

THE CORPORATION OF THE CITY OF VAUGHAN

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

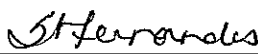
and

IN THE MATTER OF Amendment Number 593
to the Official Plan of the Vaughan Planning Area

I, SYBIL FERNANDES, of the Town of Newmarket, in the Regional Municipality of York,
MAKE OATH AND SAY:

1. **THAT** I am the Deputy 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 593 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of May, 2003, and written notice was given on the 29th day of May, 2003 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 593 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 593 is deemed to have come into effect on the 19th day of June, 2003, 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)
2nd day of July, 2003.)



SYBIL FERNANDES

SYBIL FERNANDES
DEPUTY CITY CLERK
CITY OF VAUGHAN



A Commissioner, etc.

JOSEPH ANTHONY VINCENT CHIARELLI,
a Commissioner, etc.,
Regional Municipality of York,
for The Corporation of the City of **Vaughan**.
Expires March 7, 2006.

THE CITY OF VAUGHAN

BY-LAW

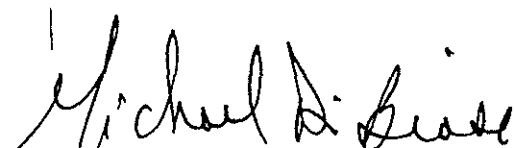
BY-LAW NUMBER 147-2003

A By-law to adopt Amendment Number 593 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 593 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 26th day of May, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 593
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 593 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 593.

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 #332, as amended, to permit open storage accessory to an industrial 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" hereto as "Area Subject to Amendment No. 593". The lands are located on the north east corner of Keele Street and Teston Road, being Part of Lots 26 and 27, Concession 3, further described as part 1 to 14 inclusive, Plan 65R-20678, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit open storage accessory to an industrial use on the Subject Lands is based on the following:

1. Limited open storage can be appropriately integrated into the development of the subject lands.
2. Limited open storage will not have a negative impact on the site and the surrounding lands.
3. It is common to have open storage accessory to an industrial use, provided it can be adequately screened.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.332 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Adding the following to Section 3.2 Prestige Industrial Uses, as Subsection e):

"Notwithstanding the foregoing, open storage accessory to an industrial use shall be permitted on the Subject Lands located at the north east corner of Keele Street and Teston Road in Part Lots 26 and 27, Concession 3, City of Vaughan, further described as Parts 1 to 14 inclusive, Registered Plan 65R-20678.

