



The City Above Toronto

DATE: June 24, 2010

MEMO TO: Building Department
Planning Department

- (11 copies)
- Cristina Monaco
- Carmela Marrelli
- Jack McAllister
- Aaron Zamler
- Brenda Macdonald
- Diana Birchall
- Shirley Kam
- Claudia Storto

Finance Department
Clerk's Department
Policy Planning & Urban Design Dept.
Economic & Technology Dev. Dept.
Legal Department

SUBJECT: OPA #693 & Zoning By-law 289-2009, Files: OP.04.019 & Z.04.059
Applicant: Amar Transport Inc.
OMB File / Case: PL070917 & PL070994

Further to my previous memo dated January 5, 2010 regarding the above-noted matters, please find the attached Amending OMB Order issued May 14, 2010 which amends the Board's Decision issued on September 12, 2008.

OPA 693 and Zoning By-law 289-2009 are now considered in effect. As stated on this amending Board Order, the only outstanding matter is with respect to final site plan approval by the City.

Trusting this is satisfactory. If you have any questions, please don't hesitate to contact me.

Joan Hamill
JOAN HAMILL

Administrative Co-ordinator/Technician
Clerk's Department

Attachments

memorandum

ISSUE DATE:

May 14, 2010



Ontario

RECEIVED

MAY 17 2010

CITY OF VAUGHAN

LEGAL DEPARTMENT

PL070994

PL070917

MM080022

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate a 3.73 hectare (9.24 acre) parcel of land located on the north side of Major Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive, from "Agricultural Area" to "Employment Area General" to permit a range of employment uses, including a full range of processing, warehousing, storage, transportation and distribution facilities and outdoor storage.

Approval Authority File No. OP.04.019

O.M.B. Case No. PL070994

O.M.B. File No. PL070994

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, to rezone lands located on the north side of Major Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive, from "A" - Agricultural Zone to "M2" General Industrial Zone to permit the development of a trucking terminal

O.M.B. Case No. PL070917

O.M.B. File No. Z070129

Amar Transport Inc. has referred to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, determination and settlement of details of a site plan for lands composed of Part of Lot 21, Concession 10, in the City of Vaughan

O.M.B. Case No. MM080022

O.M.B. File No. MM080022

APPEARANCES:

Parties

Amar Transport Inc.

City of Vaughan

Region of Peel

City of Brampton

Counsel

C. Williams and P. Harrington

C. Storto

S. Garrod

C. Cooper

**AMENDING DECISION DELIVERED BY C. HEFFERON AND ORDER OF
THE BOARD**

Upon consent of the parties, the Ontario Municipal Board (the "Board") amends the Decision issued on September 12, 2008 (the "Decision") by deleting the final sentence on page 5 and replacing it with the following wording:

The Order with respect to the application to site plan approval is withheld until receipt of the final Site Plan approved by the City of Vaughan.

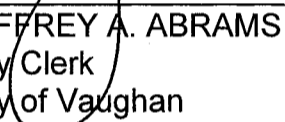
In all other respects, the Board's Decision remains the same.

The Board so Orders.

"C. Hefferon"

C. HEFFERON
MEMBER

I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 693 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board as per Order issued on the 12th day of September, 2008.



JEFFREY A. ABRAMS
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of December, 2009.

ISSUE DATE:
SEPT. 12, 2008



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

RECEIVED

SEP 15 2008

PL070994

PL070917
CITY OF VAUGHAN
LEGAL DEPARTMENT

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate a 3.73 hectare (9.24 acre) parcel of land located on the north side of Major Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive, from "Agricultural Area" to "Employment Area General" to permit a range of employment uses, including a full range of processing, warehousing, storage, transportation and distribution facilities and outdoor storage.

Approval Authority File No. OP.04.019

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O.M.B. Case No. PL070917

O.M.B. File No. Z070129

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O.M.B. Case No. MM080022

O.M.B. File No. MM080022

APPEARANCES:

Parties

Amar Transport Inc.

City of Vaughan

Region of Peel

City of Brampton

Counsel

C. Williams and P. Harrington

C. Storto

S. Garrod

C. Cooper

MEMORANDUM OF ORAL DECISION DELIVERED BY C. HEFFERON

Amar Transport Inc., (Amar) has appealed the refusal of the Council of the City of Vaughan (Vaughan) to render a decision on its application for amendments to the

Official Plan and Zoning By-law 1-88, to permit a truck terminal with outdoor storage on its 3.73 ha site (subject property) located on the north side of Major Mackenzie Drive, east of Regional Road 50 (formerly Highway 50). A site plan is also under appeal.

The subject property is currently zoned Agriculture (A) but is designated for employment uses in the Official Plans of both the City of Vaughan and the Region of York.

