

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 095-2021

A By-law to adopt Amendment Number 64 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 64 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and Schedule “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 64
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 64 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. 8 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 permit the outside storage of motor vehicles without an associated building in the “General Employment” designation on the Subject Lands, municipally known as 44 Killaloe Road and the south (rear) portion of 2685 Highway, only if a temporary use zoning by-law has been passed by Council and is in effect.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the south side of Highway 7, north side of Killaloe Road, east of Costa Road and are municipally known as 44 Killaloe Road and the south (rear) portion of 2685 Highway 7, being Part of Lot 5, Concession 4, City of Vaughan, as shown on Schedule “2” attached hereto as “Area Subject to Amendment No. 64.”

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 PPS of preserving and protecting for future employment uses. Permitting the ancillary outside storage of motor

vehicles on a temporary basis ensure the lands remain used until such time that redevelopment occurs.

2. The Growth Plan provides policy directives for the protection of employment lands. The Subject Lands are located within an “Provincially Significant Employment Zone” and will maintain the economic vitality of the area through the temporary expansion of the motor vehicle sales establishment. Permitting the ancillary outside storage of motor vehicles on a temporary basis without an associated building is appropriate on the premise as it supports the existing motor vehicle sales establishment operation and will ensure the lands remains actively utilized until such time that redevelopment occurs.

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 outside storage of motor vehicles proposed for both parcels will be ancillary to the existing motor vehicle sales establishment permitted at 2685 Highway 7. This proposal is consistent with the YROP policy directives of ensuring commercial and employment lands remains utilized and competitive for the region.

The provisions to permit the outside storage of motor vehicles without an associated building is appropriately located to the rear (south portion) of 2685 Highway 7 and on 44 Killaloe Road. This location will be compatible to the surrounding employment and industrial environment and is an appropriate intermediate use until such time that the land is redeveloped. The outside storage will also be permitted on a temporary basis through the implementing temporary use zoning by-law.

York Region, on September 4, 2020, identified Official Plan Amendment File

OP.20.007 is a routine matter of local significance and it has been exempted from approval by York Region Council. In accordance with Regional Official Plan policy 8.3.8, as the proposed Amendment does not adversely affect Regional planning policies or interest.

4. The Subject Lands are designated “General Employment” by VOP 2010, Volume 1, Schedule 13. The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outside storage. The outside storage of motor vehicles is compatible and consistent with the surrounding land uses however a site-specific amendment is required in order to permit the outside storage of motor vehicles without an affiliated building present on the properties.

Section 9.2.2.10 (e) “General Employment” prohibits a lot being used for the sole purpose of outside storage. The proposal seek relief from this provision by temporary permitting the storage of vehicles for the rear (south portion) of 2685 Highway 7 and 44 Killaloe Road. The proposal will utilize the Subject Lands for the purpose of outside storage of motor vehicles related to the motor vehicle sales establishment located at the front (north portion) of 2685 Highway 7, where the entire area functions (operates) as one business despite having separate lots.

The proposal is consistent with the intent of the “General Employment’ designation as the accessory outside storage of motor vehicles is temporary for a duration that is contingent on the implementing temporary use zoning by-law 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 Meeting was held on September 22nd, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of September 22nd, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on

September 29th, 2020. Vaughan Council, on June 22, 2021, ratified the June 1, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP.20.007.

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 14 – C “Areas Subject to Site Specific Policies” by adding the Subject Lands identified on Schedule “2” to this Amendment, and municipally known as the south (rear) portion of 2685 Highway 7 and 44 Killaloe Road as Item 61 as shown in Schedule “1”.

2. Amending Volume 2, Section 13.1 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #64) 13.1.1.61 The lands known as the south (rear) portion of 2685 Highway 7 and 44 Killaloe Road are identified on Schedule 14-C as Item 61 are subject to the policies set out in Section 13.62A of this Plan.

3. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies” and renumbering in sequential order:

“(OPA # 64) 13.62 south (rear) portion of 2685 Highway 7 and 44 Killaloe Road

13.62.1 General

13.62.1.1 The following policies shall apply to the lands identified on Map 13.62.A

13.62.1.2 Notwithstanding Policy 9.2.2.10.e, respecting outside storage within the “General Employment” Designation the following shall apply:

a. Outside storage of motor vehicles without a building shall be permitted on the Subject Lands identified on Map 13.62.A only if a Temporary Use By-law permitting the use has been passed by Council and is

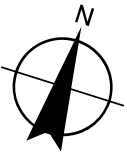
in effect.