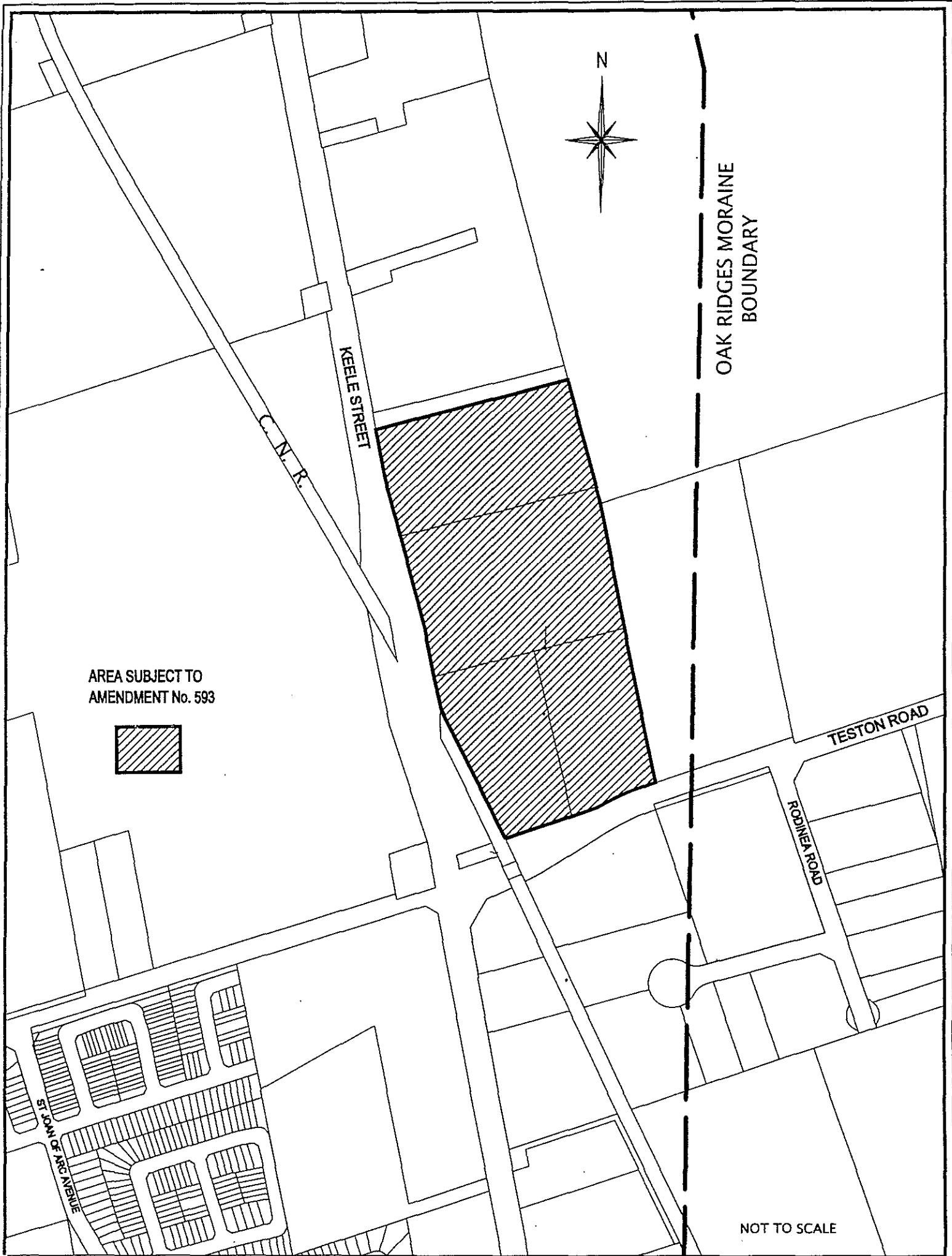
The applicable development standards will be established in the implementing zoning by-law."

V IMPLEMENTATION

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



THIS IS SCHEDULE '1'
TO AMENDMENT No. 593
 ADOPTED THE 26th DAY OF MAY, 2003

FILE No. OP.02.025 & Z.02.089
 LOCATION: Lots 26, 27, Concession 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN

SIGNING OFFICERS
 _____ MAYOR
 _____ CLERK

APPENDIX I

On February 17, 2003, a Public Hearing was held to consider applications to amend the Official Plan and Zoning By-law (Files: OP.02.025, Z.02.089, York Major Holdings Inc.). At that meeting the Committee of the Whole adopted the following recommendation:

"THAT the Public Hearing for (Files OP.02.025 and Z.02.089 York Major Major Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Council adopted this recommendation without amendment on February 24, 2003.

