5859 Rutherford)~~	~~L~~	
~~Ivanhoe Cambridge Inc. (now Appeal 142)~~	~~M~~	~~John Alati~~
~~Vaughan 400 North Landowners Group Inc.~~	~~N~~	~~Michael Melling~~
~~1233389 Ontario Inc.~~	~~O~~	~~Alan Heisey~~
Sustainable Vaughan	P	Sonny Rai
~~RioCan Holdings Inc.~~	~~Q~~	~~Joel Farber~~
~~Brownridge Ratepayers Association~~	~~R~~	~~Mario G. Racco~~

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Schedule "A"

Parties	**Party No.**	**Representative**
~~Joseph & Teresa Marando~~	~~S~~	~~Carmine Marando~~
Velmar Centre Property Ltd.	T	Michael Melling
Argo Lumber Inc., Alpa Trusses Inc.	U	Thomas Barlow / Sarah Jane Turney
One-Foot Developments Inc.	AA	
Two Seven Joint Venture Limited	AB	
Anatolia Capital Corp.	AC	
Di Poce Management Limited	AD	
Toromont Industries Ltd.	AE	
John Simone	AF	
Domenic Simone	AG	
Silvia Bellissimo	AH	
Enza Cristello	AI	
Maria Simone	AJ	
Anthony Simone	AK	
Annarita Guida	AL	
~~Cole Engineering Group Ltd.~~	~~AM~~	
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	~~Susan D. Rogers~~
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	~~Susan D. Rogers~~
~~Part of Block 50 Landowners Group~~	~~X~~	~~Thomas Barlow~~
Sidney Isenberg (Medallion Fence Ltd.)	Y	Shelly Isenberg
~~Liberta D'Aversa (now Appeal 148)~~	~~Z~~	~~Gregory Gryguc~~
Teresa Marando	AN	Chris Tanzola / Daniel Artenosi
Seven 427 Developments Inc.	AO	Johanna Shapira

Yonge Steeles Secondary Plan Parties	**Representative**
City of Toronto	Ray Kallio
City of Markham	Bruce Ketcheson / Francesco Santaguida

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Schedule "A"

Yonge Steeles Secondary Plan Parties	**Representative**
2636786 Ontario Inc. (Toys "R" Us)	Roslyn Houser
Roman Catholic Episcopal Corporation for the Diocese of Toronto	David Tang
Mizrahi Constantine (180 Saw) Inc.	Quinto Annibale / Brendan Ruddick
Yonge Steeles Landowners Group (Appellants 38, 40, 41, 165)	Ira Kagan / Kristie Jennings
Associated Vaughan Properties Limited	Mary Flynn-Guglietti / Kailey Sutton

Participants	**No.**	**Representative**
~~Block 27 Landowners~~	~~1~~	~~Michael Melling~~
City of Brampton	2	Diana Soos
~~Antonio DiBenedetto~~	~~3~~	~~Self~~
Americo Ferrari	4	joseph.jgp@gmail.com
Crown Heights Coop Housing	5	Ellen Schacter
Maria, Yolanda, Laura, Guiseppe Pandolfo and Cathy Campione	6	Guiseppe Pandolfo
Brownridge Ratepayers Association	7	Mario G. Racco
Bellaterra Corporation	8	Gerard C. Borean
Mary Mauti and Elisa Testa	9	Mary Mauti / Elisa Testa
The Village of Woodbridge Ratepayers Association	10	Maria Verna

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ATTACHMENT 2

Schedule "B"

LPAT approval of the following VOP 2010 schedules and revisions

1. LPAT approval of Schedule 2 – Natural Heritage Network as approved by LPAT on September 21, 2016 with the following revisions and attached as Attachment 1:

a. For the Lands subject to Appeal 57, remove all features identified on Schedule 2 outside of the Greenbelt Plan Area Boundary, except a small portion in the southwest area of the lands that will be identified as "To be determined through Future Development (4)"

b. For all remaining lands within Block 42 amend features within Block 42 currently identified as "Unapproved" to "To be determined through Future Development (4)"

c. The following note to be added to Schedule 2:

"(4) Sites under consideration for Core Feature additions, or classification as an Enhancement Area to be determined through appropriate technical studies during the secondary plan and/or the development approval process."

