

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 579
to the Official Plan of the Vaughan Planning Area

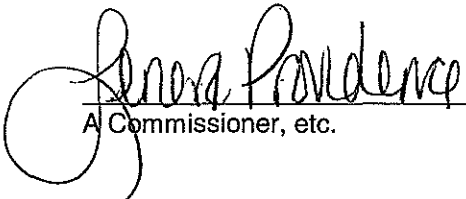
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

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 579 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 5th 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 579 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 579 is deemed to have come into effect on the 26th 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)
29th day of July, 2002.)



JOHN D. LEACH



A Commissioner, etc.

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

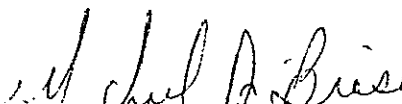
BY-LAW NUMBER 215-2002

A By-law to adopt Amendment Number 579 to the Official Plan of the Vaughan Planning Area.

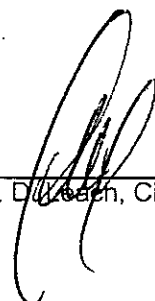
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 579 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "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 24th day of June, 2002.



Michael Di Biase, Mayor



J. Di Biase, City Clerk

AMENDMENT NUMBER 579
TO OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 579 of the Official Plan of the Planning Area constitutes Amendment Number 579.

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

I PURPOSE

The purpose of this amendment is to amend the provisions of Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended, to re-designate the subject lands from "Highway #7 Commercial Corridor" to "General Commercial" to permit a motor vehicle sales establishment use and to set out appropriate development policies.

II LOCATION

The lands subject to this amendment, herein referred to as the "Subject Lands" are shown on Schedules "1" and "2 attached hereto as "Area Subject to Amendment No. 579". The lands are located at the southwest corner of Highway #7 and Woodstream Boulevard, in Lot 5, Concession 8, being parts 7 and 8, Plan 65R-11015 and Block 25 and part of Block 1 on Plan 65M 2464, known municipally as 12 Woodstream Boulevard, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan to re-designate the Subject Lands from "Highway Commercial Corridor" to "General Commercial" to allow a motor vehicle sales establishment use on the subject lands is based on the following:

1. The proposed motor vehicle sales establishment would entail the sale of motor vehicles and accessories. Mechanical repair and auto-body repair usually associated with this type of land use shall not be permitted on the subject lands.
2. The proposal for the motor vehicle sales use is considered to be compatible with the surrounding uses. The property to the immediate west is an existing automobile dealership. Additional lands to the southwest have also been developed for automobile dealership uses.
3. The policies of this amendment will encourage the subject site to be integrated with the adjacent automobile dealership (Honda) and with the multi unit commercial building to the south (24 Woodstream Boulevard). The goal being to create a comprehensive node of related uses in one location rather than a scattered development along major commercial corridors.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment #240 (Woodbridge Community Plan) as amended is further amended as follows:

1. Re-designating the lands shown as "Area Subject to Amendment No.579" and Schedules "1" and "2" attached hereto from "Highway #7 Commercial Corridor" to "General Commercial".
2. Adding the following to Subsection 4.7 General Commercial:

"4.7.6 Notwithstanding the provisions of paragraph 4.7.1 respecting uses permitted, the lands subject to Amendment #579, located on the southwest corner of Highway #7 and Woodstream Boulevard, being parts 7 and 8, Plan 65R-11015 and Block 25 and part of Block 1 on Plan 65M 2464, known municipally as 12 Woodstream Boulevard, in the City of Vaughan, shall only be used for an automobile dealership use subject to the following provisions:

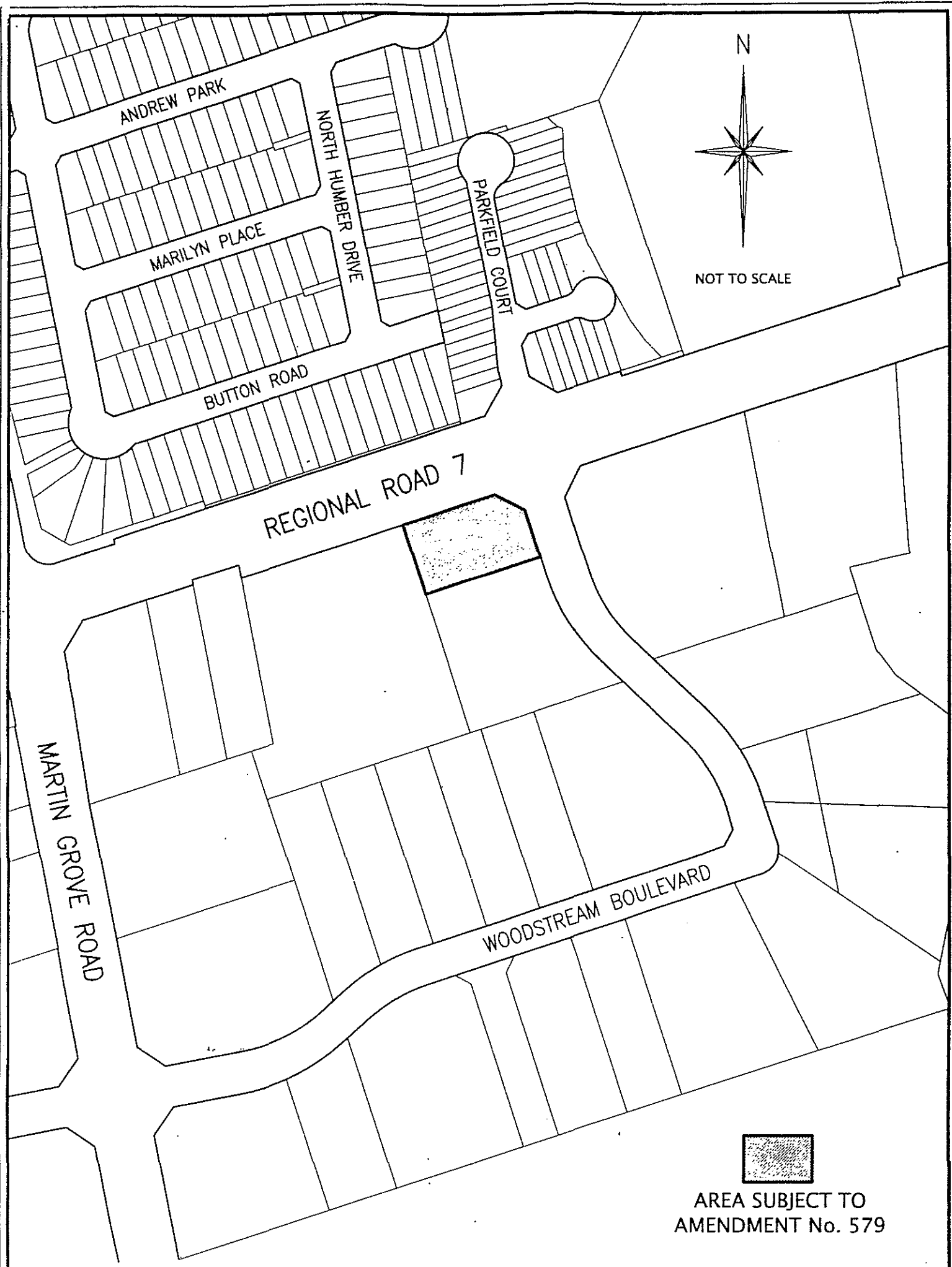
- the motor vehicle sales establishment use shall be restricted to the selling of vehicles and accessory items only. A mechanical repair and auto body shop, typically associated with a dealership shall not be permitted on the subject lands.
- The proposed use shall operate and function on the lands shown on Schedule "2" (12 Woodstream Boulevard). All parking and display of vehicles shall be located on the lands and in area identified in the implementing zoning by-law and site development application.
- Any new design in the building shall use design treatments that compliment the existing buildings.
- A maximum of 30 parking spaces shall be used for the display of outside vehicles.
- Connection and integration of the subject parcel and the abutting lands with respect to access and circulation is encouraged.

