

THE CORPORATION OF THE CITY OF VAUGHAN

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

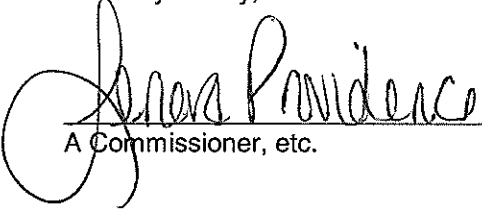
and


IN THE MATTER OF Amendment Number 578
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 578 was adopted by the Council of the Corporation of the City of Vaughan on the 24th day of June, 2002, and written notice was given on the 3rd day of July, 2002 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 578 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 578 is deemed to have come into effect on the 24th day of July, 2002, 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
25th day of July, 2002.)
)
)
)
)


A Commissioner, etc.



JOHN D. LEACH

Lenore Providence, a Commissioner, etc,
Regional Municipality for York. For
The Corporation of The City of Vaughan
Expires February 10, 2004

THE CITY OF VAUGHAN

BY-LAW

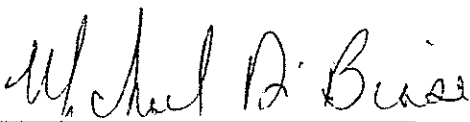
BY-LAW NUMBER 211-2002

A By-law to adopt Amendment Number 578 to the Official Plan of the Vaughan Planning Area.

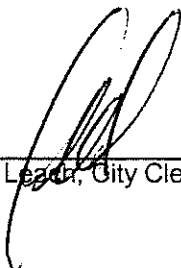
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 578 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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 24th day of June, 2002.



Michael Di Biase, Mayor



J. D. Lead, City Clerk

**AMENDMENT NUMBER 578
TO OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 578 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 578.

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 is to amend OPA #240 (Woodbridge Community Plan) to permit a seasonal garden centre accessory to the supermarket use on the Subject Lands.

II LOCATION

The lands subject to this amendment, herein after referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No.578". The lands are located at the southwest corner of Clarence Street and Rutherford Road, and are municipally known as 5283 Rutherford Road, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit open storage in the form of a seasonal garden centre on lands designated for commercial uses is based on the following:

1. The seasonal garden centre can be appropriately integrated into the commercial development.
2. The seasonal garden centre will operate only from April to September of each year.
3. It is common to have a seasonal garden centre associated with a supermarket, home improvement establishment or department store.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended as follows:

1. Adding the following to Section 4.10 Neighbourhood Commercial Specific Policies, Subsection 4.10.7i). Open Storage for use as a seasonal garden centre shall be permitted on the lands shown as "Area Subject to Amendment No. 578", on Schedule "1", located at the southwest corner of Clarence Street and Rutherford Road in Lot 15, Concession 8, City of Vaughan (OPA #345).

The applicable development standards will be established in the implementing zoning by-law."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an amendment to the Vaughan Zoning By-law and Site Development Agreement, 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 the Plan shall apply with respect to this Amendment.

CONCESSION 8 AREA SUBJECT TO AMENDMENT No. 578

CONCESSION 7

CONCESSION 6

THIS IS SCHEDULE '1'
TO AMENDMENT No. 578
ADOPTED THE 24 DAY OF June 2002

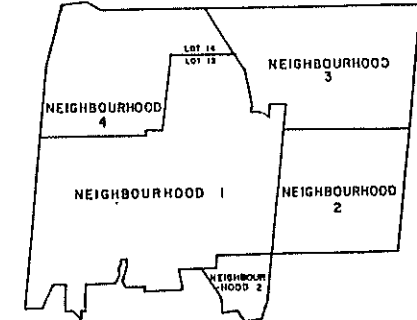
SIGNING OFFICERS
[Signature]
MAYOR
[Signature]
CLERK

- LEGEND
- LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - COMMUNITY COMMERCIAL
 - LOCAL CONVENIENCE COMMERCIAL
 - GENERAL COMMERCIAL
 - SERVICE STATION
 - SERVICE COMMERCIAL
 - INDUSTRIAL
 - UTILITY
 - OPEN SPACE
 - DRAINAGE TRIBUTARY
 - CHURCH
 - SPECIAL USE
 - CONSERVATION AUTHORITY FLOODLINE
 - ELEMENTARY SCHOOL
 - SECONDARY SCHOOL
 - BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
 - BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
 - PARKWAY BELT BOUNDARY

