

THE CORPORATION OF THE CITY OF VAUGHAN

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

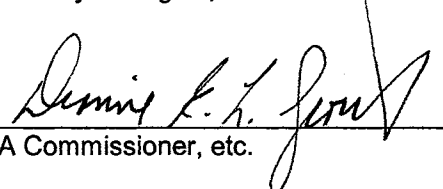
and

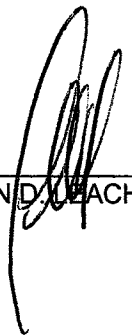
IN THE MATTER OF Amendment Number 630
to the Official Plan of the Vaughan Planning Area

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 630 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of June, 2005, and written notice was given on the 12th day of July, 2005 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 630 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 630 is deemed to have come into effect on the 3rd day of August, 2005, 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)
3rd day of August, 2005.)


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, 2007

THE CITY OF VAUGHAN

BY-LAW

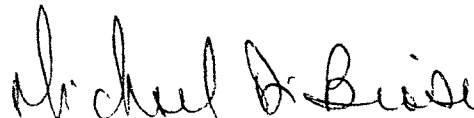
BY-LAW NUMBER 241-2005

A By-law to adopt Amendment Number 630 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 630 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "1", "2", "3", "4" and "5" 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 27th day of June, 2005.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 630
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 630 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4" and "5" constitutes Amendment Number 630.

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

1.0 PURPOSE

The purpose of this Amendment is to redesignate the subject lands from "Special Complementary Use Area" within the Parkway Belt West Plan to "Prestige Area" within Amendment No. 450 (Employment Area Plan) to the Official Plan to the Vaughan Planning Area. The Amendment will facilitate the inclusion of the subject lands into the Employment Area, permit employment uses with limited outside storage, and establish policies to ensure that the intersection of the access driveway at Pine Valley Drive will not be adversely affected.

2.0 LOCATION

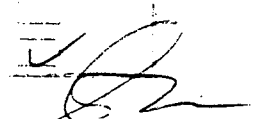
The lands subject to this Amendment, hereinafter referred to as the "subject lands", are shown on Schedule "1" attached hereto as "Area Subject To Amendment No. 630". The subject lands are located on the southeast corner of Pine Valley Drive and Highway 407, in Lots 2 and 3, Concession 6, City of Vaughan.

3.0 BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Special Complementary Use Area" to "Prestige Area" is based on the following considerations:

3.1 The subject lands are currently designated "Special Complementary Use Area" by the Parkway Belt West Plan, which permits low intensity parkway belt uses, including agricultural, institutional, recreational, and public uses, and industrial uses subject to a site-specific by-law and site plan agreement. Some of the restrictions for industrial uses include a maximum 20% lot coverage and a maximum building height of one-storey, except offices that can be two-storeys. The policies contained within the Parkway Belt West Plan promote low intensity development that is not in keeping with newly developing employment lands located within urban areas.

3.2 On November 28, 1996, the Ministry of Municipal Affairs and Housing approved the removal of the subject lands from the Parkway Belt West Plan through the Ministry's Parkway Belt Amendment No. 106, with the exception of a 20 metre wide strip of land along the south side of Highway 407. On March 22, 2005, the Ministry of Municipal Affairs and Housing approved the removal of the said 20 metre wide strip of land along the south side of Highway 407 from the Parkway Belt West Plan through the Ministry's Parkway Belt Amendment No. 176. The proposed amendment to the Official Plan to

LEAD APPROVED
Contents
Form


designate the lands as "Prestige Area" under the City's Amendment No. 450 (Employment Area Plan) would allow a greater range of permitted uses and more flexible provisions for development.

3.3 The redesignation will allow prestige employment uses and selected general employment uses with outside storage and constitutes an appropriate designation to facilitate development of the subject lands for the following reasons:

3.3.1 A "Prestige Area" designation for the subject lands is consistent with the locational criteria set-out in Amendment No. 450. The subject lands are located at a highly visible and accessible location, being at the intersection of Highway No. 407 and Pine Valley Drive. The "Prestige Area" designation provides locational opportunities for activities that require high visual exposure, good accessibility and an appropriate working environment. The land uses permitted are primarily those that require the full range of processing and warehousing, storage operations, transportation and distribution facilities.

3.3.2 Eliminating high traffic generating uses from the list of permitted uses in the implementing zoning by-law for the subject lands, together with restricting the minimum unit size to avoid multiple-unit buildings, and limiting building coverage and percentage of floor area devoted to accessory retail, will ensure proper function of operational restraints of the Pine Valley Drive intersection.

3.3.3 The policies respecting outside storage that are included in Amendment No. 630, together with the appropriate application of zoning restrictions, and the required site development approval and agreement, will ensure that outside storage will not detract from the general character of the area.

3.3.4 The proposed redesignation of the subject lands will permit employment uses that are considered to be compatible with the surrounding land uses, including the employment area to the east on Aviva Park Drive, known as the Emery Creek Employment Area, an employment area known as the Steeles West Employment Area to the south, an employment area known as the Pine Valley Business Park to the north, Highway No. 407, a hydro corridor, a planned transit corridor and the CN railway line.

3.3.5 The proposed development provides additional prestige employment lands for the City, which will facilitate businesses and industries locating and thriving in Vaughan, and will create new opportunities for employment, taxable assessment, and spin-off economic opportunities that will benefit the City of Vaughan.

3.4 Having received a statutory Public Hearing held on March 4, 2004, on April 11, 2005 Council approved applications to amend the Official Plan and Zoning By-law (Files: OP.03.027 and Z.03.105) to redesignate and rezone the subject lands to permit employment uses.

4.0 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 amended by:

4.1 Redesignating the subject lands located at the southeast corner of Pine Valley Drive and Highway No. 407, shown as "Area Subject To Amendment No. 630" on Schedule "1" attached hereto, from "Special Complementary Use Area" within the Parkway Belt West Plan to "Prestige Area" within Amendment No. 450.

4.2 Deleting Schedules "1", "2", "2B", and "3" in Amendment No. 450 and substituting therefor Schedules "1", "2", "2B", and "3" attached hereto as Schedules "2", "3", "4" and "5", respectively, and thereby adding the subject lands to Amendment No. 450.

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

"9.13 OPA No. 630: The following policies shall apply to the subject lands located at the southeast corner of Pine Valley Drive and Highway No. 407:

1. The subject lands designated "Prestige Area" in the above-noted location shall be developed and used in accordance with the policies for the "Prestige Area" designation in Subsection 2.2.3, with the exception of the policy prohibiting outside storage. Limited outside storage may be permitted, which must be screened from view from Highway No. 407 and Pine Valley Drive by buildings and landscaping. The implementing

zoning by-law shall restrict the location and size of the outside storage area.