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. The implementing By-law shall contain development standards for the lands in order to create an appropriate and complimentary integration between uses 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.



THIS IS SCHEDULE '1'
TO AMENDMENT No. 579
 ADOPTED THE 24th DAY OF June, 2002

FILE No. OP.02.005
 Z.02.021

LOCATION: Part of Lot 5, Con. 8
 CITY OF VAUGHAN

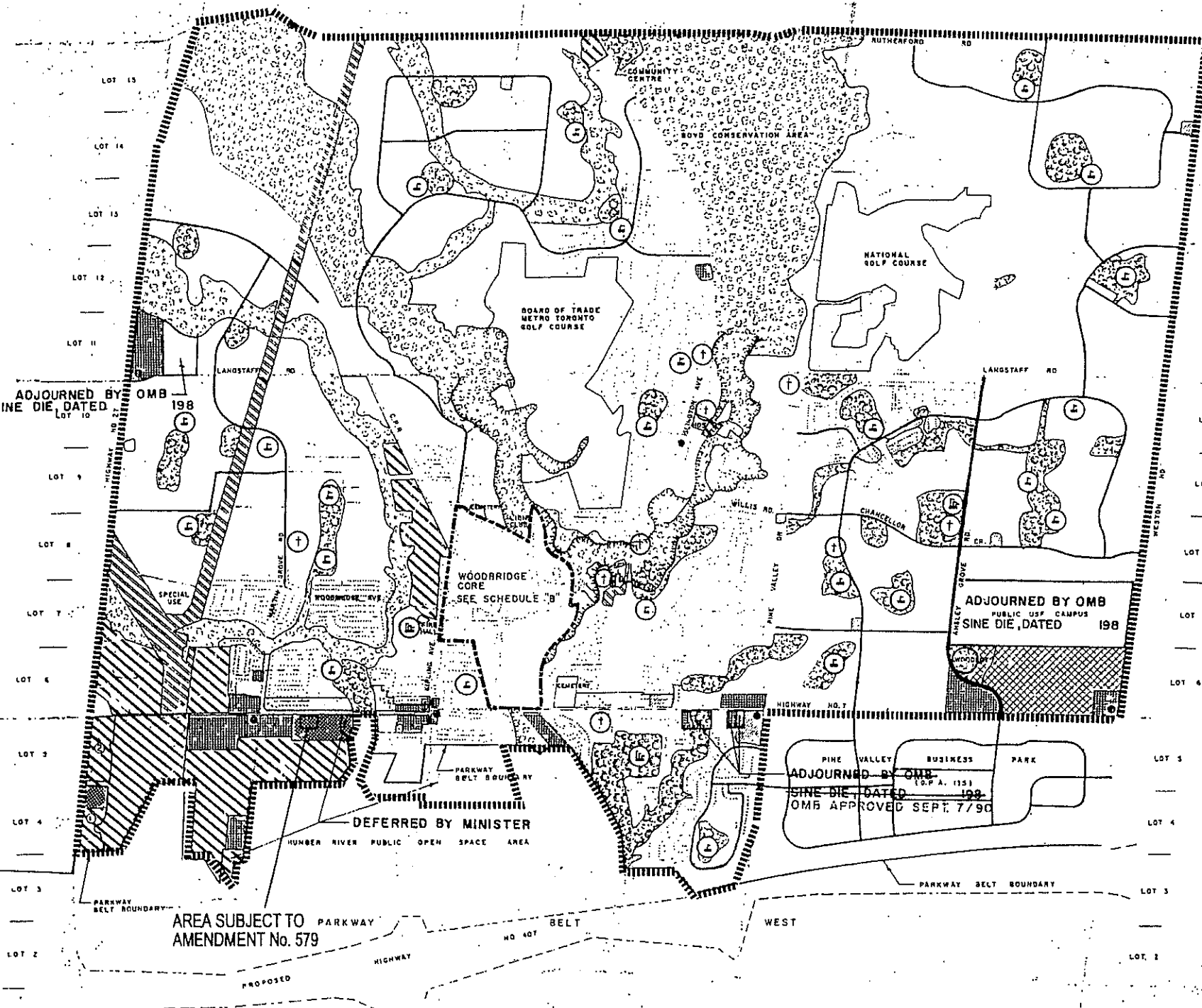
SIGNING OFFICERS

W. Busi MAYOR

 CLERK

THIS IS SCHEDULE '2'
TO AMENDMENT No. 579
ADOPTED THE 24 DAY OF June, 2002

SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK



LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
