

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 093-2021**

**A By-law to adopt Amendment Number 63 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 63 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 22<sup>nd</sup> day of June, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 63**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 63 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”.

Authorized by Item No. 2 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 11.9, subsection 2.7 of the West Vaughan Employment Area Secondary Plan Policies, to permit the outside storage of 46 trucks cabs and an accessory administrative office on the Subject Lands, municipally known as 7300 Major Mackenzie Drive, only if a temporary use zoning by-law permitting the aforementioned uses has been passed by Council and is in effect for the Subject Lands.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Major Mackenzie Drive, east of Highway 50 and are municipally known as 7300 Major Mackenzie Drive, being Part of Lot 21, Concession 10, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 63.”

## 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 PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The proposal is consistent with the intent of the Employment Area Policies of the PPS as the temporary nature of the Development protects and preserves the Subject Lands for future employment uses.

2. The Growth Plan provides policy directives for the identification and protection of employment lands. The Subject Lands are located within an “Provincially Significant Employment Zone”. The Subject Lands make use of an existing employment area, and the temporary nature of the Development preserves the availability of sufficient land in proximity to the Canadian Pacific Intermodal Facility, hereinafter referred to as the “CP Facility”, to accommodate future employment growth.
  
3. The YROP 2010 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area”. The “Urban Area” designation permits a range of residential, commercial, employment and institutional uses subject to additional policy conditions. Policy 4.3 of the YROP 2010 states that “York Region is committed to maintaining and enhancing the long-term viability of the employment lands”. The Development incorporates employment uses on a temporary basis, which maintains and enhances the long-term viability of the Subject Lands for employment uses. The Development also conforms to the “Goods Movement” policies of Section 7.2. of YROP 2010 as the Subject Lands are located in proximity to the CP Facility and truck cabs parked on the Subject Lands are used to pick up trailers from the CP Facility and transport them elsewhere within and outside of the City limits.
  
4. The Subject Lands are designated “Prestige Employment” by VOP 2010, Volume 2, Section 11.9 – West Vaughan Employment Area Secondary Plan. The “Prestige Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, and which do not require outside storage (Section 9.2.2.11 (c)(i) of VOP 2010, Vol. 1). The outside storage of truck cabs is compatible and consistent with the surrounding land uses; however, a site-specific amendment is required to permit outside storage of truck cabs and an accessory administrative office on the Subject Lands within the “Prestige Employment” designation.

The proposal is consistent with the intent of the “Prestige Employment” designation

as the utilization of the Subject Lands for the outside storage of truck cabs is contingent on an implementing temporary use zoning by-law being in effect, which shall expressly permit the uses and define the duration of the temporary permission, and the location of the outside storage is appropriately located around surrounding employment uses that have been determined to be compatible.

5. The statutory Public Hearing was held on January 21, 2020. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 21, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 28, 2020. Vaughan Council, on June 22, 2021, ratified the June 1, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP.19.008 (APRA TRUCK LINE).
6. York Region, on December 17, 2019, identified Official Plan Amendment File OP.19.008 as a routine matter of local significance and it has been exempted from approval by York Region Council, as the proposed Amendment does not adversely affect Regional planning policies or interest in accordance with Regional Official Plan policy 8.3.8.

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

The Vaughan Official Plan 2010 (VOP 2010), Volume 2, section 11.9 – West Vaughan Employment Area Secondary Plan is hereby amended by:

1. Amending Schedule 3, attached hereto as Schedule “2”, thereby identifying the Subject Lands municipally known as 7300 Major Mackenzie Drive as “Lands Subject to Policy 2.7.2”.
2. Adding the following after Policy 2.7.1:  
“(OPA #63) 2.7.2 7300 Major Mackenzie Drive

That the following policies shall apply to the lands

identified on Schedule 3 “Land Use” as “Lands Subject to Policy 2.7.2”:

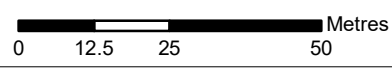
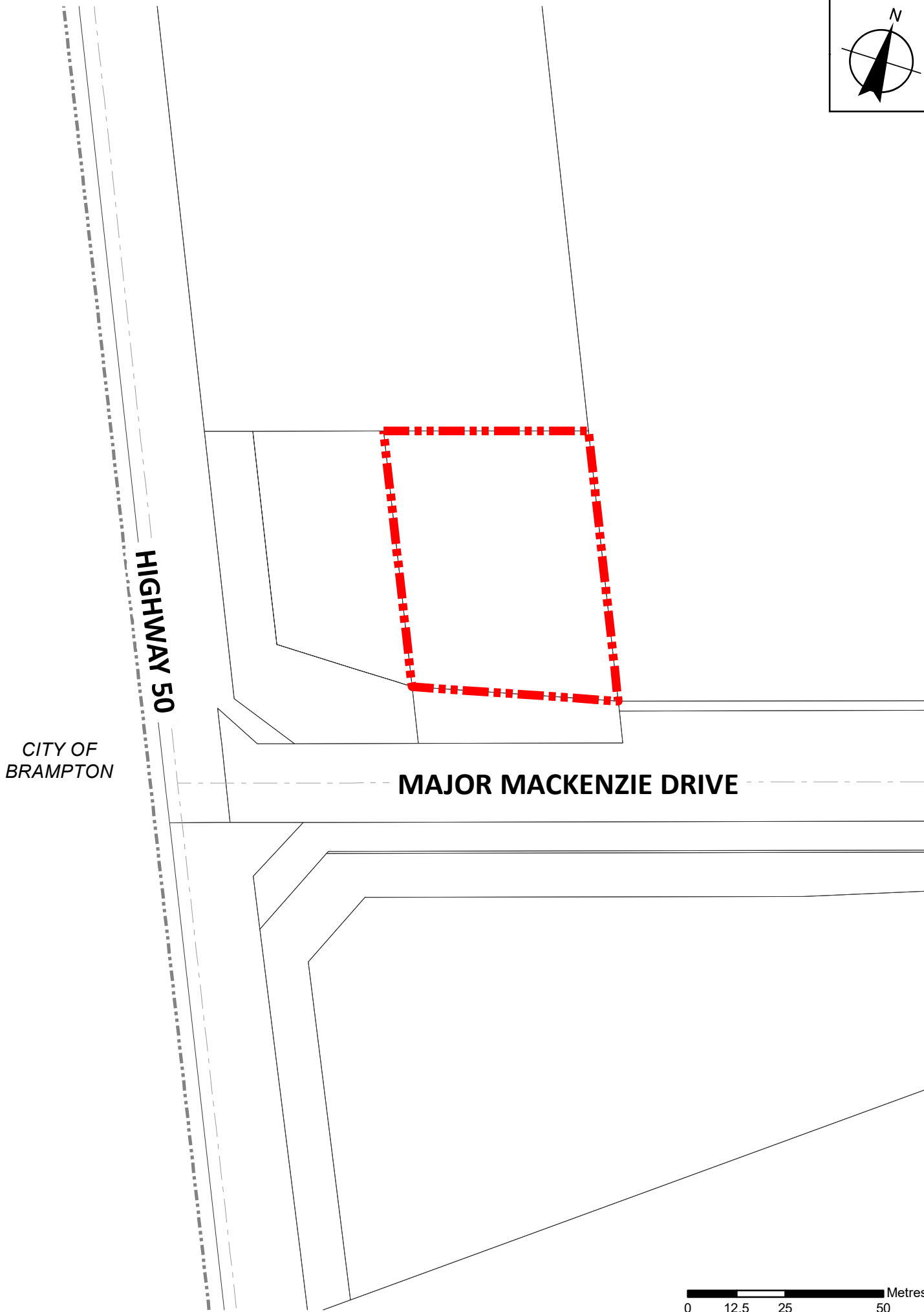
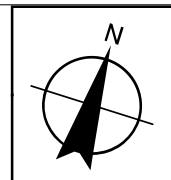
- a. Notwithstanding Policy 9.2.2.11 (c)(i) of the Official Plan that prohibits outside storage within the “Prestige Employment” Designation and as per Policy 10.1.2.4 (Temporary Use By-laws) of the Official Plan, the following shall apply:
  - i) The outside storage of 46 truck cabs and an accessory administrative office with a total GFA of 143 m<sup>2</sup> shall be permitted on the Subject Lands only if a temporary use zoning by-law permitting these uses has been passed by Council and is in effect for the Subject Lands.