2. LPAT approval of the following revisions to the VOP 2010 to add a Special Site Policy within Volume 2 to VOP 2010:

a. Add to Volume 1, Schedule 14-C "Areas Subject to Site Specific Policies" by identifying all lands within Block 42 as #56 and known as "Block 42 Lands".

b. Adding to Volume 2, policy 13.1 "Site Specific Policy" the following policy, to be renumbered in sequential order:

13.1.1.56 "The lands known as Block 42 Lands are identified on Schedule 14-C as Item 56 and are subject to the policies set out in Section 13.57 of this Plan."

c. Adding the following policies to Volume 2, Section 13 – "Site Specific Policies" and renumbering in sequential order

13.57 Block 42 Lands

13.57.1 General

13.57.1.1 The following policies shall apply to the lands identified on Map 13.57.A

13.57.1.2. Notwithstanding Volume 1 Policies 3.2.3.4 b the following policies shall apply:

a. *Wetlands* on the Oak Ridge Moraine or Greenbelt, and those identified as provincially *significant*, with a minimum 30 metre vegetation protection zone.

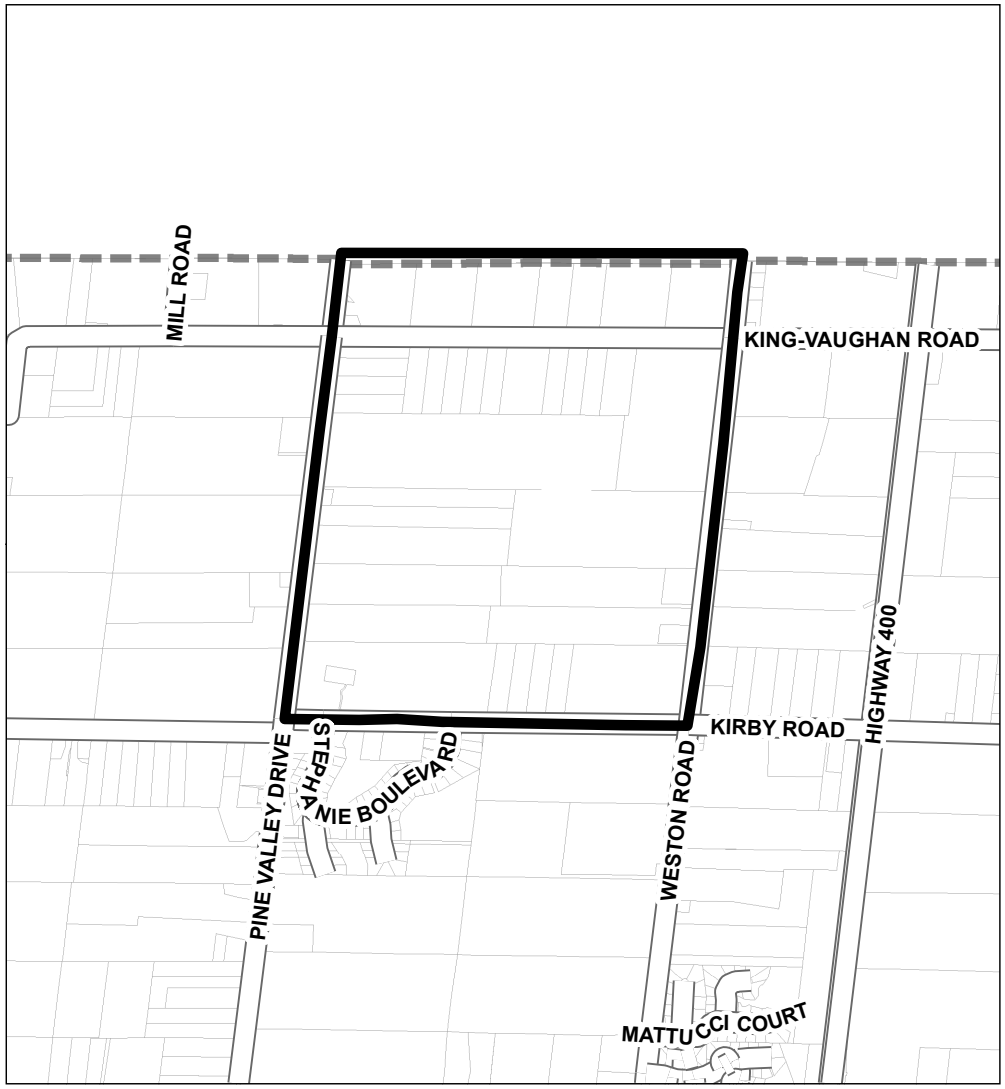
b. Other *wetlands*, with a minimum vegetation protection zone in accordance with the Region of York Official Plan and TRCA Living City Policies.