- [Symbol] MEDIUM DENSITY RESIDENTIAL
- [Symbol] HIGH DENSITY RESIDENTIAL
- [Symbol] COMMUNITY COMMERCIAL
- [Symbol] LOCAL CONVENIENCE COMMERCIAL
- [Symbol] GENERAL COMMERCIAL
- [Symbol] SERVICE STATION
- [Symbol] SERVICE COMMERCIAL
- [Symbol] INDUSTRIAL
- [Symbol] UTILITY
- [Symbol] OPEN SPACE
- [Symbol] DRAINAGE TRIBUTARY
- [Symbol] CHURCH
- [Symbol] SPECIAL USE
- [Symbol] CONSERVATION AUTHORITY FLOODLINE
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] SECONDARY SCHOOL

--- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"

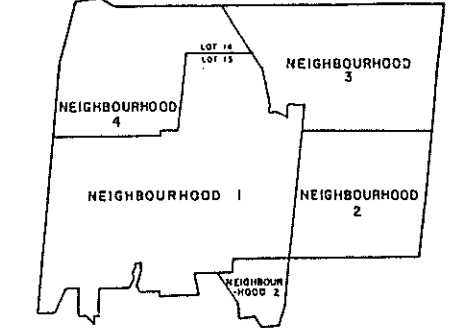
----- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN

--- PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



ADJOURNED BY
SINE DIE DATED
LOT 10

ADJOURNED BY OMB
PUBLIC USE CAMPUS
SINE DIE, DATED 198

PINE VALLEY BUSINESS PARK
ADJOURNED BY OMB
SINE DIE, DATED 199
OMB APPROVED SEPT. 7/90

AREA SUBJECT TO
AMENDMENT No. 579

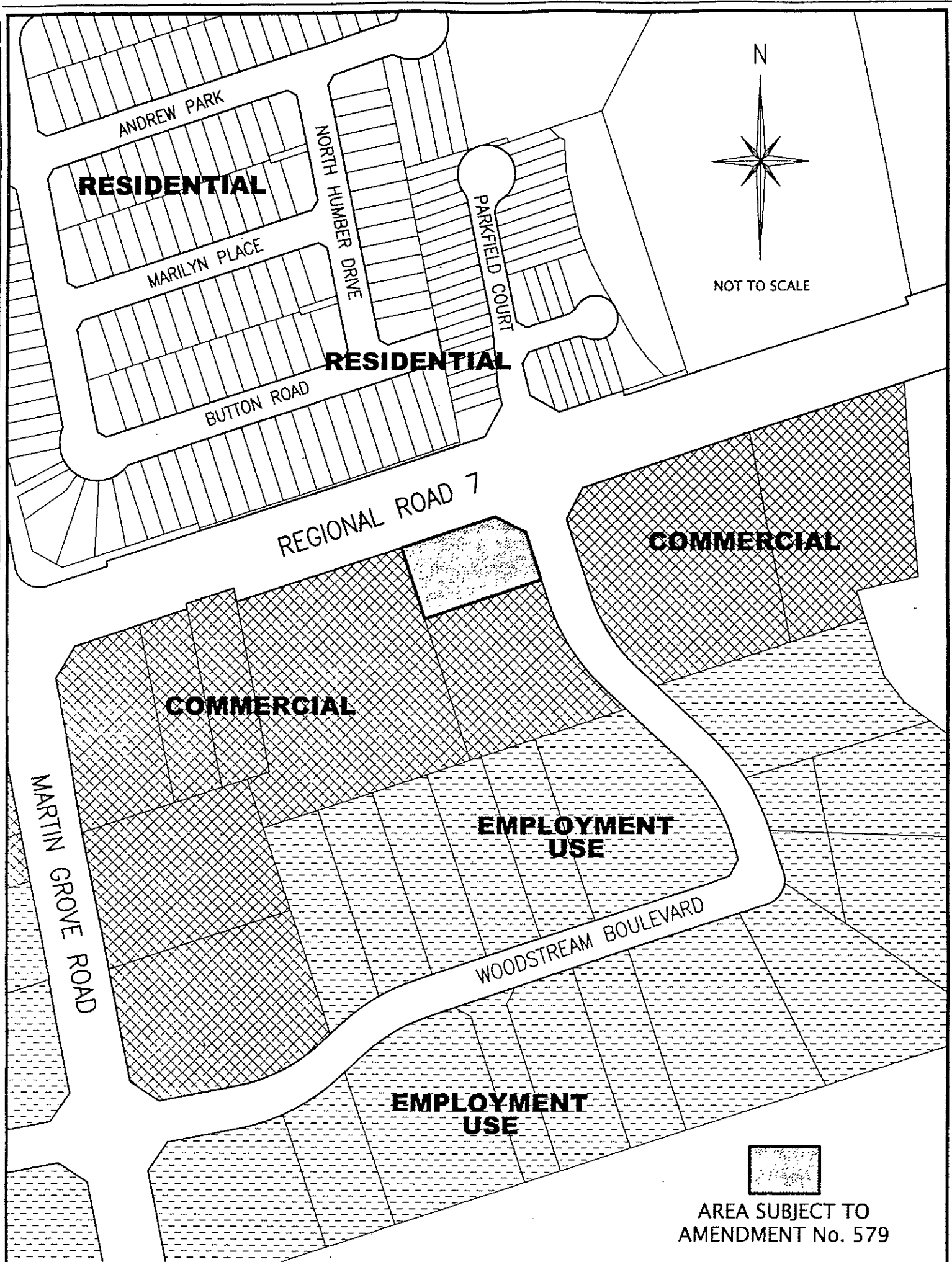
APPENDIX I

The lands subject to this amendment are located at the southwest corner of Highway #7 and Woodstream Boulevard, in Lot 5, Concession 8, being parts 7 and 8, Plan65R-11015 and Block 25 and part of Block 1 on Plan65M 2464, known municipally as 12 Woodstream Boulevard, in the City of Vaughan.

On April 24, 2002 Vaughan Committee of the Whole Council recommended:

- a) "That Official Plan Amendment Applications (OP.02.005 and Z.02.021 1096888 Ontario Limited). BE APPROVED, to permit a motor vehicle sales establishment with no mechanical and auto body repair shops on the subject lands.
- b) That the implementing by-law provide the following exceptions:
 - Maximum outdoor storage shall be limited to 30 parking stalls
 - No vehicle repair or auto body repair shall take place
 - The necessary easements be obtained
 - The motor vehicle sales establishment shall be restricted to the subject lands
- c) The existing site development application (DA.29.87) shall be amended.

The lands shall be rezoned and re-designated to General Commercial to facilitate the development of the motor vehicle sales establishment.



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 579**

FILE No. OP.02.005
Z.02.021

LOCATION: Part of Lot 5, Con. 8

CITY OF VAUGHAN