The Matter before the Board

At the commencement of the hearing into the matter, the Parties informed the Board that a settlement had been reached. The Minutes of Settlement appear in Exhibit 1, Tab 10.

The Minutes of Settlement

The settlement provides for Amar to use the subject property for temporary outside storage relating to its transport business for a period of three years, which period may be extended for an additional three years. Although the proposed use is contemplated under the applicable provincial, regional and local planning policies, uncertainties concerning the final route of Hwy 427 extension and the ultimate form of the Vaughan West Employment Area Secondary Plan mean that approval of a long-term use for the site is not feasible at this time. After considerable negotiation, the parties determined that a similar temporary use is both feasible and practical.

The parties stress that this Settlement in no way constitutes a precedent. It should be seen as a unique response to a unique set of circumstances. It was explained to the Board by Mr. Garrod, Counsel for the Region of Peel, that the Region of York and the Region of Peel, which begins on the west side of Regional Road 50 in this area, are working to connect their respective road systems. Historically, the two municipalities' roads intersect with Regional Road 50 at different angles and in different locations. Allowing other "temporary" uses in the area, he stated, would severely complicate the process of harmonizing the roads. The other parties agreed with this assessment.

Evidence and Findings

The Board heard the uncontested expert land use opinion evidence on the Amar proposal of Mr. R. Guetter. He took the Board to the Provincial Policy Statement (PPS)

and to Places to Grow (GP) to show that the proposal is consistent with Provincial land use policy.

The PPS directs growth to settlement areas. It also mandates that growth patterns shall be orderly and make efficient use of available land, and requires that both employment lands and transportation corridors be protected. The subject proposal satisfies all of these requirements. The subject property sits in the midst of lands that currently support employment uses related to the transportation industry. A CP Intermodal Yard is located a few hundred metres east on the south side of Major Mackenzie Road, and a large warehousing operation is located opposite the subject property across Major Mackenzie Road.

One of the main thrusts of the Growth Plan is the protection of employment lands. A second main thrust is to encourage the efficient movement of goods and people. The subject proposal is connected with the CP Intermodal Yard through approximately 20 truck movements per hour. Mr. Guetter testified that there are therefore no conformity issues with either the PPS or the Growth Plan.

Under the 2001 Region of York Official Plan Amendment 19 (ROPA 19), the subject property along with several hundred surrounding hectares of what was mostly agricultural land, were brought into the "urban area" and designated for future employment growth. The Region of York Official Plan promotes diversity of employment opportunities. As the subject proposal provides a considerable number of diverse job opportunities, it complies in this respect with the upper tier Official Plan.

Also in 2001, these same agricultural lands were brought into the urban area of the City of Vaughan by OPA 600 (Exhibit 1, Tab 7, Page 18). Section 3.6 of the City of Vaughan Official Plan designates these lands for employment uses.

Lands in the Regional Road 50 corridor – the Vaughan West Enterprise Zone – are designated "Employment Secondary Plan Study Area" under OPA 600 in anticipation of their future incorporation within OPA 450. The subject property is located within the Vaughan West Enterprise Zone.

The Vaughan OP states that the "Vaughan West Enterprise Zone will continue to be subject to the Rural Area General, Agricultural Area and Rural Use Area policies of

OPA 600 until a Secondary Plan is adopted by the City and approved, incorporating the lands into OPA 450, giving them full urban status, and providing appropriate policies and a detailed land use schedule”.

The Board heard the uncontested evidence of Mr. Guetter that the proposal complies with this section 3.6 of the OP.

The Board adopts and relies on the evidence of Mr. Guetter that the subject proposal is consistent with Provincial policy, and conforms to the policies of both the Region of York Official Plan and the City of Vaughan Official Plan.

The Board asked to hear evidence on how the heavy trucks shuttling trailers back and forth between the subject property and the CP Intermodal Yard to the east and south will use Major Mackenzie Road and interact with other vehicular traffic. Mr. K. Nystrom, a qualified transportation engineer employed by Cole Engineering offered uncontested opinion evidence that Cole had prepared a traffic impact study in connection with the proposal. He testified that a total of 20 in-and-out truck movements per hour are projected. He told that Board that a SYNCRO software program weighed this data with the data on the current usage and condition of Major Mackenzie Road. The program predicted that there would continue to be an acceptable level of service in both directions along Major Mackenzie Road.

The Site Plan

The Board heard the uncontested evidence of Mr. Guetter that a number of landscaping and other features have been incorporated into the site plan to prevent noise and light spillage onto surrounding properties. These measures include berms as well as wooden fencing. Other features will shield the activities on the site from the surrounding properties including Major Mackenzie Drive.

A draft site plan is shown in Exhibit 1, Tab 12, page 54.


