

# THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

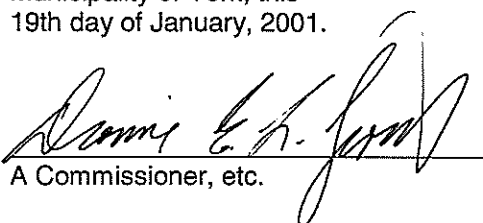
and


IN THE MATTER OF Amendment Number 543  
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 543 was adopted by the Council of the Corporation of the City of Vaughan on the 18th day of December, 2000, and written notice was given on the 28th day of December, 2000 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 543 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 543 is deemed to have come into effect on the 18th day of January, 2001, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
19th day of January, 2001. )

  
A Commissioner, etc.

  
\_\_\_\_\_  
JOHN D. LEACH

DIANNE ELIZABETH LILY GROUT,  
a Commissioner, etc.,  
Regional Municipality of York, for  
The Corporation of The City of Vaughan  
Expires April 24, 2001

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

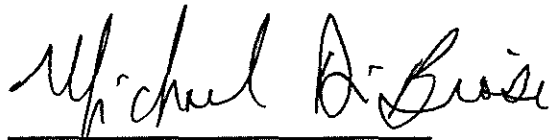
## **BY-LAW NUMBER 466-2000**

**A By-law to adopt Amendment Number 543 to the Official Plan of the Vaughan Planning Area.**

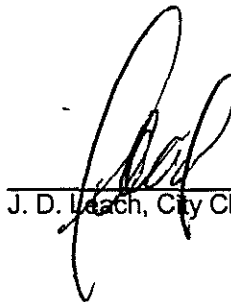
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 543 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "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.

READ a FIRST, SECOND and THIRD time and finally passed this 18<sup>th</sup> day of December, 2000.



M. Di Biase, Acting Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 543  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 543 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 543.

Also attached hereto, but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment No. 450 (Employment Area Growth and Management Plan), to permit outside storage in the "Prestige Area" designation, on the lands subject to Amendment No. 543.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 543". The subject lands are located on the south side of Regional Road #7, between the Canadian National Railway Line and Centre Street, and municipally known as 1889 Regional Road #7, in Lot 5, Concession 3, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit outside storage on the subject lands is based on the following considerations:

1. The tableland portion of the subject lands is currently designated "Prestige Area" by Official Plan Amendment No. 450 (Employment Area Growth and Management Plan). This designation would permit a mini-storage warehouse facility, but not the outside storage of vehicles and equipment that is associated with this use. Therefore, an amendment to the Official Plan is required.
2. The amendment to the "Prestige Area" designation to allow the outside storage use is considered appropriate for the following reasons:
  - a) The outside storage area is located approximately 70 metres south of Regional Road #7. The area between Regional Road #7 and the proposed open storage area is heavily treed, thereby acting as a natural visual buffer. Due to distance, topography and vegetation, the outside storage area is also not visible from Highway #407. Similarly, the subject lands are visibly separated from the residential community to the west, by the Canadian National Rail line.
  - b) The proposed outside storage will be restricted to a 26 metre wide strip of land along the east boundary of the site, which is designated by the Ministry of Transportation Ontario (MTO) in their "Transitway Corridor Protection Study" dated December 1998, as future road access linking Regional Road #7 with the planned MTO Transitway Station. The outside storage of

vehicles and equipment will be permitted at this location with no investment in buildings or structures, until the land is conveyed to a public authority and the road is constructed.

Should the MTO determine in the future, that the transitway facility and 26 metre wide access road are no longer required at this location, the open storage use on the subject lands can continue indefinitely, without noticeable impact to the surrounding area.

- c) The outside storage is compatible with the surrounding employment area uses, and complementary to the mini-warehouse storage facility that is contemplated on the subject lands.
- d) On September 25, 2000, the Council of the City of Vaughan approved Official Plan Amendment Application OP.99.022 (Concord Storage Inc.) to permit outside storage in the "Prestige Area" designation, on the subject lands.

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

Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Adding the following site-specific policies to Exception Section 9.0 in Amendment No. 450:

"9.7 OPA No. 543: Notwithstanding Development Policy 1(b) in Subsection 2.2.3 "Prestige Areas", the outside storage of goods or materials associated with a mini-warehouse facility shall be permitted on the lands known municipally as 1889 Regional Road #7, in Lot 5, Concession 3, City of Vaughan, and subject to Amendment No. 543. No permanent buildings or structures shall be permitted within the outside storage area, which shall be restricted to a 26 metre wide strip of land along the east boundary of the site, beginning 70 metres south of Regional Road #7, and terminating at the south property line.