13.57.1.3 That notwithstanding 3.3.2.2 the following policies shall apply to *development* within the lands, excluding the GTA West Corridor proposal for which 3.3.2.2 shall remain to apply:

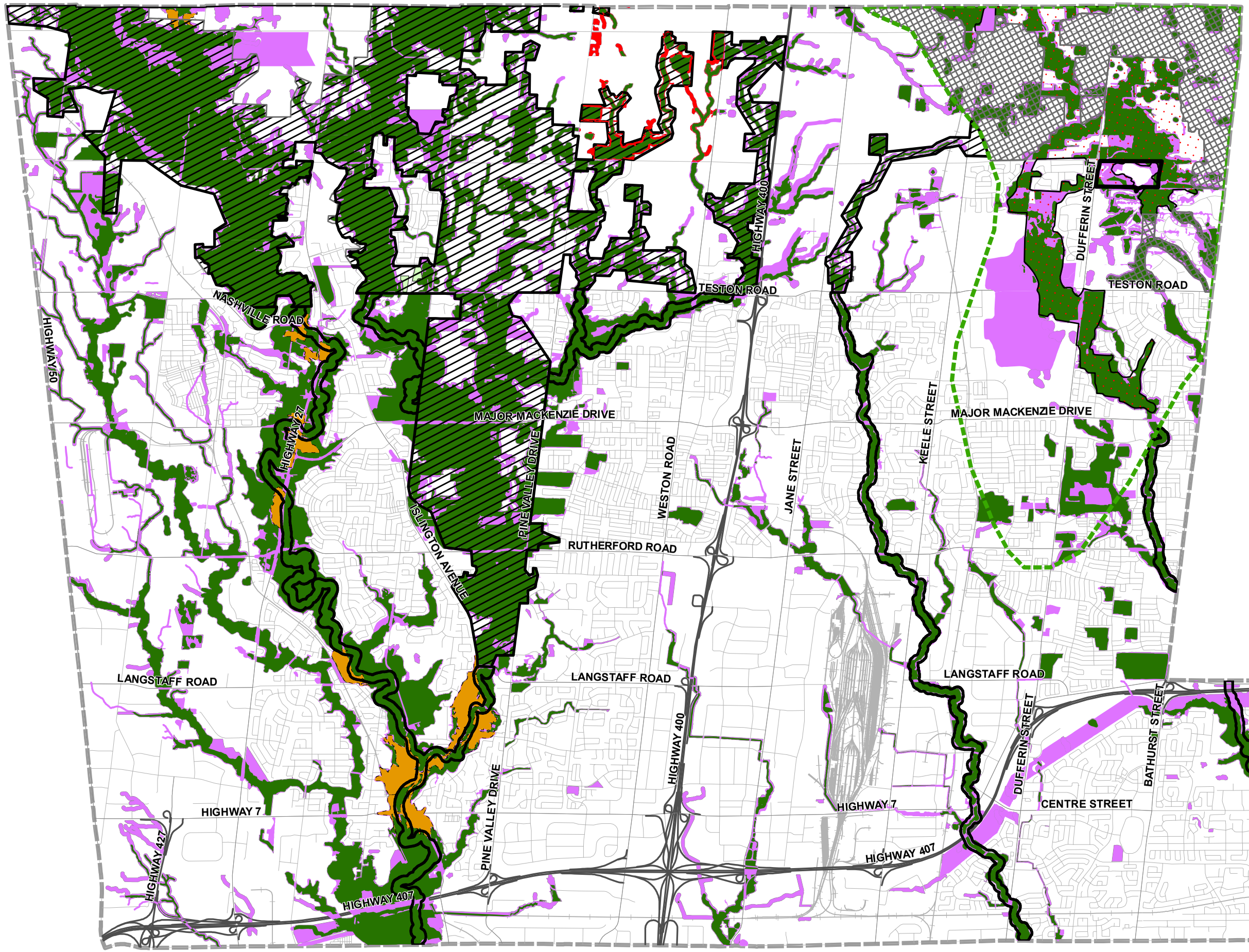
a. If the lands are included within the Urban Boundary, that prior to any *development* of the lands for potential urban uses, through the Secondary Plan and/or Block Plan process a *wetlands* evaluation in accordance with the Provincial criteria shall be undertaken.

b. That prior to the completion of the Secondary Plan and/or Block Plan, for non-urban or temporary use *development* or *site alteration* proposed within 120 metres of provincially *significant wetlands* and all other *wetlands*, an environmental impact study shall be prepared that determine their importance, functions and means of protection and /or maintenance of function to the satisfaction of the City and TRCA.