General Finding

After consideration of all the evidence, the Board finds that the Amar proposal has regard to matters of provincial interest set out in section 2 of the *Planning Act*, is

consistent with the PPS and conforms to the GP. It also conforms to the provisions of both the Region of York Official Plan and the City of Vaughan Official Plan.

Conclusion

The Board accepts the Minutes of Settlement (Exhibit 1, Tab 10).

 The Board allows the appeal with respect to the Official Plan Amendment. The Board orders the Official Plan for the City of Vaughan is amended in accordance with Exhibit 1, Tab 11 and, as amended, is approved.

The Board allows the appeal with respect to the Zoning By-law amendment. City of Vaughan By-law 1-88, is therefore amended in the manner set out in Exhibit 1, Tab 12.

The Order is withheld until receipt of the final site plan approved by the City of Vaughan.

"C. Hefferon"

C. HEFFERON
MEMBER

ONTARIO MUNICIPAL BOARD
Commission des affaires municipales de l'Ontario

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate a 3.73 hectare (9.24 acre) parcel of land located on the north side of Major Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive, from "Agricultural Area" to "Employment Area General" to permit a range of employment uses, including a full range of processing, warehousing, storage, transportation and distribution facilities and outdoor storage.

City of Vaughan File No. OP.04.019
O.M.B. Case No. PL070994

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, to rezone lands located on the north side of Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive, from "A"- Agricultural Zone to "M2" General Industrial Zone to permit the development of a trucking terminal.

City of Vaughan File No. Z.04.059
O.M.B. Case No. PL070917

Amar Transport Inc. has appealed to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal to approve an application for site plan approval affecting lands located on the north side of Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive.

City of Vaughan File No. DA.08.003
O.M.B. Case No. PL070917

MINUTES OF SETTLEMENT

RECITALS:

- A. The parties to these Minutes of Settlement are the City of Vaughan ("Vaughan"), the City of Brampton ("Brampton"), the Region of Peel ("Peel"), Amar Transport Inc. ("Amar Transport") and 3942198 Canada Inc. (collectively, the "Parties").
- B. 3942198 Canada Inc., a numbered company affiliated with Amar Transport, is the owner of lands located on the north side of Major Mackenzie Drive, east of Highway 50, municipally known as 7290 Major Mackenzie Drive in the City of Vaughan (the "Site").
- C. On or about October 19, 2004, Amar Transport filed official plan and zoning amendment applications with Vaughan. The applications were to permit a truck terminal with outdoor storage on the Site.

- D. Vaughan Council did not render a decision on Amar Transport's applications within the timeframe prescribed by the *Planning Act*. Amar Transport appealed its amendment applications to the Ontario Municipal Board (the "Board") on October 24, 2007.
- E. A public hearing in respect of the Amar Transport proposal was held on December 3, 2007.
- F. On or about January 11, 2008, Amar Transport filed an application for the approval of a proposed site plan associated with its proposed truck terminal.
- G. The amendment applications and the site plan application were refused by Vaughan Council on March 31, 2008.
- H. A pre-hearing conference and mediation was held before the Board on March 11, 2008. Brampton and Peel were made parties to the appeals. Mr. Jim Fraser was made a participant.
- I. Amar Transport appealed its site plan application to the Board on May 6, 2008.
- J. Subsequent to the pre-hearing and mediation, representatives and consultants for Amar Transport met with various Vaughan staff members, Vaughan Councillors and Vaughan's Mayor to discuss whether the appeals filed by Amar Transport could be resolved through the approval of an official plan and zoning by-law amendment authorizing a temporary use of the Site.
- K. Subject to the conditions as outlined in these Minutes of Settlement, the Parties now agree that the Amar Transport appeals may be resolved on the basis of a temporary use, which is to be reflected in the amending documents.
- L. The Parties wish to document their agreement regarding the Amar Transport truck terminal proposal in advance of the Board hearing scheduled to commence on September 3, 2008.

THE PARTIES HEREBY AGREE AS FOLLOWS:

- 1. The Parties acknowledge and confirm that the recitals are true and correct.
- 2. Use of the name "Amar Transport" or references to "the Parties" throughout these Minutes of Settlement shall be deemed to refer to and bind both Amar Transport Inc. and 3942198 Canada Inc.
- 3. The following Schedules attached to these Minutes of Settlement form part of the agreement between the Parties:
 - (a) Schedule A – Revised Official Plan Amendment.
 - (b) Schedule B – Revised Zoning By-law Amendment.

