

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 091-2021

A By-law to adopt Amendment Number 68 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 68 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” 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.

Enacted by City of Vaughan Council this 22nd. day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 68
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 68 to the Official Plan of the Vaughan Planning Area.

Authorized by Item No. 1 of Report No. 29
of the Committee of the Whole
Adopted by Vaughan City Council on
June 22, 2021.

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 2, Section 13 "Site Specific Policies" to redesignate the subject lands from "Prestige Employment" to "General Employment" to permit outdoor storage on the subject lands, municipally known as 7896 Huntington Road.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the west side of Huntington Road and north of Highway 7, and are municipally known as 7896 Huntington Road, being Part of Lot 6, Concession 10, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 68."

III BASIS

The decision to amend City of Vaughan Official Plan 2010 ('VOP 2010') is based on the following considerations:

1. The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that Council's planning decisions be consistent with the PPS. The PPS includes Policies 1.3.1 a), 1.3.1 b), 1.3.2.1 and 1.7.1 a) that; encourage 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; providing opportunities for a diversified economic base and supporting the needs of existing and future businesses for long-term economic prosperity. The Amendment to redesignate the Subject Lands to "General Employment" to permit accessory outside storage to the permitted employment use located within a settlement area maintains the intent of the employment

policies of the PPS. In consideration of the above, the Amendment is consistent with the PPS.

2. The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') as amended is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. Policy 2.2.1.a) in the Growth Plan encourages the vast majority of growth to be directed to settlement areas that have a delineated built boundary and existing or planned municipal water and wastewater systems. Policy 2.2.5.1 promotes economic development and competitiveness with the efficient use of existing employment areas and ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth. The Growth Plan encourages employment areas to be in proximity of major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing and warehousing and appropriate ancillary uses/facilities in accordance with Policy 2.2.5.5. The Subject Lands are located within an "Employment Area" on Schedule 1 - Urban Structure of VOP 2010. The Amendment to redesignate to "General Employment" maintains the intent of the VOP 2010 "Employment Area" policies, supports and encourages the concentration of employment growth within settlement areas and provides additional land use options for the Subject Lands. In consideration of the above, the Amendment conforms to the Growth Plan.
3. The York Region Official Plan 2010 ('YROP 2010') designates the Subject Lands "Urban Area" on Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands are in proximity to a "Regional Rapid Transit Corridor" (Highway 7) on Map 11 - Transit Network of YROP 2010. Policy 4.3 of YROP 2010 seeks to protect employment lands that are designated in local

municipal official plans. The Subject Lands are located within the City's "Employment Area". The Amendment meets the objectives of Policy 4.3.5 of YROP 2010 as it enhances the long-term viability of the employment lands with a greater range of land uses. The Subject Lands are located in proximity to an existing 400 - series highway and proposed extension (Highway 427) and is transit accessible, with transit on Highway 7 to the south, in support of Policy 4.3.15 of YROP 2010. In consideration of the above, the Amendment conforms to YROP 2010.

4. The Subject Lands are located within an "Employment Area" in Schedule 1 - Urban Structure of VOP 2010 and are not located within an "Intensification Area". The Subject Lands are designated "Prestige Employment" by VOP 2010, Volume 2, Map 12.12.A Huntington Business Park - Land Use. The "Prestige Employment" designation includes a range of employment uses such as manufacturing and warehousing (but not a retail warehouse) located within wholly enclosed buildings and do not require outside storage. The "Prestige Employment" designation does not permit outside storage. Accordingly, a redesignation to "General Employment" is required to permit outside storage. Policy 9.1.2.10 f) of VOP 2010 requires outside storage areas for new development in the "Employment Area" to be buffered and screened through the use of setbacks, landscaping and fencing. Policy 9.2.2.10 of VOP 2010 requires a building on a lot where outside storage is proposed and the building must be provided in accordance with the provisions of the City's Zoning By-law. The accessory outside storage area will be screened along Huntington Road with a 2.4 m concrete wall with screen panels and a mix of deciduous trees and deciduous and coniferous shrubs and along the north, south and west property lines with a 2.1 m high concrete retaining wall along a portion and / or a 2.1 m high chain link fence with nylon fabric screening in accordance with Policy 9.1.2.10 f) of VOP 2010. Further, a warehouse building is under construction for the employment use on the Subject Lands in keeping with Policy 9.2.2.10 of VOP 2010. In consideration of the above, the Amendment maintains the intent of the employment policies of VOP 2010.