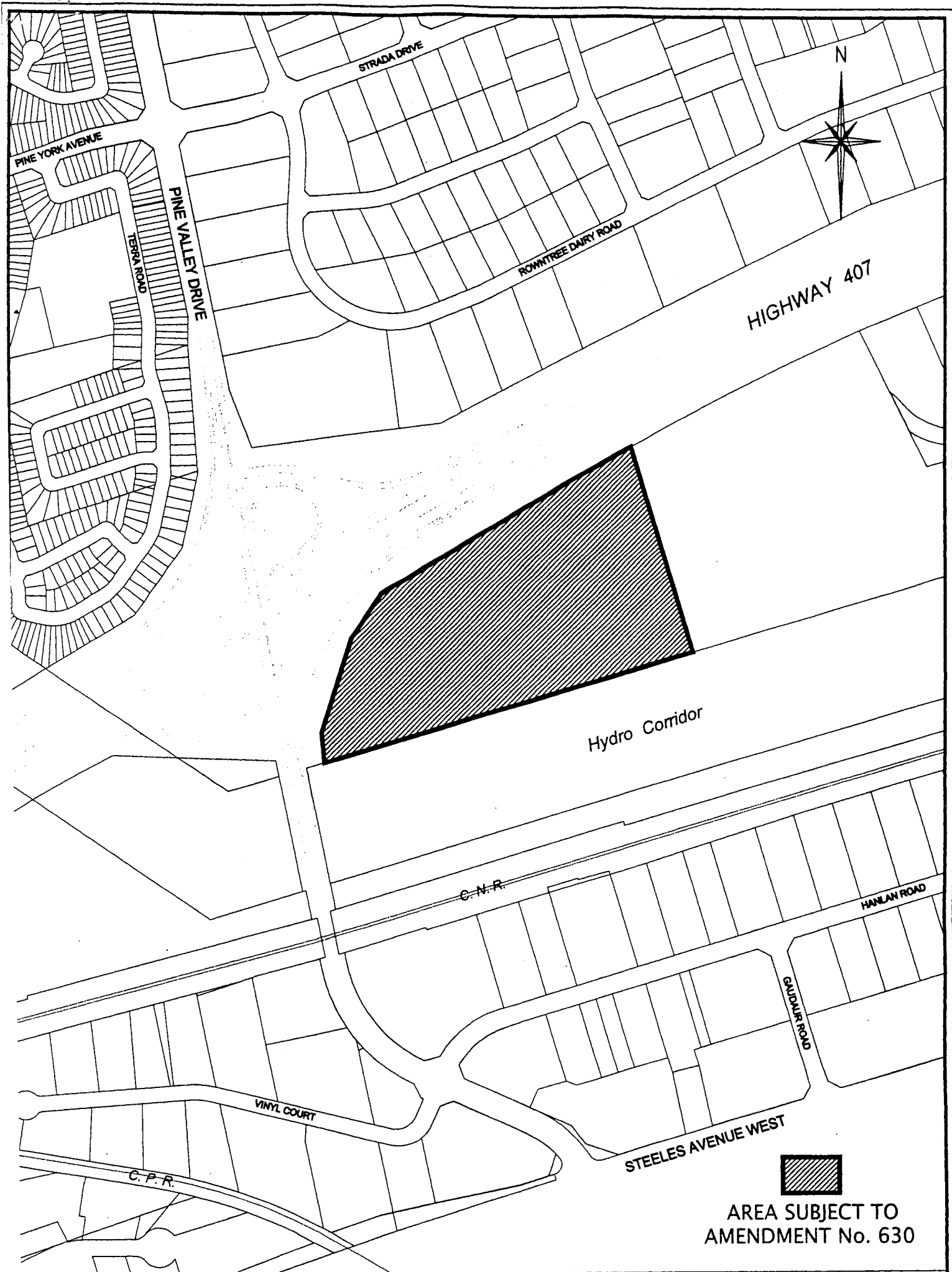
2. Access shall be obtained from an all moves signalized intersection at Pine Valley Drive, with a driveway being provided through the hydro corridor to the south portion of the lands. To ensure the intersection will not be adversely effected, the implementing zoning by-law will include a minimum building unit size, will limit building coverage and percentage of accessory retail use, and will not include higher traffic generating uses.
3. Prior to site plan approval, a master site plan and master landscape plan must be submitted to the City for review and approval. The respective master plans are to address matters including massing and conceptual design, landscaping, fencing, and building location and orientation. The main facades of buildings are to be oriented to face or front onto Highway No. 407. Loading areas and rear building facades will not be permitted to face or front onto Highway No. 407 or Pine Valley Drive. Development will be subject to site plan approval by the City through agreements under the provisions of the Planning Act."

5.0 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 Vaughan Zoning By-law and Site Plan approval, pursuant to the Planning Act.

6.0 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 AMENDMENT No. 630**

NOT TO SCALE

ADOPTED THE 27 DAY OF June, 2005

FILE No. OP.03.027

RELATED FILE: Z.03.105

LOCATION: Part Lots 2 & 3, Concession 6

APPLICANT: CORPORATION OF THE CITY OF
VAUGHAN/GALCAT INVESTMENTS INC.