4. The Parties consent to the Board issuing an Order granting Amar Transport's appeals of its official plan and zoning by-law amendments and approving the amendment documents attached as Schedules A and B.
5. The Parties consent to the Board granting Amar Transport's appeal from Vaughan's refusal of the site plan application, but that the Board should withhold the issuance of its Final Order with respect to the Site Plan until
 - (a) the requirements listed in section 6 of these Minutes have been complied with to the satisfaction of Vaughan; and
 - (b) Amar Transport files a revised Site Plan with the Board.
6. **Items:**
 - (a) Amar Transport is to submit a revised Site Plan showing the following, to the satisfaction of Vaughan planning staff:
 - (i) A sign to be erected in a clearly visible location where drivers enter and exit the Site, directing them to use Major Mackenzie Drive and Highway #50 and not Nashville Road. The sign shall be a minimum of 24" x 36";
 - (ii) an earthen berm (2.5 metres in height) around the perimeter of the property in conjunction with a noise fence (2.5 metres in height) along the west property line and a wood privacy fence (2.5 metres in height) along the north, east and south portions of the site. No such berm or fencing shall restrict access to the site via Major Mackenzie Drive based on the location depicted on the Site Plan;
 - (iii) an enhanced wood privacy fence and enhanced landscaping along the Major Mackenzie Road frontage of the site; and
 - (iv) delineation of the limits of the proposed container stacking area in the northeast portion of the Site, which is to be illustrated on the Site Plan. The height within the container stacking area may be a maximum of 5.2 metres. The height within the remaining portions of the Site may be a maximum of 4.1 metres.
 - (b) Amar Transport is to submit a revised Noise Impact Study demonstrating the following to the satisfaction of Vaughan engineering staff:
 - (i) That the proposed fence/berm heights and types mitigate potential noise (including noise from mechanical equipment to be used on site) in accordance with existing Provincial standards; and
 - (ii) the cross sections of the proposed fences/berms, with views from Major Mackenzie Drive and the existing residential uses to the west;
 - (c) Amar Transport is to submit a revised Landscape Plan, showing the following to the satisfaction of Vaughan planning:

- (i) Additional landscaping along the property boundaries of the Site (including along the Major Mackenzie Drive frontage), using tall, mature (2.5 m to 3.0 m height) large calliper, drought tolerant coniferous trees and/or similar plant materials; and
 - (ii) an updated landscaping cost estimate;
- (d) Amar Transport is to submit a revised Site Servicing and Grading Plan to the satisfaction of Vaughan engineering staff, indicating that recycled asphalt shall be used for paved surfaces throughout the Site;
 - (e) Amar Transport is to submit a photometric site plan to the satisfaction of Vaughan engineering staff, detailing the proposed lighting to be used on the Site; and
 - (f) Amar Transport is to provide signage details in the form of drawings, with all required specifications provided, to the satisfaction of Vaughan planning staff and in a form that can be appended to a Site Plan Agreement / Letter of Undertaking.
 - (g) Upon the satisfaction of the above-noted requirements, Vaughan shall forthwith notify the Board that its Final Order with respect to the Site Plan appeal may be issued.
7. As a condition of site plan approval, Amar Transport shall agree to enter into a site plan agreement or execute a letter of undertaking, whichever is in effect at the time, to the satisfaction of Vaughan.
 8. These Minutes of Settlement shall enure to the benefit of and shall be binding upon the Parties and shall be binding upon their successors in title and assigns. However, the Parties acknowledge that nothing herein shall operate so as to prevent Amar Transport, its successors or assigns from making future applications for planning approvals associated with the Site.
 9. The Parties shall be responsible for their own costs throughout. There shall be no claim for costs, or for losses or damages of any kind whatsoever, by any Party arising out of matters covered by these Minutes of Settlement.
 10. The Parties acknowledge and confirm that these Minutes may be executed in counterparts, each of which when executed and delivered shall be deemed to be an original, and such counterparts together shall constitute one and the same Minutes of Settlement. For the purposes of these Minutes of Settlement, the delivery of a scanned or facsimile copy of these Minutes of Settlement shall be deemed to be valid execution and delivery of these Minutes of Settlement, but the party delivering a scanned or facsimile copy shall deliver an original copy of these Minutes of Settlement as soon as possible after delivering the scanned or facsimile copy.

DATED THIS ____ DAY OF AUGUST, 2008.

Christopher J. Williams

Counsel to Amar Transport Inc. and 3942198
Canada Inc.

DATED THIS 29th DAY OF AUGUST, 2008.



Claudia Storto

Counsel to the City of Vaughan

DATED THIS ____ DAY OF AUGUST, 2008.

Christopher Cooper

Counsel to the City of Brampton

DATED THIS ____ DAY OF AUGUST, 2008.

Stephen Garrod

Counsel to the Region of Peel

AMENDMENT NUMBER 693
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 693 of the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 693.

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

I **PURPOSE**

The purpose of this amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No. 600, to permit the temporary use of the Subject Lands for a Truck Terminal, for a time period of three years from the date of the adoption of this Official Plan Amendment (OPA) with a possible addition of a maximum of three years only pending the status of the Western Vaughan EA Study.