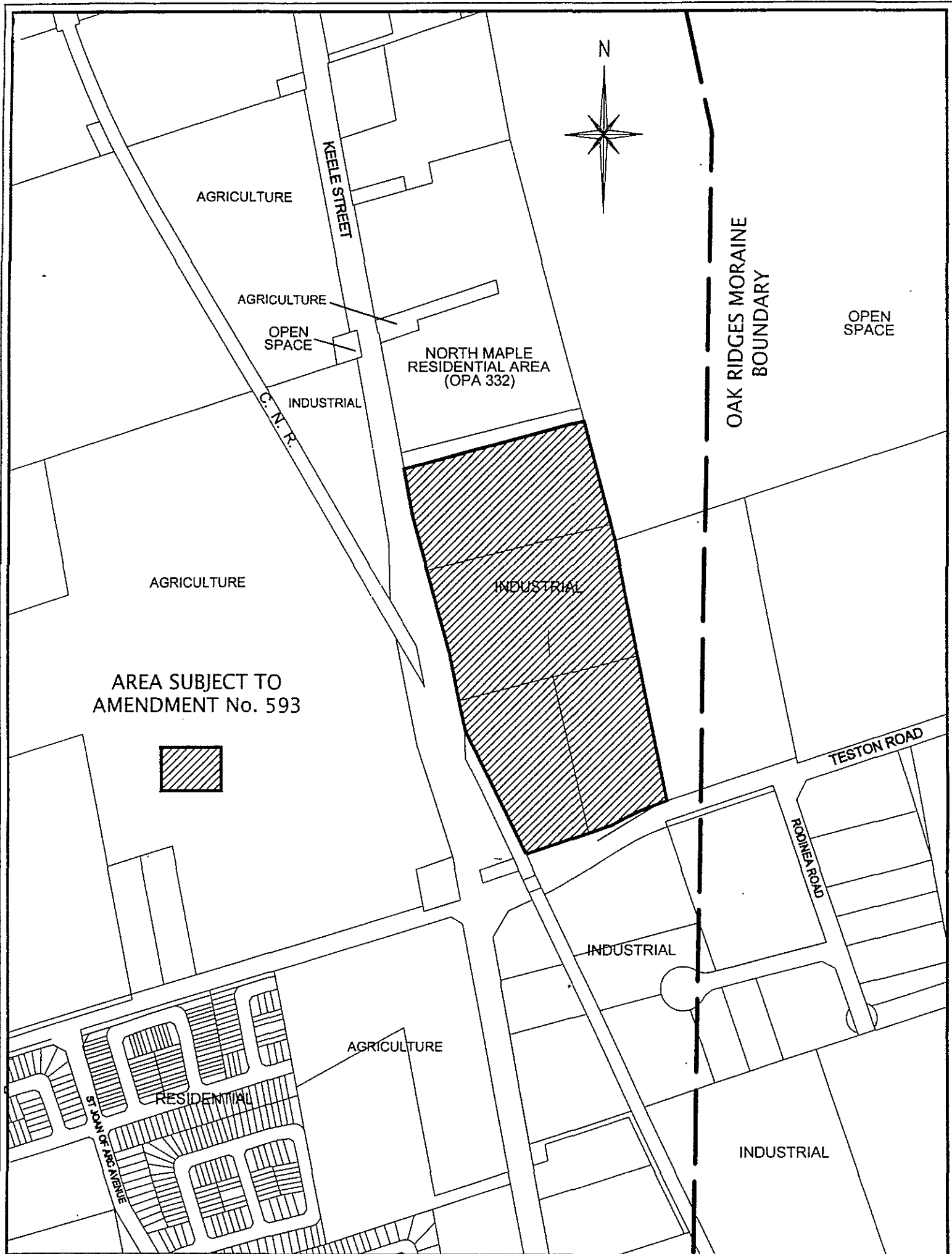
On May 5, 2003, the Committee of the Whole considered a technical report respecting Official Plan Amendment OP.02.025 and Zoning By-law Amendment Z.02.089 (York Major Holdings Inc.) and recommended the following:

- "1. THAT Official Plan and Zoning Amendment Files OP.02.025 and Z.02.089 (York Holdings Inc.) BE APPROVED, subject to the following conditions;
 - a) the Official Plan Amendment shall permit limited open storage, with the application development standards to be set out in the implementing zoning by-law;
 - b) the implementing by-law shall:
 - i) permit limited open storage accessory only to an "industrial use" as defined in Section 2.0 of By-law 1-88.
 - ii) permit open storage to a maximum 10% of the total lot area; and
 - iii) include the zoning standards outlined in this report.