CITY OF VAUGHAN

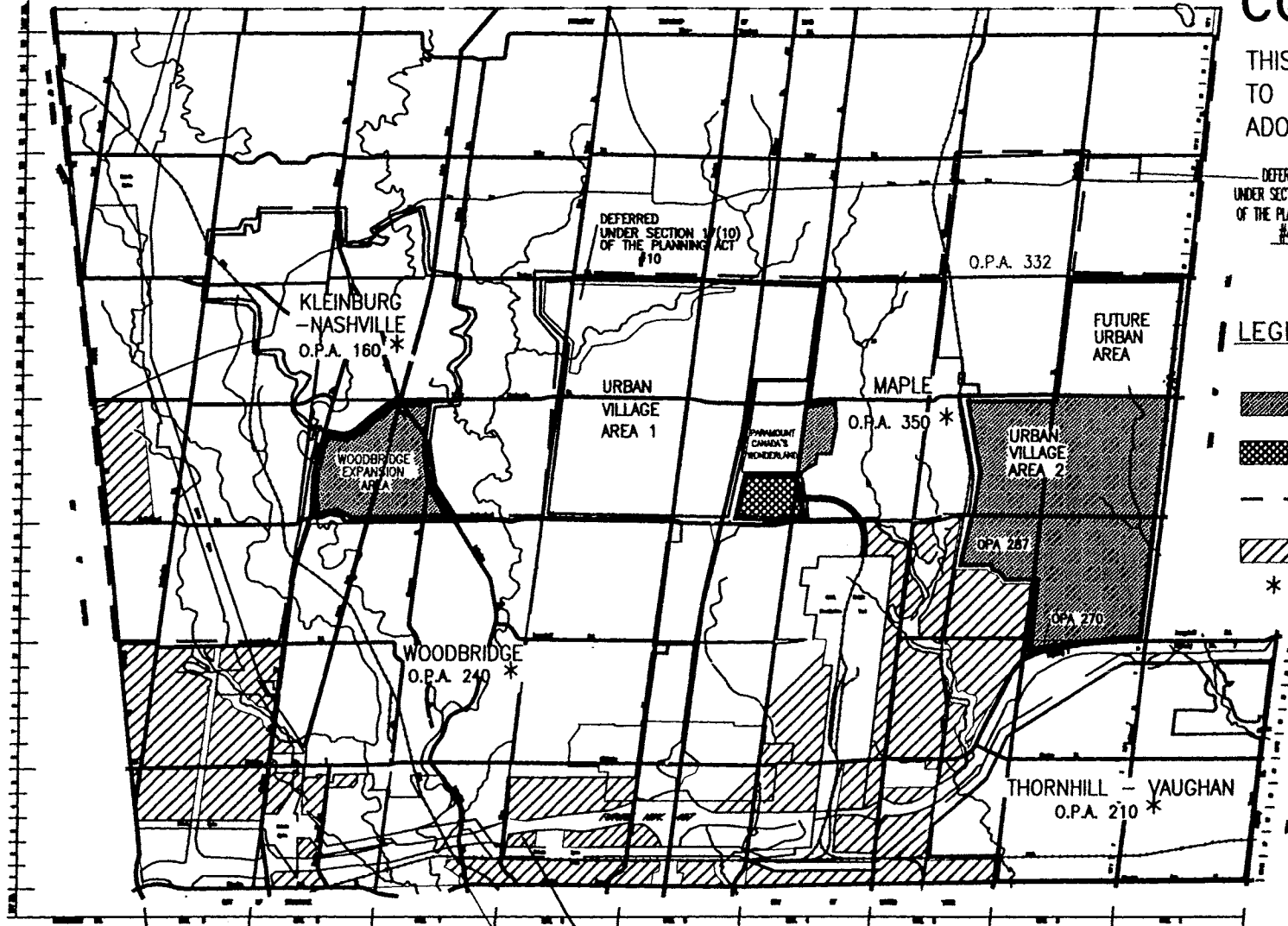
SIGNING OFFICERS

[Signature]
MAYOR

[Signature]
CLERK

EMPLOYMENT AREA CONTEXT PLAN





THIS IS SCHEDULE '1'
TO AMENDMENT NO. 450
ADOPTED THE ___ DAY OF _____, 1994



DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT

MAYOR
CLERK

LEGEND

-  URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE SECONDARY PLAN AREA
-  RURAL AREA - GENERAL
-  EMPLOYMENT AREA
- * AS AMENDED

MODIFICATION
No. 27
UNDER SECTION 17(9) OF
THE PLANNING ACT

0 2000 4000 m

REVISED FEBRUARY 26, 1996 AND
JANUARY 2, 1997

AREA SUBJECT
TO AMENDMENT
NO. 480

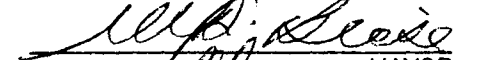
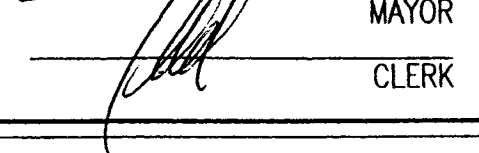
AREA SUBJECT TO
AMENDMENT NO. 630

FILE No. OP.03.027
RELATED FILE: Z.03.105
LOCATION: Part Lots 2 & 3, Concession 6
APPLICANT: CORPORATION OF THE CITY OF VAUGHAN/
GALCAT INVESTMENTS INC.
CITY OF VAUGHAN