II **LOCATION**

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands") are shown on Schedule "2" attached hereto as "Area Subject to Amendment #693". The Subject Lands have an area of 3.73 hectares (9.24 acres) and are located on the north side of Major Mackenzie Drive, east of Highway 50 being Part of Lot 21, Concession 10, and municipally known as 7290 Major Mackenzie Drive, City of Vaughan.

III **BASIS**

The decision to amend the Official Plan to permit the development of the Subject Lands for a temporary truck terminal is based on the following considerations:

1. The Subject Lands are intended for employment uses, as it is designated "Urban Area" in the York Region Official Plan and is within the Employment Secondary Plan Study Area under City of Vaughan Official Plan Amendment #600, which is intended to be a future employment area.
2. The development of the Subject Lands for a temporary Truck Terminal, for a time period of three years, with a possible addition of three years, with no permanent structures, does not inhibit the planning of the area, including the

Employment Secondary Plan Study, and the potential development of Major Mackenzie Drive and its extension west into the City of Brampton across the Subject Lands as part of an Environmental Assessment process.

3. The CP Intermodal facility, an existing employment use, is located directly south of the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by OPA #600 is further amended by adding the following paragraph to Section 6.1 Agriculture Area Policies, under Subsection 6.1.1.1 Exceptions:

- “c. (OPA #693) The Subject Lands located on the north side of Major Mackenzie Drive, east of Highway 50, being Part of Lot 21, Concession 10, municipally known as 7290 Major Mackenzie Drive shall be subject to the following policies:

Notwithstanding Section 6.1.1 above, for the Subject Lands shown as “Area Subject to Amendment No. 693”, a temporary Truck Terminal, consisting of the outside storage of trucks, transport trailers and transport containers, and an administrative office, but excluding motor vehicle repair, shall be permitted for a time period of three years, with a possible extension for a maximum of an additional three years only, pending the status of the Western Vaughan EA Study and the Employment Secondary Plan Study, not to exceed a maximum of six years from the date of the adoption of OPA #693. Upon expiry of the temporary use by-law, the temporary Truck Terminal use shall cease and shall not be permitted on the Subject Lands and the “Agriculture Area” designation and policies of OPA #600 shall apply to the Subject Lands, until such time as a Secondary Plan is adopted for the Employment Secondary Plan Study Area as identified by OPA #600, which includes the Subject Lands. This shall not preclude

the adoption of a Secondary Plan by the City of Vaughan prior to the expiry of the temporary use by-law or this Amendment.

In addition, the following shall apply to the Subject Lands:

- i) all buildings and structures shall be temporary in nature;
- ii) permitted uses and zoning regulations shall be outlined in the implementing zoning by-law. Performance standards for the temporary outside storage of trucks, transport trailers and transport containers shall be specified in the zoning by-law. Performance standards shall include matters relating to height, access, setbacks, screening/berming and landscaping and restrictions on buildings or structures;
- iii) the development of a temporary Truck Terminal shall require Site Plan Approval; and
- iv) as a condition of Site Plan Approval, the Owner shall agree to the following clause being included in the Site Plan Agreement or Letter of Undertaking, whichever is in effect at that time:

“The Owner shall agree to participate in a future Secondary Plan/Block Plan process for the Employment Secondary Plan Study Area as identified by OPA #600 (OPA #693)”.

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 Zoning By-Law and Site Plan Approval pursuant to Section 41 of 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.

REFERRED UNDER SECTION 17(36)
OF THE PLANNING ACT - §6 OF OPA #600

THIS IS SCHEDULE 'F' TO
AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L.D. JACKSON