V IMPLEMENTATION

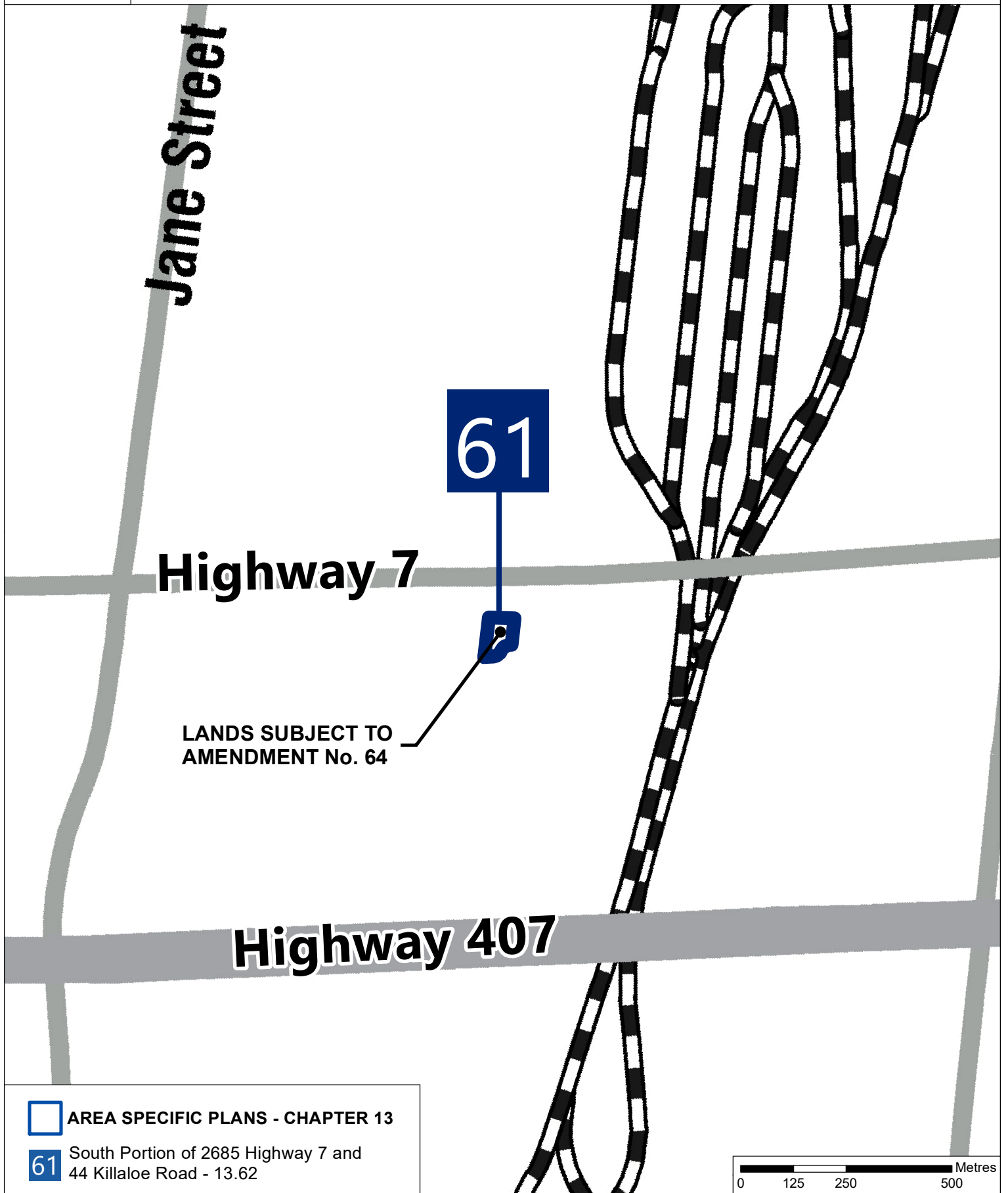
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13.

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 Part of Schedule 14-C - Area Subject to
Area Specific Plans To Vaughan Official Plan 2010, Volume 1**



**THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 64
ADOPTED THE 22ND DAY OF JUNE, 2021**

FILE: OP.20.007

RELATED FILES: Z.20.015 and DA.20.065

LOCATION: Part of Lot 5, Concession 4

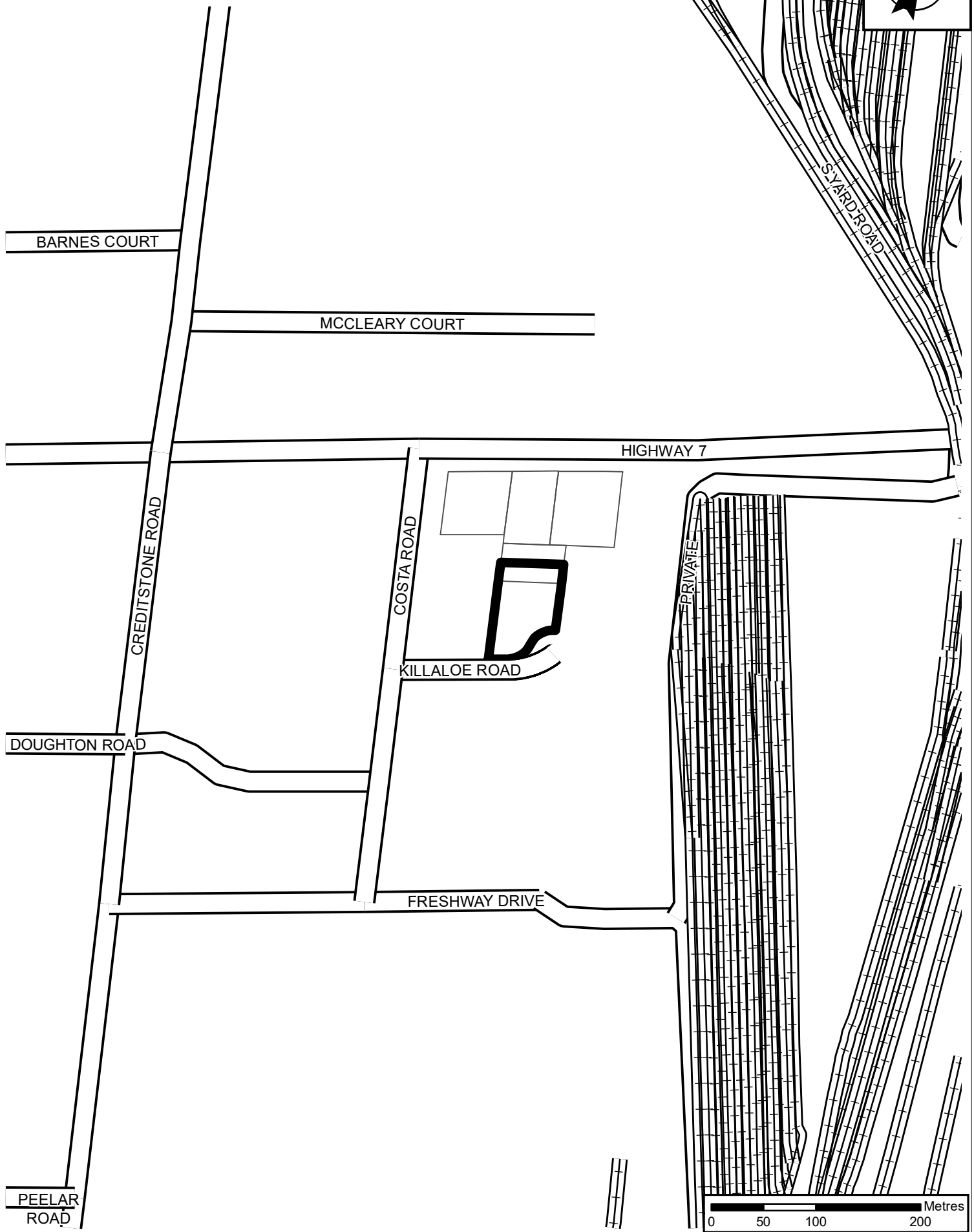
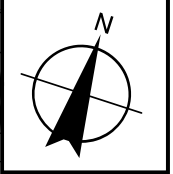
APPLICANT: Domy's and Pat Garage and
Auto Collision Ltd. (Seven View Chrysler)

CITY OF VAUGHAN



**LANDS SUBJECT TO
AMENDMENT No. 64**

MAP 13.62 A
South Portion of 2685 Highway 7 and 44 Killaloe Road



THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 64
ADOPTED THE 22ND DAY OF JUNE, 2021

FILE: OP.20.007
RELATED FILES: Z.20.015 and DA.20.065
LOCATION: Part of Lot 5, Concession 4
APPLICANT: Domy's and Pat Garage and
Auto Collision Ltd. (Seven View Chrysler)
CITY OF VAUGHAN



**LANDS SUBJECT TO
AMENDMENT No. 64**

APPENDIX I

The Subject Lands are located at the south (rear) portion of 2685 Highway 7 and 44 Killaloe Road, being Part of Lot 5, Concession 4 in the City of Vaughan.

The purpose of this Amendment is to permit the outside storage of motor vehicles without a 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, with amendments as set out in Council's resolution dated June 22, 2021),:

1. THAT Official Plan Amendment File OP.20.007 (Seven View Chrysler) BE APPROVED, to amend the "General Employment" land use policies of Vaughan Official Plan 2010 to permit the outside storage of motor vehicles without an associated building on the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road for a temporary period of a maximum of 3 years set out in the implementing Zoning By-law.