Map 13.57.A
Block 42 Lands



Attachment 1



January 31, 2017

SCHEDULE 2

VAUGHAN

Natural Heritage Network

- Core Features
- Enhancement
- Built-Up Valley Lands[1]
- Unapproved[3]
- To be determined through Future Development [4]

Greenbelt

- Greenbelt Plan Area Boundary
- Greenbelt Natural Heritage System

ORM Conservation Plan

- Oak Ridges Moraine (ORM)Conservation Plan Boundary[2]
- Natural Core
- Natural Linkage
- Area Subject to ORMCA Minister's Zoning Order
- City of Vaughan Boundary

The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Core features shall be precisely delineated on a site-by-site basis through the approval of the Planning Act Applications supported by appropriate technical studies. Refinements to the NHN may occur through Secondary Plan or development approval processes and shall be reflected on this schedule without the need for an Official Plan Amendment. Where the schedule does not accurately reflect an existing development approval, the schedule may be updated without the need for an Official Plan Amendment.

For watercourses and waterbodies outside of well-defined valleys, the vegetation protection zone is to be established according to the policies in Chapter 3.

Enhancement areas are identified conceptually on Schedule 2 and the text shall be consulted to determine the final location and design.

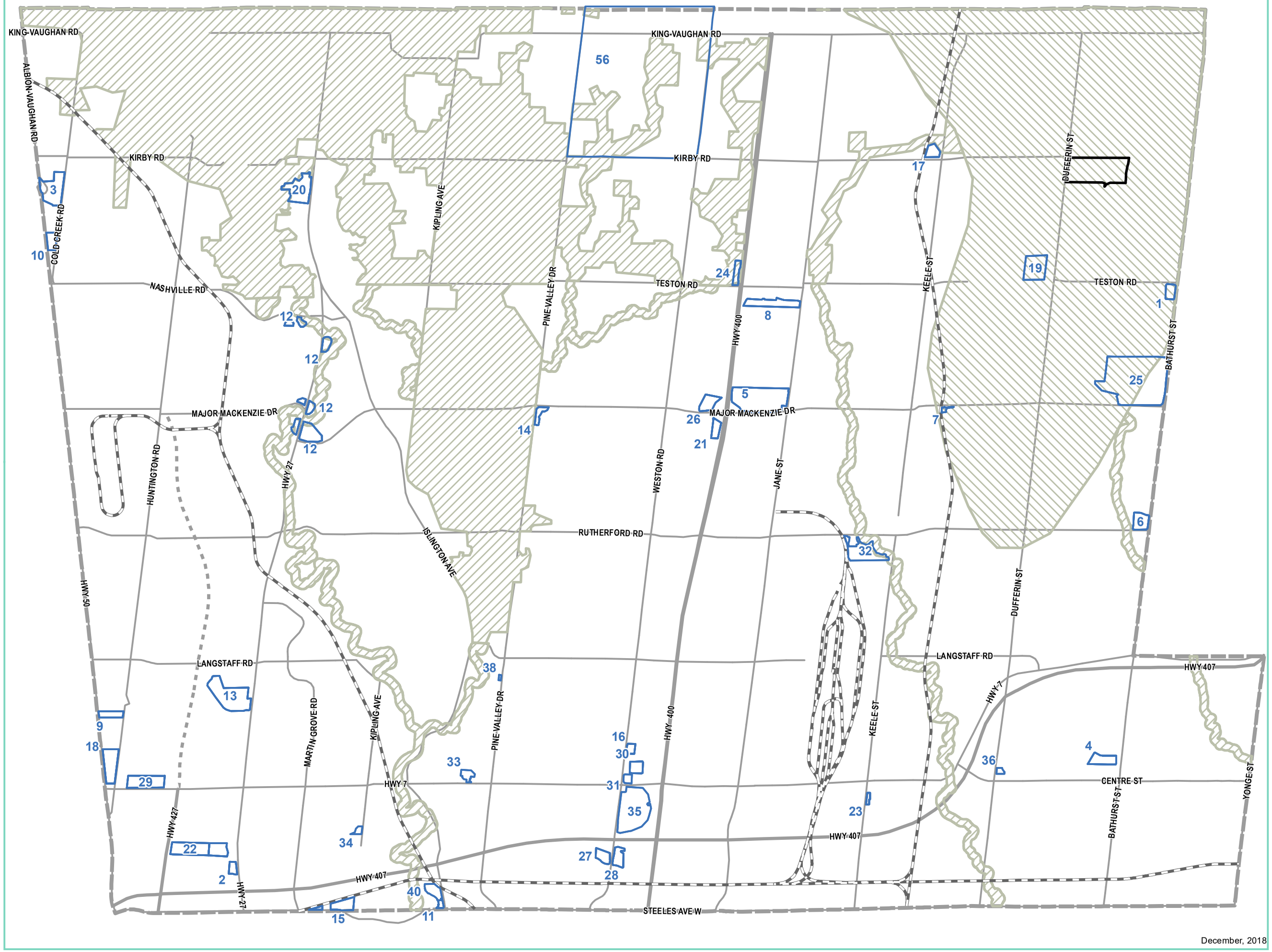
1) Data provided by Urban Strategies.
2) See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.
3) Sites under consideration for Core Feature additions, Core Feature deletions, or classification as an Enhancement Area.
4) Sites under consideration for Core Feature additions, or classification as an Enhancement Area to be determined through appropriate technical studies during the secondary plan and/or the development approval process.