WOR

J.D. LEACH

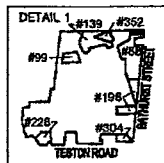
CLERK

REFERRED UNDER
SECTION 17(36) AND (38)
OF THE PLANNING ACT -
§6 OF OPA #600

SEE DETAIL 1

REFERRED UNDER SECTION 34(11)
OF THE PLANNING ACT - §7 OF OPA #600

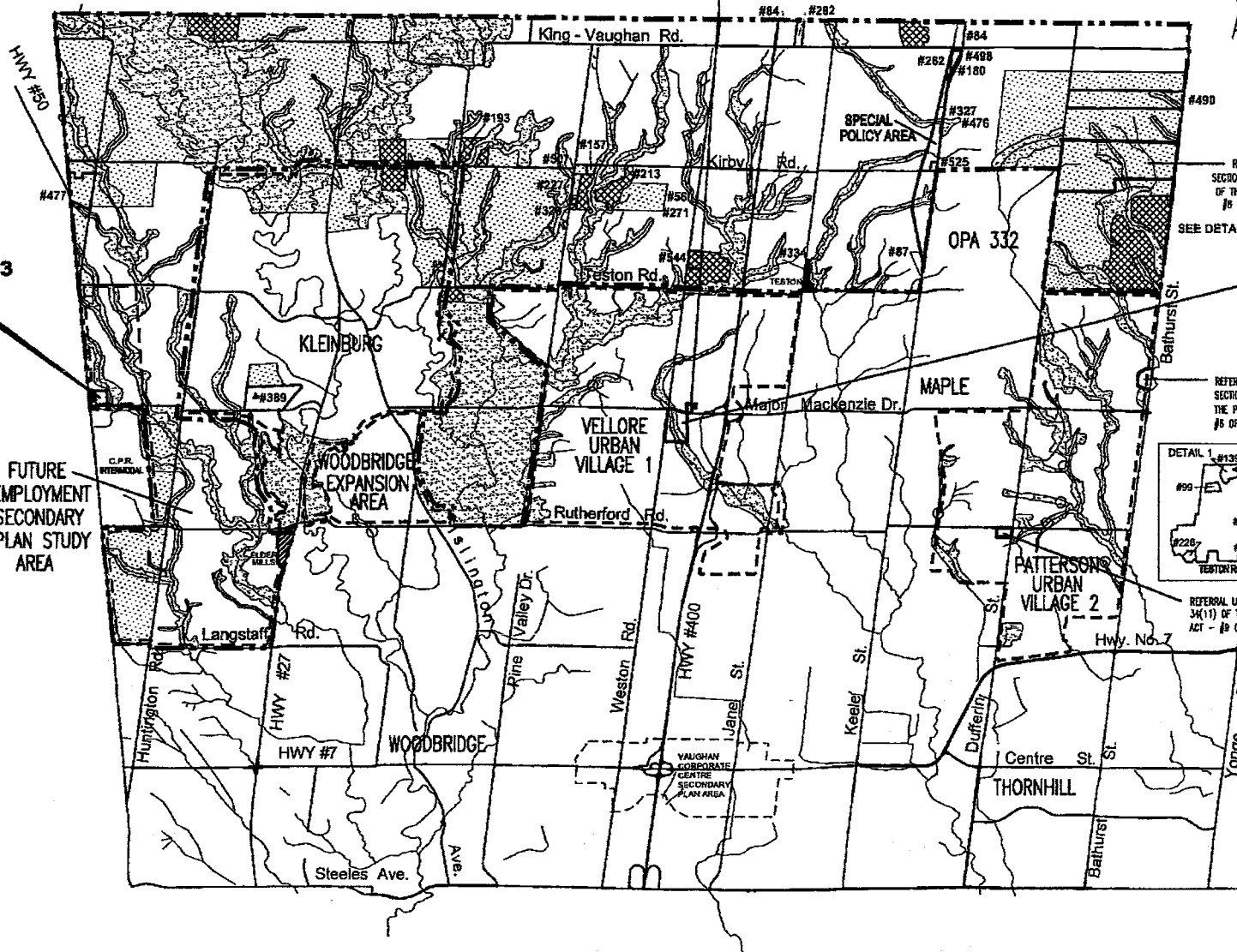
REFERRED UNDER
SECTION 17(36) OF
THE PLANNING ACT -
§6 OF OPA #600



REFERRED UNDER SECTION
34(11) OF THE PLANNING
ACT - §7 OF OPA #600

Area Subject to
Amendment No. 693

FUTURE
EMPLOYMENT
SECONDARY
PLAN STUDY
AREA



RURAL AREA
GENERAL

LEGEND

- LANDS SUBJECT TO RURAL AREA GENERAL
- ESTATE RESIDENTIAL
- AGRICULTURE AREA
- VALLEY & STREAM CORRIDOR
- RURAL USE AREA
- HAMLET
- SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT
- 125 HA DRAINAGE LIMIT

SCALE
kilometers



FILE No.: OP.04.019
RELATED FILES: Z.04.059 & DA.08.003
LOCATION: Part Lot 21, Concession 10
APPLICANT: ARMADEEP DEOL (AMAR TRANSPORT INC.)
CITY OF VAUGHAN

THIS IS SCHEDULE 'I'
TO AMENDMENT No. 693
ADOPTED THE _____ DAY OF _____, 2008

SIGNING OFFICERS

BOARD ORDER
SEPT. 12, 2008

MAYOR

CLERK

APPENDIX I

The lands subject to this Amendment are located on the north side of Major Mackenzie Drive, east of Highway 50, being Part of Lot 21, Concession 10, municipally known as 7290 Major Mackenzie Drive, City of Vaughan.

The purpose of this Amendment is to permit the temporary use of the Subject Lands for a Truck Terminal for a time period of three years with a possible extension for an additional three years, not to exceed six (6) years, at which time the Agricultural Policies of OPA # 600 shall apply.