THIS IS SCHEDULE '2' TO AMENDMENT No. 630

ADOPTED THE 27 DAY OF June, 2005

SIGNING OFFICERS

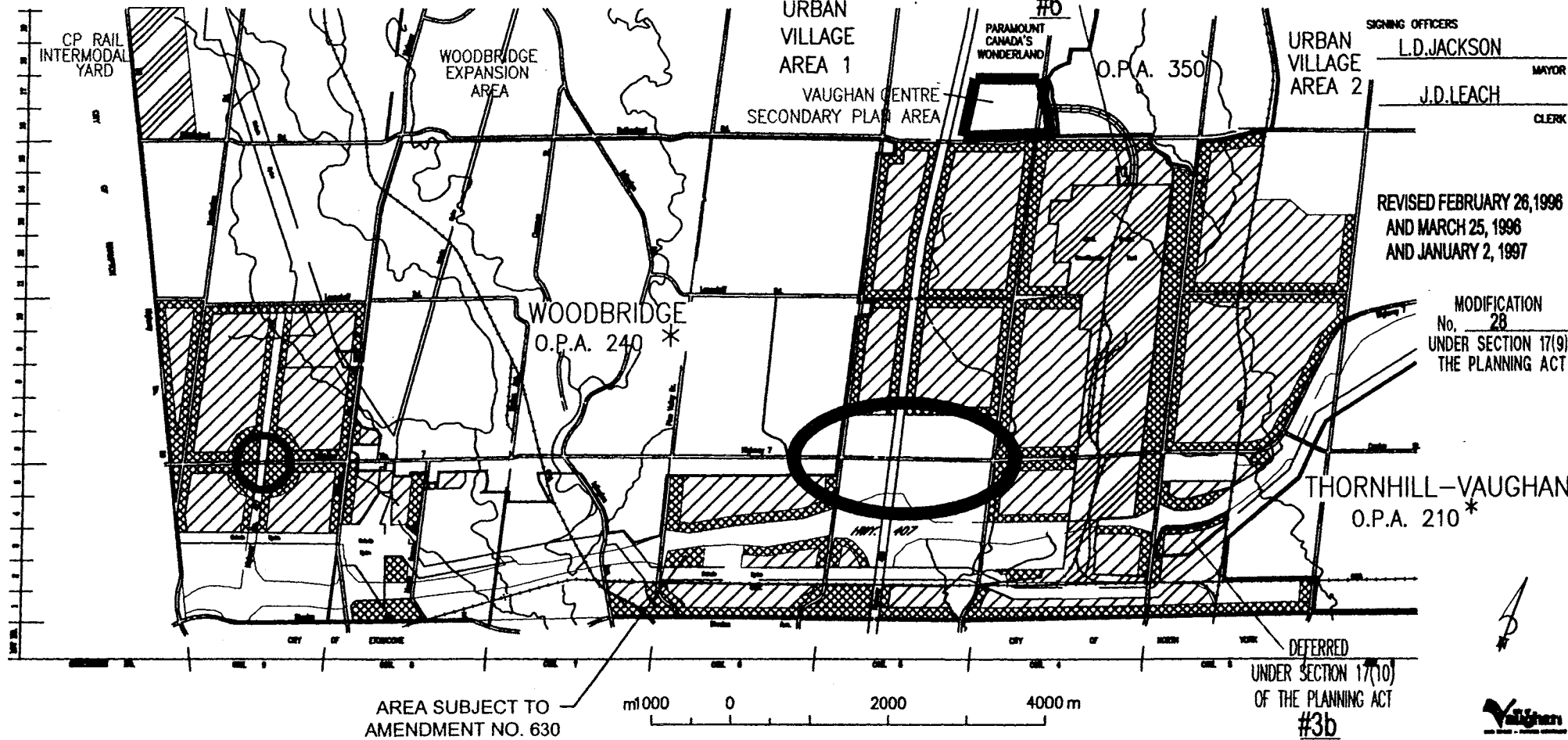

MAYOR

CLERK

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED

EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1994



DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#6

SIGNING OFFICERS
L.D.JACKSON MAYOR
J.D.LEACH CLERK

REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996
AND JANUARY 2, 1997

MODIFICATION
No. 28
UNDER SECTION 17(9) OF
THE PLANNING ACT

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#3b



FILE No. OP.03.027
RELATED FILE: Z.03.105
LOCATION: Part Lots 2 & 3, Concession 6
APPLICANT: CORPORATION OF THE CITY OF VAUGHAN/
GALCAT INVESTMENTS INC.
CITY OF VAUGHAN

**THIS IS SCHEDULE '3'
TO AMENDMENT No. 630**
ADOPTED THE 27 DAY OF June, 2005

SIGNING OFFICERS
W.D. Pease MAYOR
[Signature] CLERK






SCHEDULE '2B'
EMPLOYMENT AREA
(CENTRAL)
STRUCTURAL PLAN

THIS IS SCHEDULE '2B'
 TO AMENDMENT NO. 450
 ADOPTED THE 3RD DAY OF OCTOBER, 1994

 MAYOR

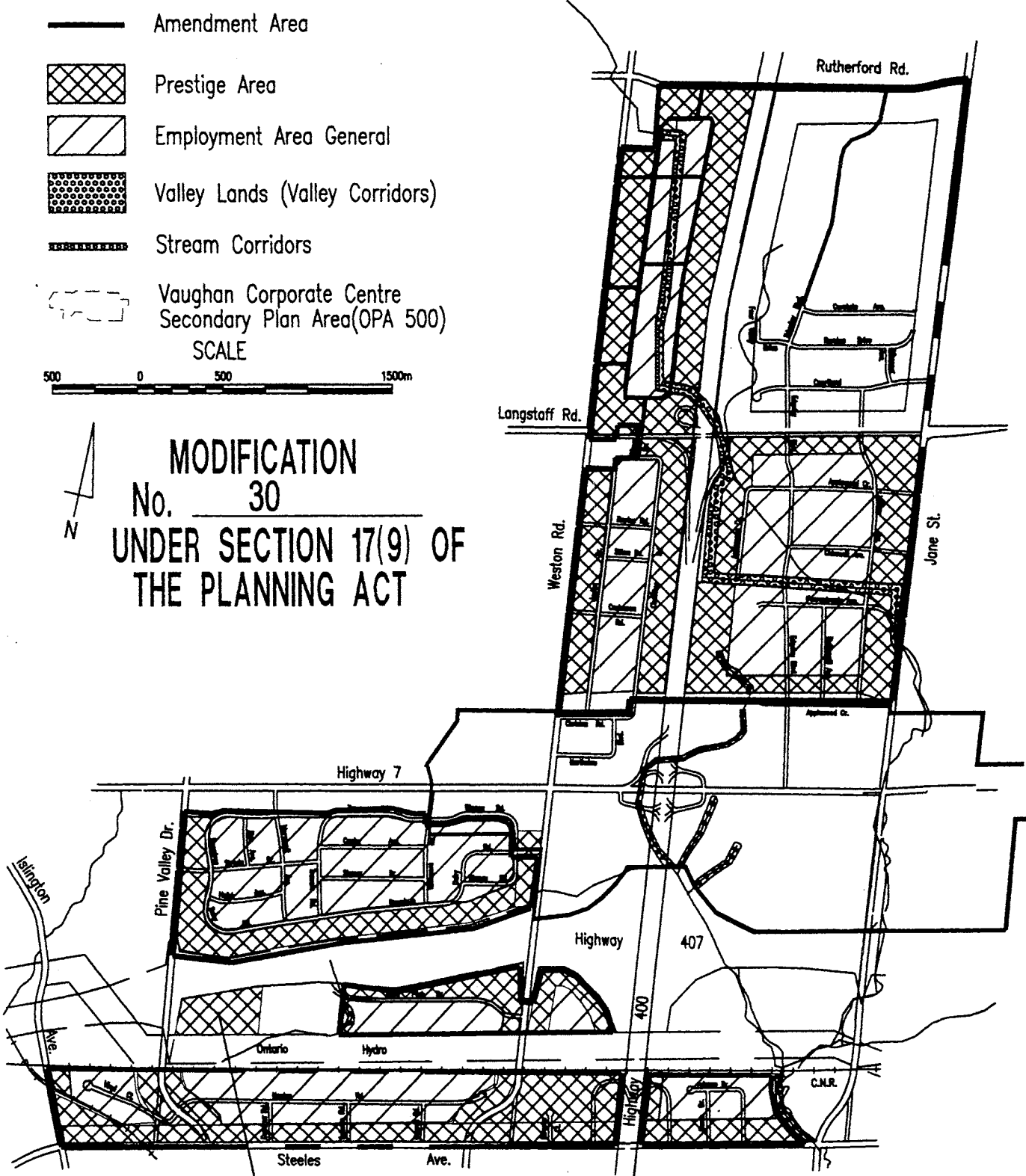
 CLERK

REVISED FEBRUARY 26, 1996
 AND MARCH 25, 1996 AND JANUARY 2, 1997

- Amendment Area
-  Prestige Area
-  Employment Area General
-  Valley Lands (Valley Corridors)
-  Stream Corridors
-  Vaughan Corporate Centre
 Secondary Plan Area(OPA 500)

SCALE
 500 0 500 1500m

MODIFICATION
 No. 30
 UNDER SECTION 17(9) OF
 THE PLANNING ACT



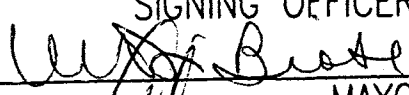
AREA SUBJECT TO
 AMENDMENT No. 630

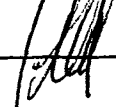
THIS IS SCHEDULE '4'
TO AMENDMENT No. 630

NOT TO SCALE

ADOPTED THE 27 DAY OF June, 2005

FILE No. OP.03.027
 RELATED FILE: Z.03.105
 LOCATION: Part Lots 2 & 3, Concession 6
 APPLICANT: CORPORATION OF THE CITY OF
 VAUGHAN/GALCAT INVESTMENTS INC.
 CITY OF VAUGHAN

SIGNING OFFICERS


 MAYOR


 CLERK

GENERAL LAND

THIS IS SCHEDULE '5'
TO AMENDMENT No. 630
ADOPTED THE 27th DAY OF JUNE

"M. Di Biase"

"J.D. Leach"

REVISED FEBRUARY 26,

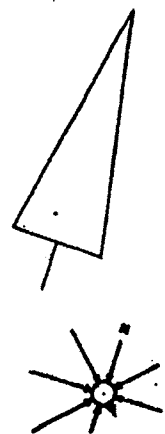
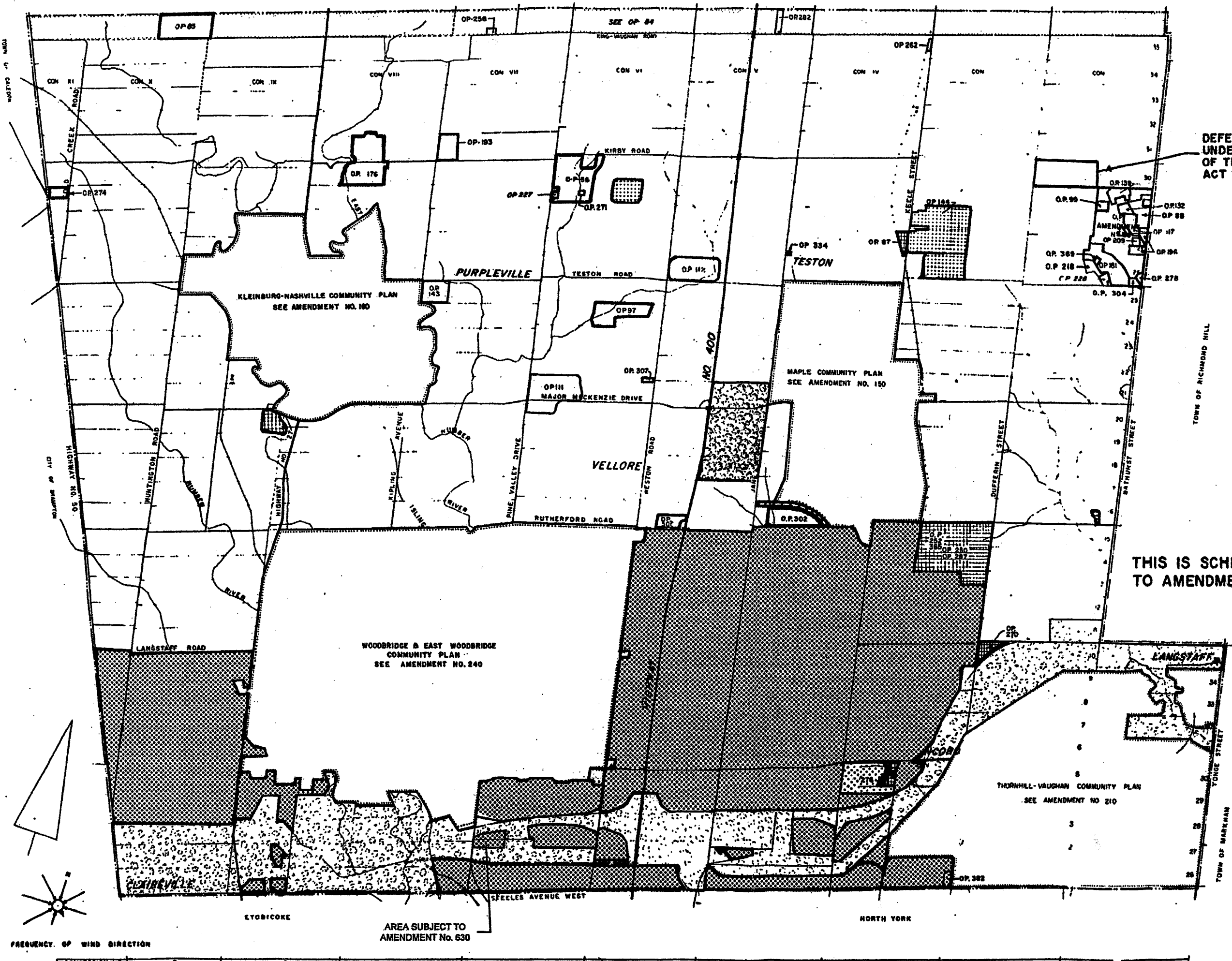
DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING
ACT # 4

LEGEND

- BOUNDARY OF PLAN
- [Stippled pattern] RESIDENTIAL
- [Grid pattern] INDUSTRIAL
- [White box] RURAL
- [Diagonal lines] TRANSPORTATION
- [Dotted pattern] THEME
- [Cross-hatched pattern] PARKWAY BELT
- [Dark stippled pattern] EMPLOYMENT

THIS IS SCHEDULE "3"
TO AMENDMENT NO. 450

MODIFICATION
No. 32
UNDER SECTION 17(9)
THE PLANNING ACT



SCALE 1" = 100'

SCALE IN FEET

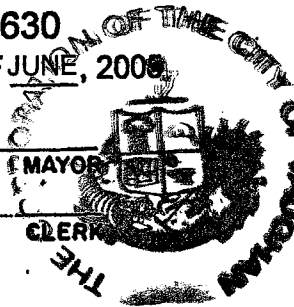
60-311	SCHEDULE
284	GENERAL
REVISED LAYOUT 6 JUNE	SCALE

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 630 TO THE OFFICIAL PLAN OF THE KING PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

AMENDMENTS TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

LAND USE

SCHEDULE '5'
AMENDMENT No. 630
EFFECTIVE 27th DAY OF JUNE, 2006



"Biase"
"Leach"

EFFECTIVE FEBRUARY 26, 1996

- LEGEND**
- BOUNDARY OF PLANNING AREA
 - RESIDENTIAL AREA
 - INDUSTRIAL AREA
 - RURAL AREA
 - TRANSPORTATION AREA
 - THEME PARK AREA
 - PARKWAY BELT WEST PLAN
 - EMPLOYMENT AREA

MODIFICATION
32
SECTION 17(9) OF
PLANNING ACT

REVISIONS			REVISIONS			REVISIONS			REVISIONS			REVISIONS								
DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	
15-6-83	5	LOTS 2-16 CONC. 4		13-6-80	108	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	181	PT. LOT 26, 27, CON. 2	DM	4-12-87	234	AMENDMENT TO THORNHILL-VAUGHAN	MC		327			
27-3-83	6	TEXT AMENDMENT ONLY		24-3-80	109	PT. LOT 32, CONC. 1		14-5-84	182	PT. LOT 11, CON. 7	DM	21-12-87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	5-9-89	328	PT. LOTS 4-10, CONC. 9 & 10	SM	
4-3-84	7	LOTS 20-24 CONC. 4			110			5-12-84	183	AMENDMENT TO WOODBRIDGE C.P.	DB	30-10-82	266	PT. LOT 9, CONCESSION 2	SM	19-4-90	329	AMENDMENT TO O.P.A. 175	SM	
17-11-88	8	LOT 1 CONC. 8		27-10-81	111	PT. LOTS 20, 21 CONC. 6	RJM	14-5-84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM					7-5-90	330	POLICIES & GUIDELINES/IND. AREAS	SM	
27-10-89	9	LOTS 22, 23 CONC. 8		29-4-81	112	PT. LOT 26, CONC. 8	DB	9-10-84	185	PT. LOT 5, CON. 6	DM	2-2-88	258	PT. LOT 1, CONCESSION 7	DM		331			
27-3-89	11	LOT 1 CONC. 8			113			16-12-84	186	AMENDMENT TO WOODBRIDGE C.P.	DB						332			
8-6-89	13	LOT 1 CON. 18, LOT 11 CON. 3, LOTS 1-5 CON. 8		14-5-81	114	PT. LOTS 19, 20, 21, CONC. 5	DB	15-11-84	187	AMENDMENT TO THORNHILL C.P.	DB	25-2-88	260	PT. LOT 1, CONCESSION 7	DM	25-7-90	333	PT. OF LOT 6, CONC. 3	SM	
22-2-89	14	TEXT AMENDMENT ONLY		16-3-81	115	PT. LOTS 11, 22, CONC. 4	RJM	2-11-84	188	AMENDMENT TO WOODBRIDGE C.P.	DB		261	SEE O.P.A. No. 275	SM	16-7-90	334	PT. OF LOT 27, CONC. 4	SM	
2-3-89	16	LOT 1 CONC. 7		8-3-82	116	PT. LOT 7, CON. 10	RJM	28-7-86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	PT. LOT 35, CONCESSION 4	DM	25-7-90	335	PT. OF LOT 11, CONC. 4	SM	
7-10-89	17	ROADS PLAN		23-2-83	117	PT. LOT 28, CONCESSION 2	DB	14-2-86	190	TUDOR COMMUNITY PLAN	DM	24-4-89	263	PT. LOTS 7 & 8, CONC. 10	SM	18-7-90	336	PT. OF LOT 7, CONC. 4	SM	
28-6-92	26	WOODBRIDGE COMMUNITY PLAN		20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4, 5, CON. 6	DM					18-4-90	337	AMENDMENT TO O.P.A. 210	SM	
11-12-93	28	AMENDMENT TO WOODBRIDGE C.P.		9-5-81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16-1-85	192	AMENDMENT TO VAUGHAN 400	D.B.	18-10-90	268	PT. LOT 7, 8, 9, 10, CON. 3/LOT 4, 5, CON. 4	SM	19-9-90	338	AMENDMENT TO O.P.A. 190	SM	
20-3-93	29	LOT 1 CONC. 7		9-7-81	120	PT. LOT 8, CONC. 3	DB	12-12-87	193	PT. LOT 31, CONCESSION 7	DM					28-6-91	339	AMENDMENT TO O.P.A. 107	SM	
18-5-93	30	LOT 4 CONC. 3		15-4-81	121	PT. LOTS 25, 24 AND 25, CONC. 3	DB	28-1-88	194	AMENDMENT TO EAST WOODBRIDGE	DB						340			
3-7-94	31	AMENDMENT TO WOODBRIDGE C.P.		20-3-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4-4-85	195	PART LOT 8, CONC. 4	DB	17-11-88	268	PINE VALLEY BUSINESS PARK	JM	25-7-96	341	PT. LOT 8, CONC. 8	SM	
7-6-93	32	TEXT AMENDMENT ONLY		18-2-81	123	AMENDMENT TO WOODBRIDGE	DB	22-5-88	196	PT. LOT 27, CON. 2	DM	18-4-90	269	PT. LOTS 4 & 5, CONC. 7	SM		342			
18-7-93	33	LOT 30 CONC. 2			124			30-1-88	197	AMENDMENT TO WOODBRIDGE C.R.	US		270			20-11-90	343	PT. LOTS 3-10, CONC. 9	SM	
14-8-94	35	LOT 28 CONC. 1		6-12-81	125	PT. LOTS 5, CONC. 8	RJM		198			01-12-88	271	PT. LOT 29, CONC. 6	SM	24-1-90	344	PT. LOTS 7 & 8, CONC. 8	SM	
2-6-93	36	AMENDMENT TO WOODBRIDGE C.P.		12-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-85	199	AMENDMENT TO EAST WOODBRIDGE	DM		272			25-9-92	345	AMENDMENT TO O.P.A. 240	SM	
19-11-93	37	AMENDMENT TO WOODBRIDGE C.P.		11-8-82	127	PT. LOT 13, CONC. 5	RJM	6-3-86	200	SITE PLAN CONTROL	DM	11-4-88	273	PT. LOTS 23-25, CONC. 3	SM	16-9-91	346	PT. OF LOT 5, CONC. 6	SM	
17-8-94	38	AMENDMENT TO WOODBRIDGE C.P.			128			24-3-86	201	PT. LOT 29, 30, 31, AND 32, CONC. 1	DM	5-11-88	274	PT. LOTS 29 & 30, CONC. 11	SM	14-12-90	347	PT. LOT 10, CONC. 5	SM	
28-2-93	39	LOTS 26-29 CONC. 2		26-1-82	129	AMENDMENT TO WOODBRIDGE C.P.		28-5-88	202	AMENDMENT TO THORNHILL-VAUGHAN	DB	20-6-88	275	AMENDMENT TO VAUGHAN-400	SM	26-11-90	348	COMMUNITY IMPROVEMENT POLICIES	SM	
4-7-93	40	LOTS 21, 22 CONC. 3		4-6-82	130	PT. LOTS 5, CONC. 8	RJM	29-3-88	203	PART LOT 4, CONC. 6	DB	22-8-88	276	PART LOT 4, CONC. 3	SM	31-10-89	349	PT. OF LOT 27, CONC. 5	SM	
29-7-94	41	AMENDMENT TO WOODBRIDGE C.P.		6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	26-7-88	204	PART LOT 3, CONC. 4	DB	17-3-89	277	PT. LOT 9, CONCESSION 5	JM		350			
8-12-94	43	LOT 6 CONC. 10		26-4-82	132	PT. LOT 29, CONC. 2	RJM	1-5-88	205	PART LOT 4, CONC. 6	DB	17-10-88	278	PT. LOT 26, CONCESSION 2	JM	27-3-91	351	PART OF LOT 4, CONC. 4	SM	
19-8-94	44	LOT 14 CONC. 8		11-5-82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2-5-88	206	AMENDMENT TO WOODBRIDGE	DB	4-10-89	279	PT. LOT 8, CONCESSION 5	SM		352			
29-4-94	45	LOTS 10, 11 CONC. 3		2-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-7-88	207	PART LOT 6, CONC. 4	DB	16-8-89	280	AMENDMENT TO MAPLE C.P.	SM	21-12-90	353	PT. OF LOT 12, CONC. 4	SM	