The Ministry of Transportation Ontario (MTO) has designated the subject 26 metre wide strip as a future road to link Regional Road #7 with the planned MTO Transitway Station, to be located south of the subject lands. Outside Storage shall be permitted as an interim use, until the subject lands are conveyed to a public authority and the road is constructed."

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 Zoning By-law and site plan approval, pursuant to the "Planning Act".

VI INTERPRETATION

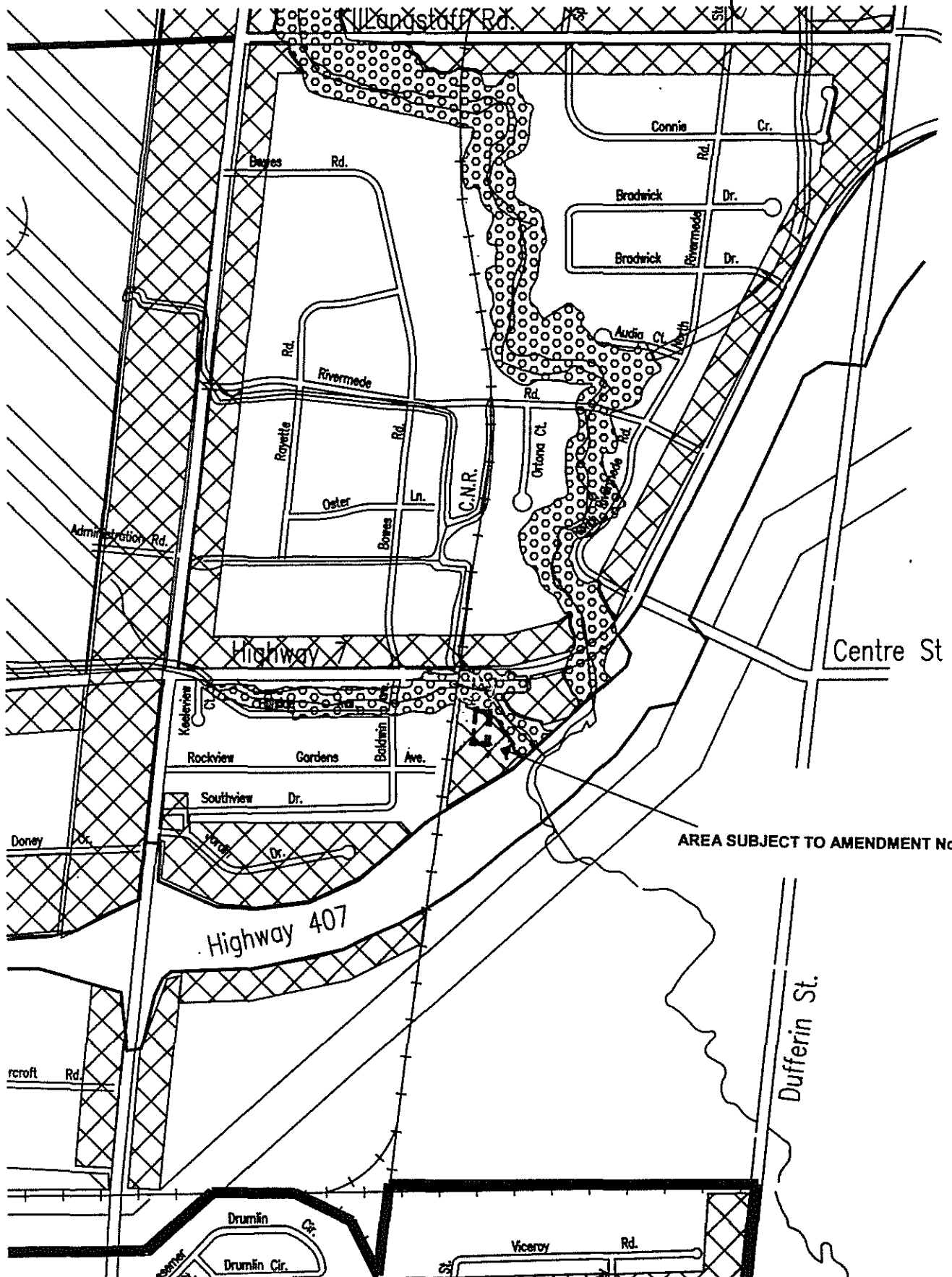
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that plan shall apply with respect to this amendment.