0 1 2 3 Kilometres

SCHEDULE 14C

VAUGHAN

Areas Subject to Site Specific Plans, Map 1/2



December, 2018

Site #, Name, Chapter

- 1, SW Corner of Bathurst St. and Teston Rd., 13.2
- 2, 7242 Highway 27, 13.3
- 3, 11245 Highway 50, 13.4
- 4, Thornhill Liberty Lands, 13.5
- 5, Vaughan Healthcare Campus, 13.6
- 6, NW Corner of Rutherford Road and Bathurst Street, 13.7
- 7, 2057 Major Mackenzie Drive, 13.8
- 8, Ahmadiyya Campus, 13.9
- 9, 8151 Highway 50, 13.10
- 10, 10901 Highway 50, 13.11
- 11, Steeles/Islington Ave. Services Review Area, 13.12
- 12, Valley Policy Areas, 13.13
- 13, 2107638/RioCan/SRF Vaughan, 13.14
- 14, SE Corner of Major Mackenzie Dr. and Pine Valley Dr. , 13.15
- 15, NW Corner of Steeles and Kipling Avenue, 13.16
- 16, 7979 Weston Road, 13.17
- 17, NW Corner of Keele Street and Kirby Road, 13.18
- 18, Huntington South, 13.19
- 19, 1600 Teston Road, 13.20
- 20, North Humber Extension, 13.21
- 21, 77 Eagleview Heights, 13.22 (OPA #7)
- 22, Parkwaybelt West Amendment Areas,
- 23, 7615-7675 Keele St., 13.24
- 24, 3400 Teston Road, 13.25
- 25, NW Corner of Major Mackenzie Dr. and Bathurst St. , 13.26
- 26, NE Corner of Cityview Blvd. and Major Mackenzie Dr., 13.27
- 27, 30 & 70 Aviva Park Dr., 13.28 (OPA #5)
- 28, SE Corner of Weston Rd. and Highway 407, 13.29
- 29, NW Corner of Highway 427 and Highway 7, 13.30
- 30, 140 Northview Boulevard, 13.31

See Minister's Decision on ORMCP Designation

Municipal Boundary

Note: Legend details for sites 31-40 are shown on map 2

0 1 2 3 Kilometres

SCHEDULE 14C

VAUGHAN

Areas Subject to Site Specific Plans, Map 2/2

Site #, Name, and Chapter

- 31;NE Corner of Weston Rd. and Highway 7;13.32
- 32;600, 800 & 1000 Tesma Way;13.33
- 33;4650 Highway 7;13.34 (OPA #11)
- 34;Kipling Avenue South;13.35
- 35;Colossus Centre;13.36
- 36;7803 and 7815 Dufferin Street;13.37
- 38;Rear Portion of 61, 71 & 83 Hayhoe Ave;13.39 (OPA #18)
- 40;7082 Islington Ave.;
- 56; Block 42 Lands
- See Minister's Decision on ORMCP Designation

Municipal Boundary

Note: Legend details for sites 1-30 are shown on map 1

0 1 2 3 Kilometres

December, 2018