25-9-94	46	TEXT AMENDMENT ONLY		9-7-82	135	PINE VALLEY BUSINESS PARK	RJM		208			21-8-89	281	PT. LOT 5, CONC. 3	SM	8-2-91	354	PT. OF LOT 12, CONC. 4	SM	
25-7-94	47	LOT 12 CONC. 8		18-1-83	136	PT. LOT 16, CONC. 4	RJM	19-8-88	209	PT. LOT 27, CONC. 7	DM	14-11-89	282	PT. LOT 1, CONCESSION 5	RS	12-7-91	355	PT. OF LOT 24, CONC. 8	SM	
17-6-94	48	LOTS 11, 12 CONC. 7		4-6-82	137	PT. LOT 11, CONC. 3	RJM		210	THORNHILL-VAUGHAN C.P. REVIEW		13-6-91	283	PT. LOTS 12-15, CONC. 5	SM		356			
11-8-94	50	LOT 27 CONC. 1		4-6-82	138	PT. LOT 21, CONC. 5	RJM	16-12-88	211	PART LOT 11, CONC. 3	DM	29-3-91	284	PT. LOT 5, CONCESSION 6	SM	15-3-92	357	VAUGHAN-400 NORTH SECONDARY P.	SM	
31-8-94	52	LOTS 8, 9, 10 CONC. 3		16-4-82	139	PT. LOT 28, CONC. 2	RJM	4-8-88	212	PART LOTS 5, CONC. 6	DB	19-9-89	285	PT. LOT 2, CONCESSION 4	SM	11-6-91	358	PT. OF LOT 2, CONC. 8	SM	
9-2-97	55	AMENDMENT TO WOODBRIDGE C.P.		12-2-82	140	AMENDMENT TO E. WOODBRIDGE C.P.		19-5-87	213	PT. LOTS 29, 30, CONC. 6	DM	16-8-89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM		359			
3-6-97	56	LOTS 29, 30 CONC. 6		15-2-81	141	PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PT. LOT 13, CON. 5	DM	17-8-90	287	PT. LOTS 13, 14 & 15, CONC. 3	SM	31-5-91	360	AMENDMENT TO O.P.A. 210	SM	
11-7-97	57	LOTS 27, 28 CONC. 3		20-4-82	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-88	215	PT. LOT 14, CON. 6	DM	24-2-92	288	WESTON-400 N. INDUSTRIAL PARK	SM		361			
19-5-97	58	LOT 1 CONC. 7		20-6-83	142	PT. LOTS 5, 6, 7, 9, 9, CON. 3	DB		216				289				362			
1-4-97	62	LOTS CONC. 7		5-10-82	143	PT. LOT 25, CONC. 7	RJM	17-12-88	217	PT. LOT 8, CON. 8	DM	20-12-88	290	PT. LOTS 21 to 25, CONC. 4	SM	4-10-91	363	PT. LOT 7, CONC. 7	SM	
14-12-97	63	AMENDMENT TO WOODBRIDGE C.P.		11-6-82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27-2-88	218	PT. LOT 26, CON. 2	DM		291				364			
13-9-97	64	LOTS 11 CONC. 1, 3		12-10-82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-88	219	PT. LOT 1, CON. 7	DM	3-5-91	292	PT. LOT 1, CONC. 8	SM	6-5-92	365	PT. LOTS 13-15, CONC. 3	SM	
1-4-98	66	LOT 5 CONC. 8		8-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		220			27-11-90	293	LOTS 12 & 15, PLAN 65M-2330	SM	1-4-92	366	PT. LOT 15, CONC. 3	SM	
23-12-97	70	THORNHILL-VAUGHAN COMMUNITY PLAN		20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		221				294				22-7-91	367	AMENDMENT TO THORNHILL-VAUGHAN	SM
29-7-97	71	AMENDMENT TO WOODBRIDGE C.P.		15-9-82	148	STEELES AVE. ROAL ALLOWANCE	RJM	11-2-88	222	PINE VALLEY BUSINESS PARK	DM		295				5-11-91	368	PT. LOT 12, CONC. 4	SM
1-10-97	72	LOTS 11, 12 CONC. 6		21-10-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14-9-88	223	PT. LOT 26, CONC. 9	DM	14-8-89	296	PT. LOT 5, CONC. 8 (WOODBRIDGE C.P.)	SM	14-8-92	369	PT. LOTS 26 & 27, CONC. 2	SM	
18-3-97	74	LOTS 18-21 CONC. 3		18-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-88	224	PT. LOT 13, CON. 6	DM	4-7-90	297	AMENDMENT TO O.P.A. 210	SM		370	FILE CLOSED	SM	
5-10-97	76	LOTS 23, 24 CONC. 1		23-11-82	151	PT. LOT 25, CONC. 9	RJM	6-9-88	225	PT. LOTS 18, 13 & 4, CON. 4	DM	28-6-89	298	AMENDMENT TO O.P.A. 240	SM	29-8-90	371	PT. LOTS 9 & 10, CONC. 7	SM	
3-11-97	77	AMENDMENT TO WOODBRIDGE C.P.		17-2-83	152	AMENDMENT TO E. WOODBRIDGE C.P.	DB	18-8-88	226	PT. LOT 1, CONC. 3	DM	27-8-89	299	AMENDMENT TO MAPLE C.P.	SM	14-2-92	372	PT. LOT 26, CONC. 1	SM	
6-10-98	79	LOT 11, CON. 3		27-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20-10-88	227	PT. LOT 29, CONC. 6	DM		300	OFFICIAL PLAN FOR TOWN OF VAUGHAN	SM	14-2-92	373	PT. LOT 7, CONC. 7	SM	
	80	AMENDMENT TO WOODBRIDGE C.P.		26-10-82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	21-1-87	228	PT. LOT 26, CONC. 2	DM	7-12-89	301	PT. LOT 17, CONCESSION 3	RS	14-8-92	374	PT. LOT 10, CONC. 4	SM	
9-2-98	82	LOTS 8, 9, 10 CONC. 6		26-9-83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	29-8-88	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-89	302	PT. LOT 16, CONCESSION 4	SM	11-9-91	375	PT. LOT 28, CONC. 1	SM	
27-4-98	83	LOT 25, CON. 8		11-4-83	156	PT. LOT 14, CON. 6	DB	28-8-88	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5-6-90	303	PT. LOT 8, CONCESSION 5	SM	15-1-92	376	PT. LOT 1, CONC. 5	SM	
26-7-98	84	LOT 1 CONC. 10		6-4-83	157	PT. LOT 30, CON. 6	DB	29-12-88	231	PINE VALLEY BUSINESS PARK REVIEW	DM	21-4-92	304	PART LOT 26, CONC. 2	SM		377	PT. LOT 29, CONC. 11	SM	
28-7-98	85	LOT 1 CONC. 10		27-9-84	158	PT. LOT 21, CON. 4	RJM	24-2-88	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22-6-89	305	PART LOT 1, CONC. 7	SM	26-5-92	378	PT. LOT 3, CONC. 8	SM	
28-7-98	85	LOT 1 CONC. 10		4-1-85	159	PT. LOT 24, CON. 8	RJM	11-2-87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1-3-90	306	PART LOT 16, CONC. 8	SM					