**LEGEND**

- SUBJECT LANDS**  
**LOT 5 CONC. 3**
- Prestige Area**
- Employment Area General**
- Rail Facilities**
- Valley Lands (Valley Corridors)**
- Stream Corridors**

THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT NO. 543  
ADOPTED THE 18 DAY OF DECEMBER, 2000

SIGNING OFFICERS  
*Michael D. Biase*  
**MICHAEL D. BIASE** **MAYOR**  
**ACTING MAYOR**  
  
CLERK



AREA SUBJECT TO AMENDMENT No. 543

THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMENDMENT NO. 543

ADOPTED THE 18 DAY OF DECEMBER, 2000

*Michael Di Biase*  
SIGNING OFFICERS  
MICHAEL DI BIASE  
ACTING MAYOR

*[Signature]*  
MAYOR

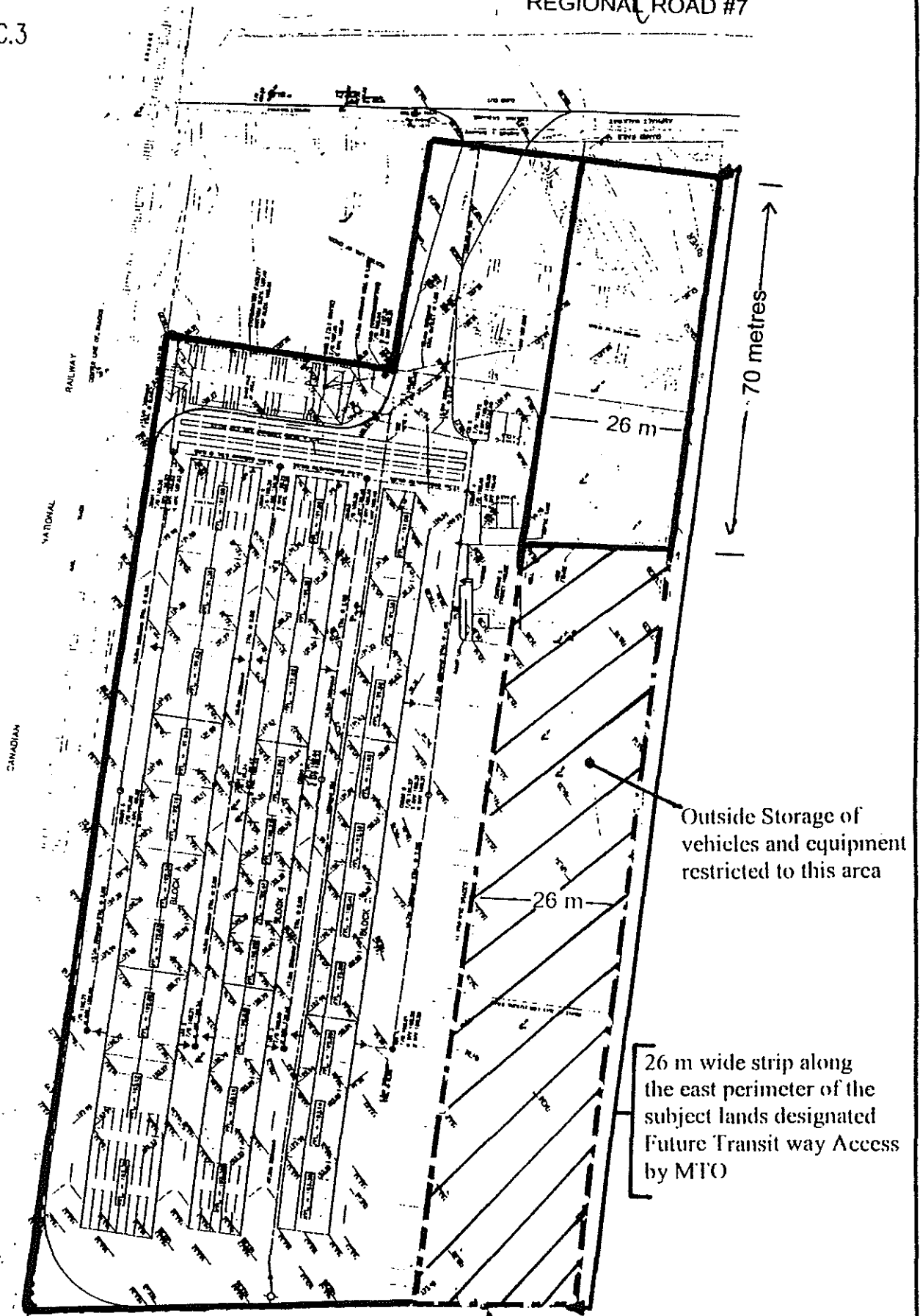
CLERK



AREA SUBJECT TO AMENDMENT No. 543

REGIONAL ROAD #7

LOT 5 CONC.3





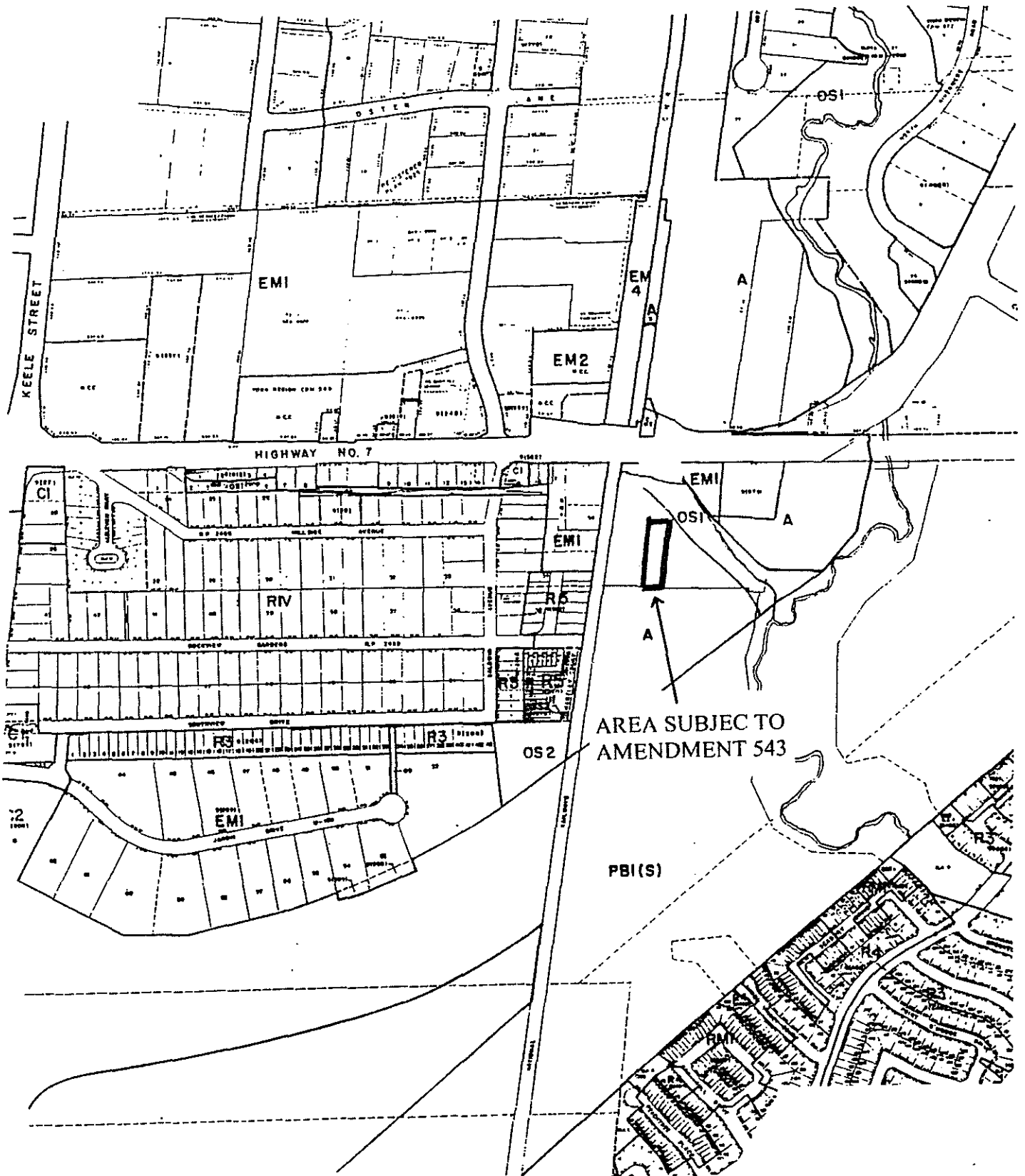
APPENDIX I

On September 25, 2000, Council approved Official Plan Amendment Application OP.99.022 and Zoning By-law Amendment Application Z.99.047 (Concord Storage Inc.), and resolved:

- "1. THAT Official Plan Amendment Application OP.99.022 (Concord Storage Inc.) BE APPROVED, to permit outside storage in the "Prestige Area" designation.
2. THAT Zoning Amendment Application Z.99.047 (Concord Storage Inc.), BE APPROVED, subject to the following:
  - a) rezone the tableland portion of the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, with an exception to permit outside storage;
  - b) provide an exception for the driveway to cross the OS1 Zone and to recognize the reduced frontage on a public road;
  - c) provide any other necessary exceptions to implement the approved site plan; and,
  - d) that prior to the implementing by-law being enacted, the required site plan application shall be approved by Council."

The amendments would facilitate a mini-storage warehouse facility with outside storage of vehicles and equipment.

**THIS IS APPENDIX II**  
TO THE OFFICIAL PLAN AMENDMENT NO.543  
CITY OF VAUGHAN  
LOCATION: Lot 5 Conc. 3



NOT TO SCALE