5. The statutory Public Meeting was held on December 1, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of December 1, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on December 15, 2020. Vaughan Council on June 22, 2021 ratified the June 1, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP.20.009 (2485097 Ontario Inc.).
6. York Region, on November 20, 2020, exempted Official Plan Amendment File OP.20.009 from Regional approval in accordance with YROP 2010 Policy 8.3.8 as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

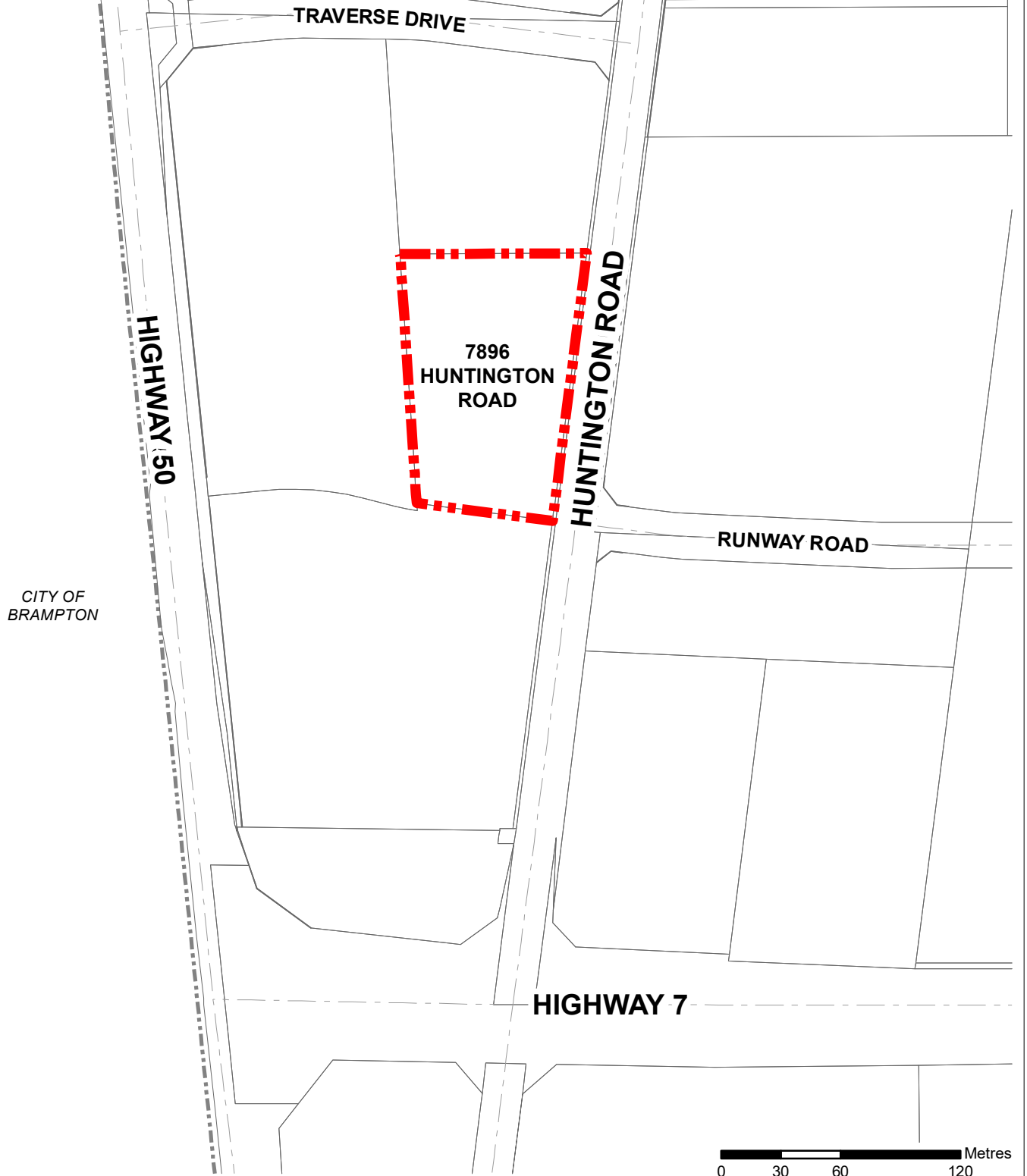
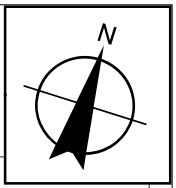
1. Amending Volume 1, Schedule 13 “Land Use” by redesignating the Subject Lands, identified on Schedule 1, from “Prestige Employment” to “General Employment”.
2. Amending Volume 2, Map 12.12.A “Huntington Business Park - Land Use”, by amending the designation of the Subject Lands identified on Schedule 2, from “Prestige Employment” to “General Employment”.