APPENDIX I

The subject lands are located on the southeast corner of Highway No. 407 and Pine Valley Drive, in Lots 2 and 3, Concession 6, City of Vaughan.

The purpose of this amendment is to redesignate the subject lands from "Special Complementary Use Area" under the Parkway Belt West Plan to "Prestige Area" under OPA #450 (Employment Area Growth and Management Plan), to permit employment uses with limited outside storage and establish policies to ensure that the intersection at Pine Valley Drive will not be adversely effected. The amendment also requires that, prior to site plan approval, a master site plan and landscape plan shall be submitted to the City for review and approval.

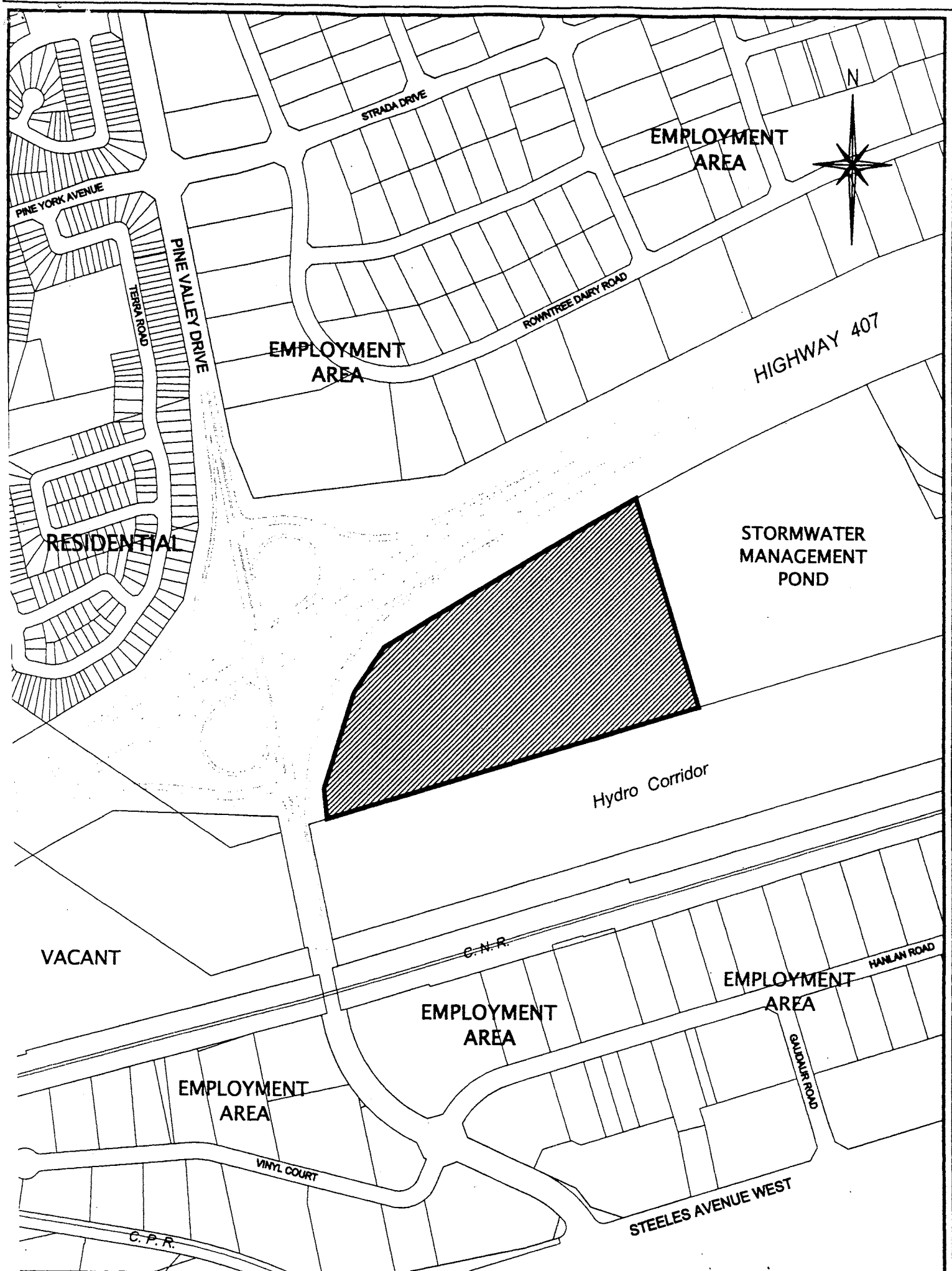
On April 4, 2005, the Committee of the Whole recommended the following, which was approved by Vaughan Council at its meeting on April 11, 2005:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 4, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.03.027 (Corporation of the City of Vaughan/Galcat Investments Inc.) BE APPROVED, as follows:
 - a) That the implementing Official Plan Amendment:
 - i) redesignate the subject lands from "Special Complementary Use Area" within the Parkway Belt West Plan to "Prestige Area" within OPA #450 (Employment Area Plan);
 - ii) permit limited outside storage in accordance with the locational requirements to be included in the implementing zoning by-law;
2. THAT Zoning By-law Amendment File Z.03.105 (Corporation of the City of Vaughan/Galcat Investments Inc.) BE APPROVED, subject to the following conditions:
 - a) That the implementing zoning by-law:
 - i) rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, with the inclusion of limited EM2 General Employment Area Zone uses being permitted as additional uses, as identified in the staff report;
 - ii) prohibit the following uses: All Seasons Sports Facility; Autobody Repair Shop; Banquet Hall; Bowling Alley; Club/Health Centre; Contractor's Yard; Convention Centre/Hotel/Motel; Correctional or Crises Care Group Home; Eating Establishment; Funeral Home; Personal Service Shop; Public Garage; Recreational Uses; and Truck Terminal;
 - iii) require a minimum building unit size of 929 sq.m;
 - iv) limit the maximum building coverage to 50% of the lot area and accessory retail to 5% of the building's total gross floor area;
 - v) permit outside storage up to a maximum of 10% of the lot area and to be setback a minimum distance of 150 m from Highway #407 and Pine Valley Drive, and shall not be permitted between a building and Highway 407 and Pine Valley Drive;
 - vi) include any necessary exceptions to the EM1 Zone, including relief to permit indirect access to a public road;
 - vii) include a minimum 10 m building and structural setback from the Regional Storm Flood Plain;
 - viii) include a minimum 14 m building and structural setback (including driveways and parking) from Highway 407."



NOT TO SCALE

APPENDIX II EXISTING LAND USE



AREA SUBJECT TO
AMENDMENT No. 630

FILE No. OP.03.027
 RELATED FILE: Z.03.105
 LOCATION: Part Lots 2 & 3, Concession 6
 APPLICANT: CORPORATION OF THE CITY OF VAUGHAN/
 GALCAT INVESTMENTS INC.
 CITY OF VAUGHAN