The Committee of the Whole adopted the recommendation, subject to replacing Clause 1.b) ii) with the following:

"permit open storage to a maximum of 10% of the total lot area, with the exception that the interior lot fronting onto Teston Road be permitted open storage to a maximum of 30% of the total lot area; and,"

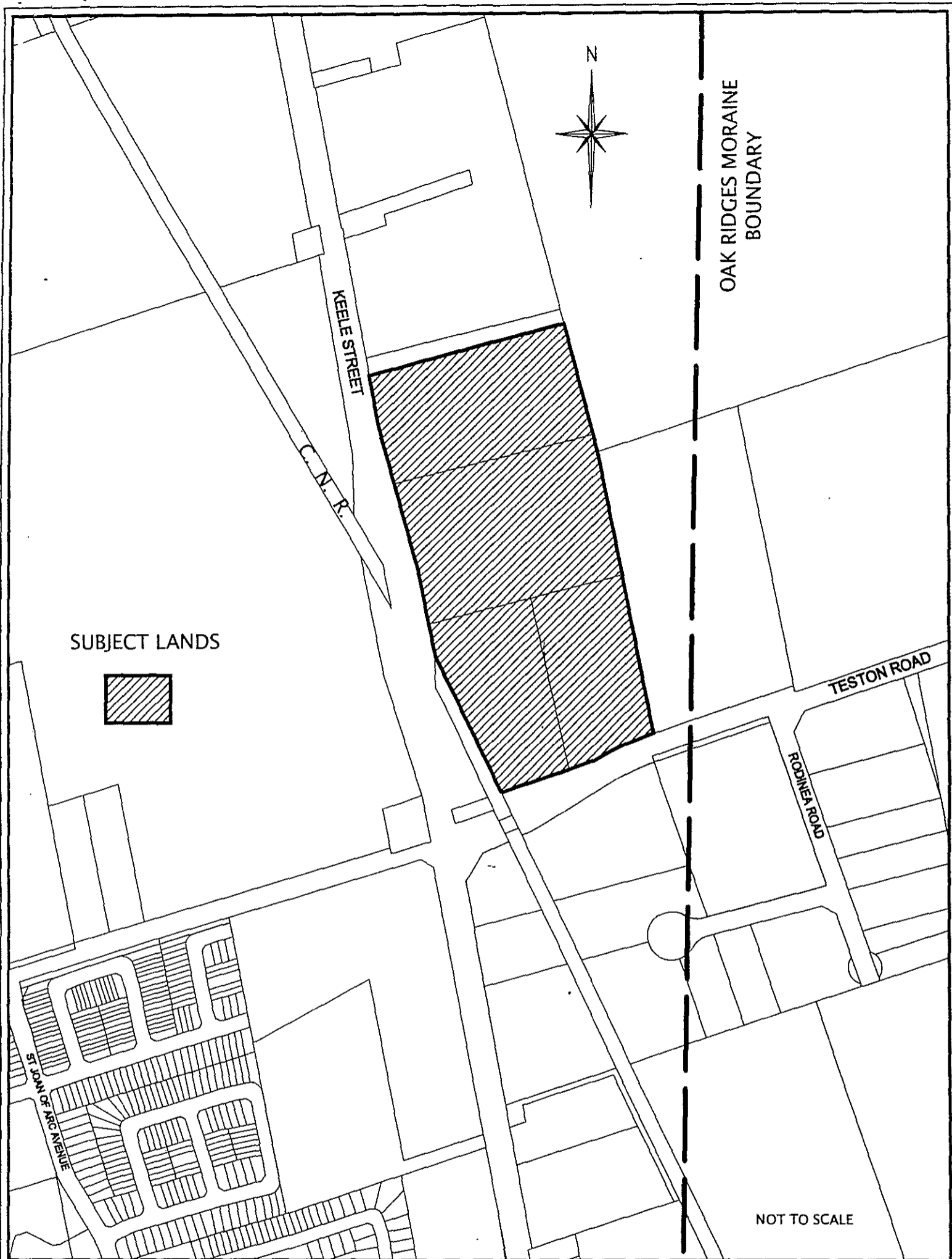
Council adopted the recommendation of the Committee of the whole on May 12, 2003.



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 593

NOT TO SCALE

FILE No. OP.02.025 & Z.02.089
 LOCATION: Lots 26, 27, Concession 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN



LOCATION MAP

FILE No. OP.02.025 & Z.02.089

LOCATION: Lots 26, 27, Concession 3

APPLICANT: YORK MAJOR HOLDINGS INC.

CITY OF VAUGHAN