On March 3, 2008, the Committee of the Whole considered applications to amend the Official Plan and Zoning By-law and for Site Development Approval (Files OP.04.019, Z.04.059 and DA.08.003) and resolved the following:

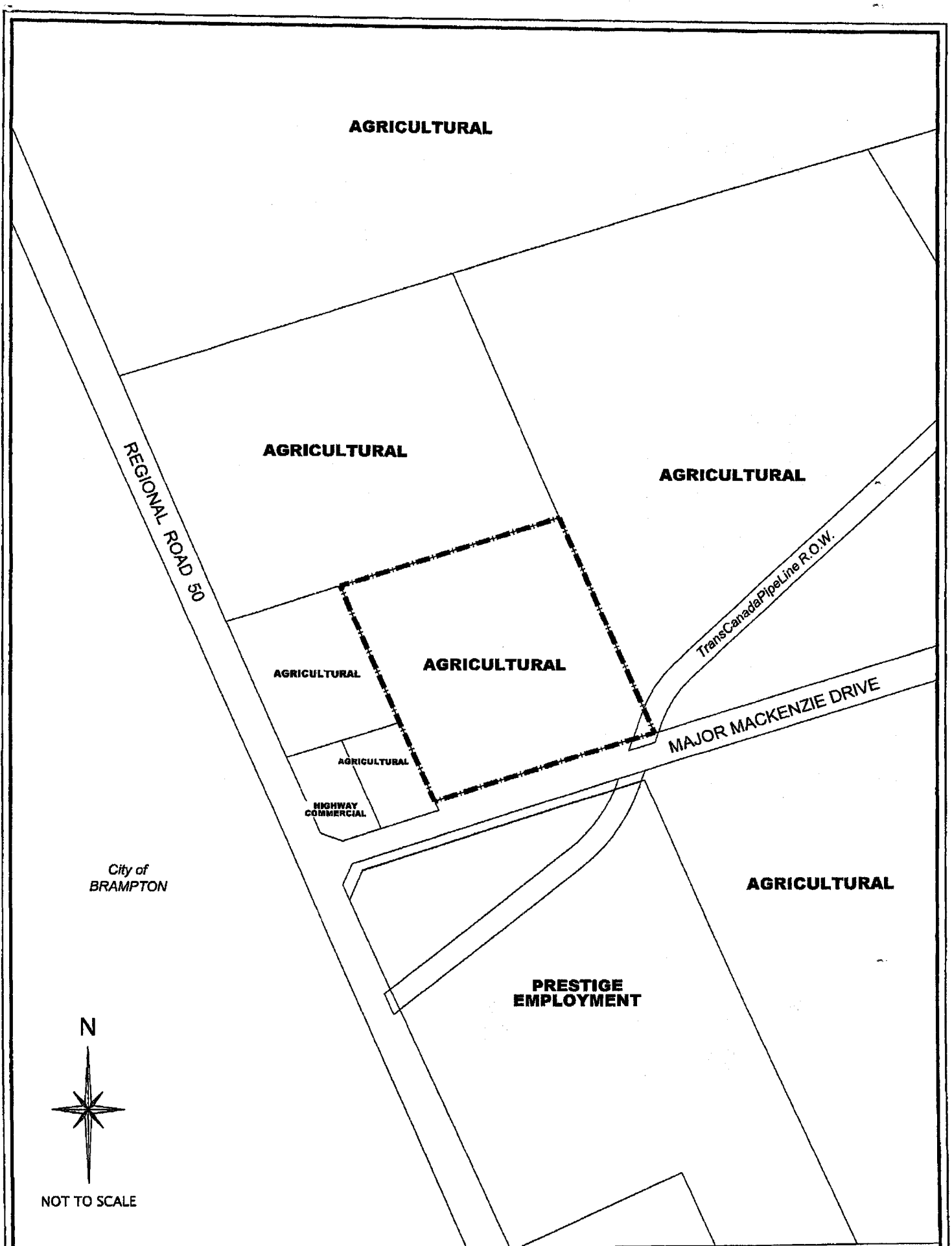
- “1. THAT Official Plan Amendment File OP.04.019, Zoning By-law Amendment File Z.04.059 and Site Development File DA.08.003 (Amardeep Deol/3942198 Canada Inc.) BE REFUSED.
2. AND THAT staff be directed to attend at the Ontario Municipal Board in support of the refusal.”

The recommendation of the Committee of the Whole was ratified by Council on March 31, 2008, as amended as follows:

“By receiving the following written submissions:

- a) Mr. Christopher J. Williams, Aird & Berlis, Barristers and Solicitors, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated March 3, 2008; and
- b) Mr. Mark N. Emery, 201 Millway Avenue, Unit #19, Vaughan, L4K 5K8, dated March 3, 2008.”