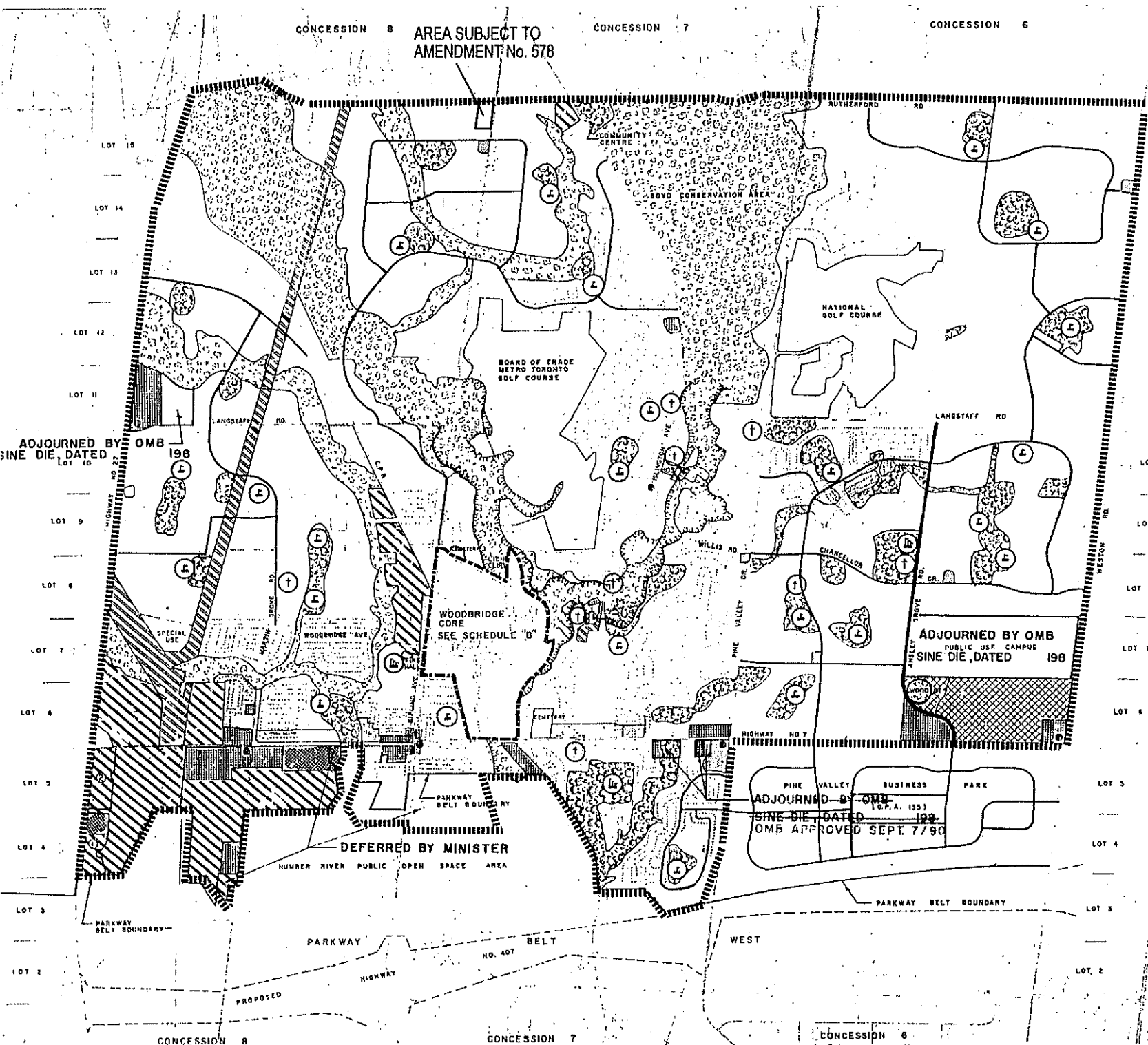
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WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE 'A'
TO AMENDMENT No. 240