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 1-88 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. 68
ADOPTED THE 22ND DAY OF JUNE, 2021**

FILE: OP.20.009

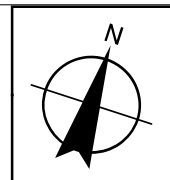
RELATED FILE: Z.20.022

LOCATION: Part of Lot 6, Concession 10,
7896 Huntington Road

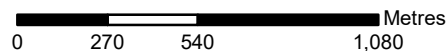
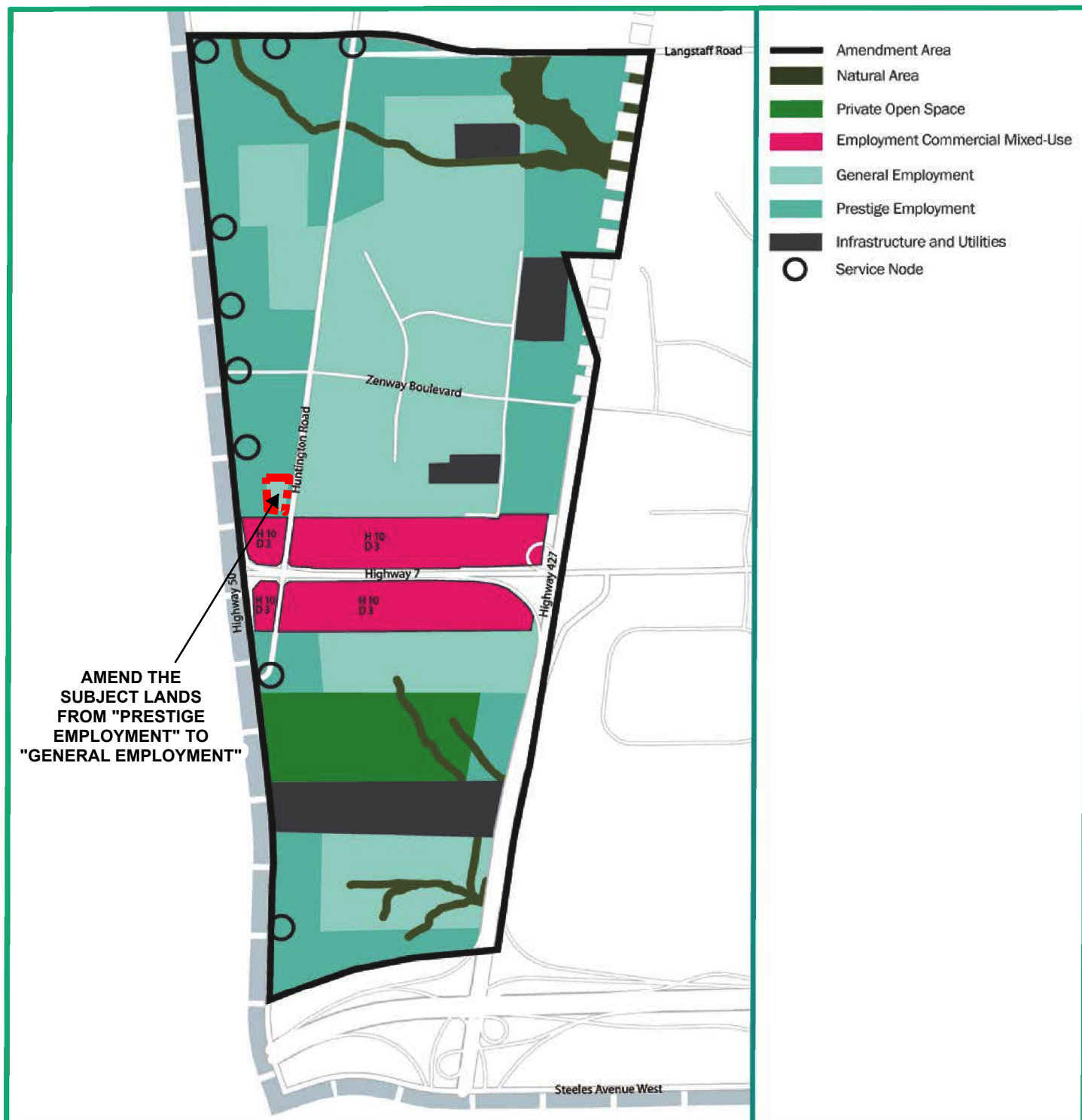
APPLICANT: 2485097 Ontario Inc.
CITY OF VAUGHAN



**AREA SUBJECT TO
AMENDMENT No. 68**



Map 12.12.A: Huntington Business Park – Land Use



THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 68
ADOPTED THE 22ND DAY OF JUNE, 2021

FILE: OP.20.009

RELATED FILE: Z.20.022

LOCATION: Part of Lot 6, Concession 10,
7896 Huntington Road

APPLICANT: 2485097 Ontario Inc.

CITY OF VAUGHAN

 **AREA SUBJECT TO
AMENDMENT No. 68**

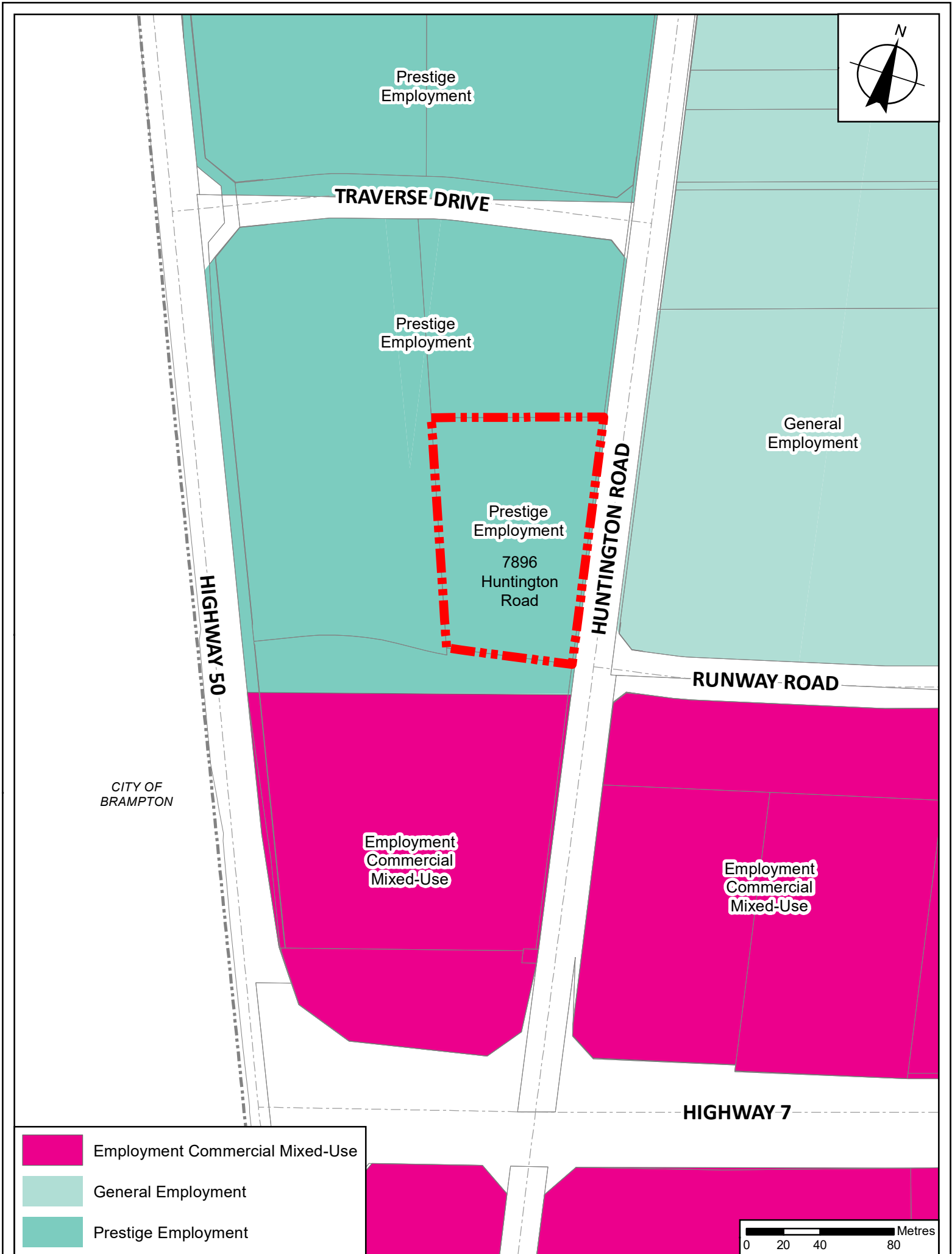
APPENDIX I

The Subject Lands are located on the west side of Huntington Road and north of Highway 7, and municipally known as 7896 Huntington Road, being Part of Lot 6, Concession 10, City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from “Prestige Employment” to “General Employment” to permit accessory outside storage to the permitted employment use.

On June 22, 2021, Vaughan Council ratified the June 1, 2021 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment OP.20.009 (2485097 Ontario Inc.) as follows (in part):

- “1 THAT Official Plan Amendment OP.20.009 (2485097 Ontario Inc.), BE APPROVED, to amend Vaughan Official Plan 2010 to redesignate the subject lands from “Prestige Employment” to “General Employment”.”



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 68


FILE: OP.20.009

RELATED FILE: Z.20.022

LOCATION: Part of Lot 6, Concession 10,
7896 Huntington Road

APPLICANT: 2485097 Ontario Inc.

CITY OF VAUGHAN

 **AREA SUBJECT TO
AMENDMENT No. 68**