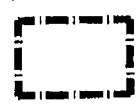
On May 26, 2008, Council approved acceptance of the applicant's offer to settle the OMB appeals (PL070994 & Z070129) on the basis that specific conditions be met.

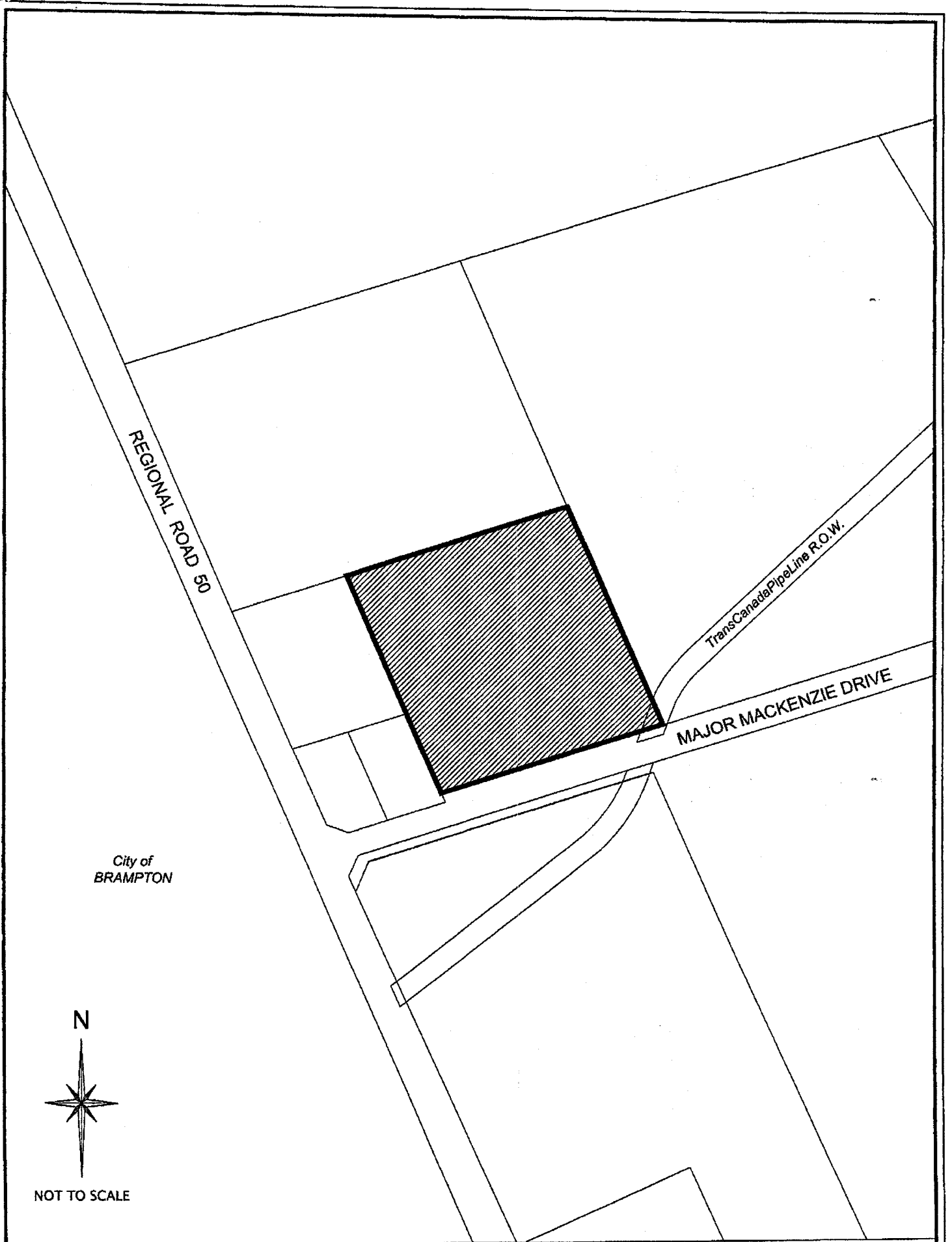


APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 693

FILE No.: OP.04.019
 RELATED FILES: Z.04.059 & DA.08.003
 LOCATION: Part Lot 21, Concession 10
 APPLICANT: ARMADEEP DEOL (AMAR TRANSPORT INC.)
 CITY OF VAUGHAN

AREA SUBJECT TO
 AMENDMENT No. 693





LOCATION MAP

FILE No.: OP.04.019
RELATED FILES: Z.04.059 & DA.08.003
LOCATION: Part Lot 21, Concession 10
APPLICANT: ARMADEEP DEOL (AMAR TRANSPORT INC.)
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