## 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, and Site Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

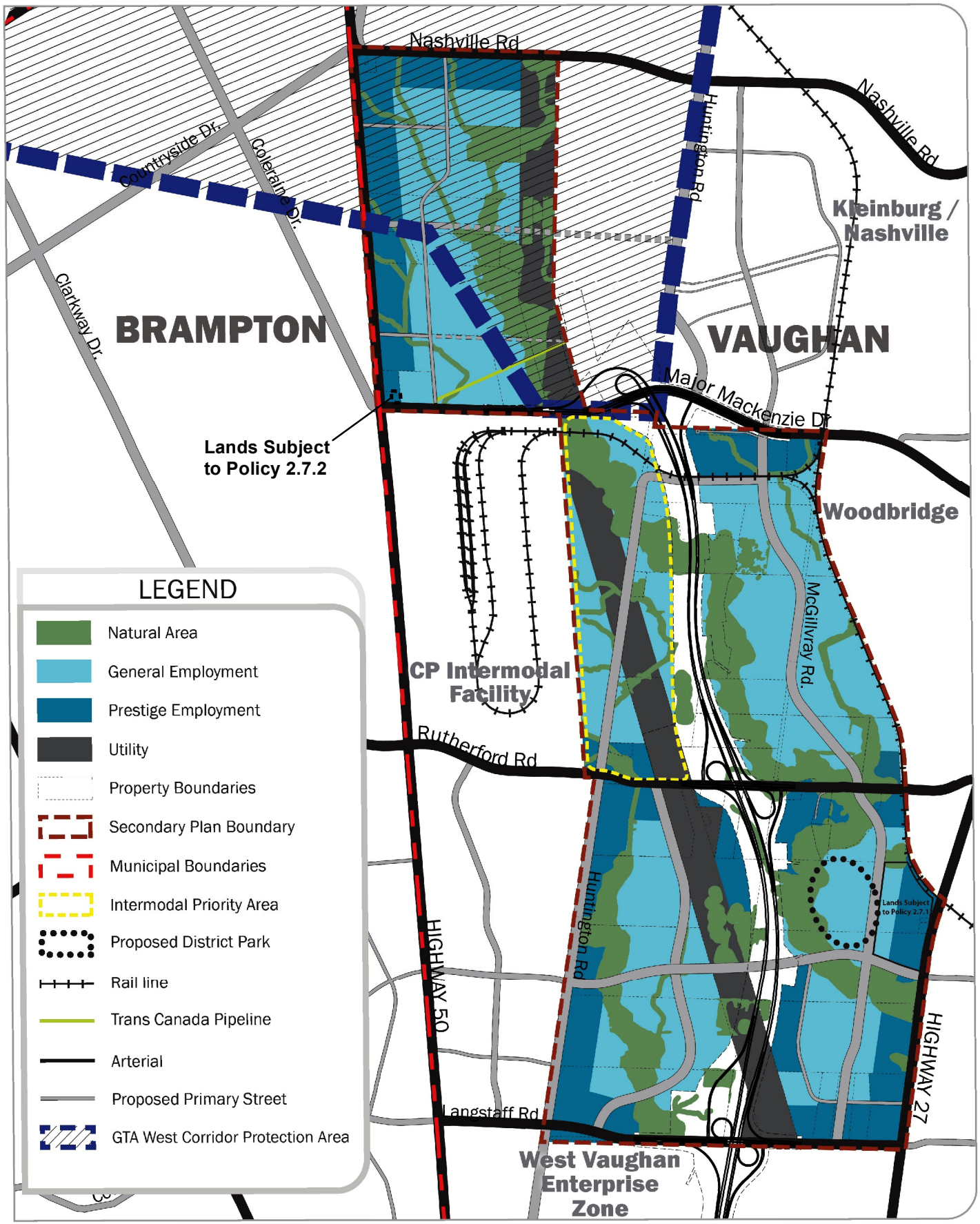
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT No. 63  
ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.19.008  
**RELATED FILES:** Z.19.021 and DA.20.034  
**LOCATION:** Part of Lot 21, Concession 10  
**APPLICANT:** APRA Truck Line  
**CITY OF VAUGHAN**

 **LANDS SUBJECT TO  
AMENDMENT No. 63**



**LEGEND**

- Natural Area
- General Employment
- Prestige Employment
- Utility
- Property Boundaries
- Secondary Plan Boundary
- Municipal Boundaries
- Intermodal Priority Area
- Proposed District Park
- Rail line
- Trans Canada Pipeline
- Arterial
- Proposed Primary Street
- GTA West Corridor Protection Area

Schedule 3: Land Use



**THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMENDMENT No. 63  
ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.19.008  
**RELATED FILES:** Z.19.021 and DA.20.034  
**LOCATION:** Part of Lot 21, Concession 10  
**APPLICANT:** APRA Truck Line  
**CITY OF VAUGHAN**

**LANDS SUBJECT TO  
AMENDMENT No. 63**



## **APPENDIX I**

The Subject Lands are located on lands municipally known as 7300 Major Mackenzie Drive, being Part of Lot 21, Concession 10 in the City of Vaughan.

The purpose of this Amendment is to permit the outside storage for 46 truck cabs and an administrative office building on the Subject lands for a temporary period determined by the implementing Temporary Use Zoning By-law.

On June 22, 2021, Vaughan Council ratified the June 1, 2021 recommendation of the Committee of the Whole recommendation:

1. THAT Official Plan Amendment File OP.19.008 (APRA Truck Line), BE APPROVED to amend Vaughan Official Plan 2010, Volume 2, West Vaughan Employment Area, Section 11.9, to permit the outside storage of 46 truck cabs and an accessory administrative office, as temporary uses for 3 years.