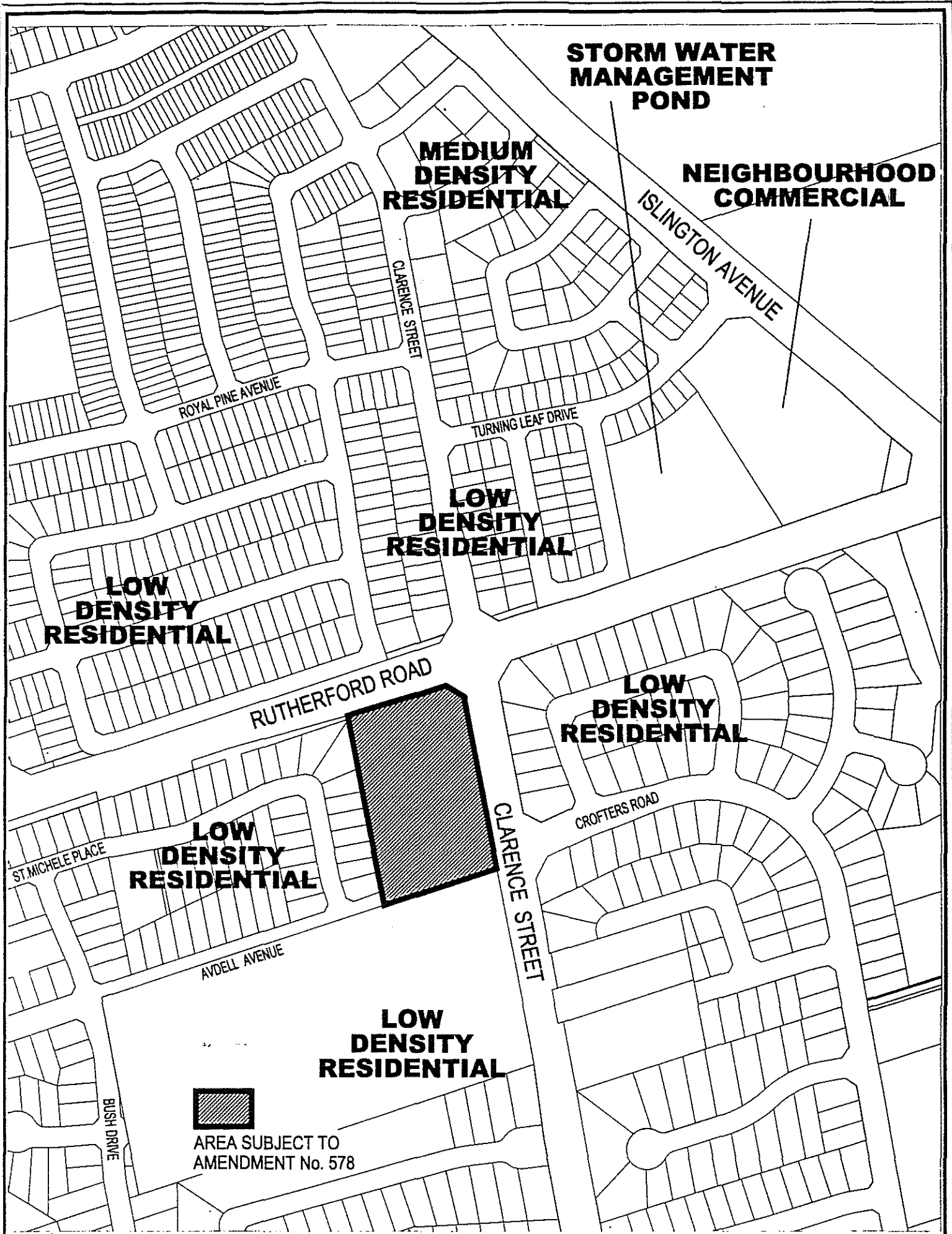
APPENDIX I

The lands subject to OPA #578 are located southwest corner of Clarence Street and Rutherford Road, in Lot 15, Concession 8 and known municipally as 5283 Rutherford Road, City of Vaughan.


On May 27, 2002, Council resolved the following:

"That Official Plan Amendment File OP.02.003 (1199394 Ontario Limited) BE APPROVED to permit outside storage for the purpose of a garden centre accessory to a supermarket use.

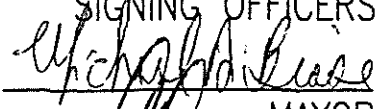

The applicable development standards will be established in the implementing By-law.



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 578**


 NOT TO SCALE

FILE No.'s: Z.02.001
 OP.02.003
 LOCATION: Part of Lot 15, Con. 8
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK