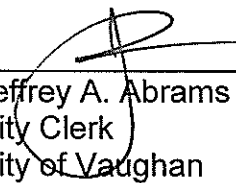


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 731 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 8th day of January, 2013.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 15th day of February, 2013.

Certificate of Approval

AMENDMENT No. 731

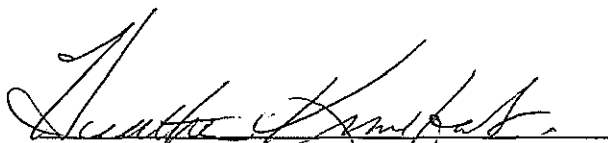
TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on January 8, 2013.

Date: January 15, 2013



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 200-2012

A By-law to adopt Amendment Number 731 to the Official Plan of the Vaughan Planning Area.

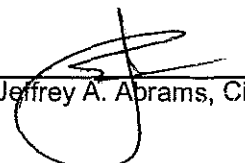
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 731 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 731 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 11th day of December, 2012.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

Authorized by Item No. 6 of Report No. 43
of the Committee of the Whole
Adopted by Vaughan City Council on
November 20, 2012

**AMENDMENT NUMBER 731
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 731 to the Official Plan of the Vaughan Planning Area Schedules "1" and "2", constitute Amendment Number 731.

Also attached hereto but not constituting part of the Amendment is Appendix I.

Authorized by Item No. 6 of Report No. 43
of the Committee of the Whole
Adopted by Vaughan City Council on
November 20, 2012

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 210 (Thornhill-Vaughan Community Plan), as amended, to add "Supermarket" as an additional permitted use to the General Commercial designation as a site-specific provision on the subject lands as shown on Schedules "1" and "2" attached hereto.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 731". The Subject Lands are located on the west side of Yonge Street, north of Steeles Avenue West and are legally described as Lots 16 to 18 on Registered Plan 9685 and known municipally as 7040 Yonge Street in the City of Vaughan.

III BASIS

The decision to amend Official Plan to permit a site-specific exception to add "Supermarket" as an additional permitted use to the General Commercial designation on the Subject Lands is based on the following considerations:

1. The City of Vaughan adopted the Yonge Steeles Corridor Secondary Plan on September 7, 2010. This Plan, once approved, will designate the subject lands as "High-Rise Mixed-Use", which is planned to accommodate for intensification, and encourages retail uses on the ground floor of buildings, including supermarkets, to support the growth of mixed-use communities. However, this Plan has not been approved by York Region Council and is therefore, is not in effect at this time.
2. The Subject Lands are currently designated "General Commercial" by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended, which permits a wide range of commercial and service commercial uses. A "Supermarket" use is not specifically permitted in the "General Commercial" designation. An amendment is required to facilitate the establishment of a supermarket, as an additional permitted use on the Subject Lands.
3. Currently, a food store is permitted on the subject lands under the City Zoning By-law with a maximum floor area of 929 square metres. Three separate food stores currently operate within the existing building, the Owner now proposes to consolidate the three stores to operate as a single supermarket. Otherwise, the function of the site will remain the same.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 (Thornhill-Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Deleting Schedule "A" in Amendment No. 210 and substituting therefore Schedule "A" attached hereto as Schedule "2", and thereby amending the subject lands in Official Plan Amendment No. 210.
2. Adding the following site-specific policy to Section 2.2.3.6 General Commercial Area:

"U): Notwithstanding the above, for the lands described as Lots 16 to 19 on Registered Plan 9685, and known municipally as 7040 Yonge Street and shown on Schedule "A" as "Area Subject to Amendment No. 731", a supermarket, shall be a permitted use".

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan Zoning By-law, 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.

City of
MARKHAM

YONGE STREET

PINEWOOD DRIVE

CRESTWOOD ROAD

HILDA AVENUE

ROYAL PALM DRIVE

AREA SUBJECT TO
AMENDMENT No. 731

STEELES AVENUE WEST

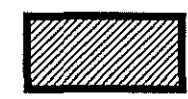
City of
TORONTO




FILE: OP.12.011
RELATED FILE: Z.12.012
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 7040 YONGE HOLDINGS
CITY OF VAUGHAN

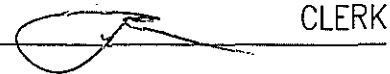
**THIS IS SCHEDULE '1'
TO AMENDMENT No. 731**
ADOPTED THE 11th DAY OF DEC., 2012

SUBJECT LANDS



SIGNING OFFICERS


MAYOR


CLERK

MODIFICATION #14

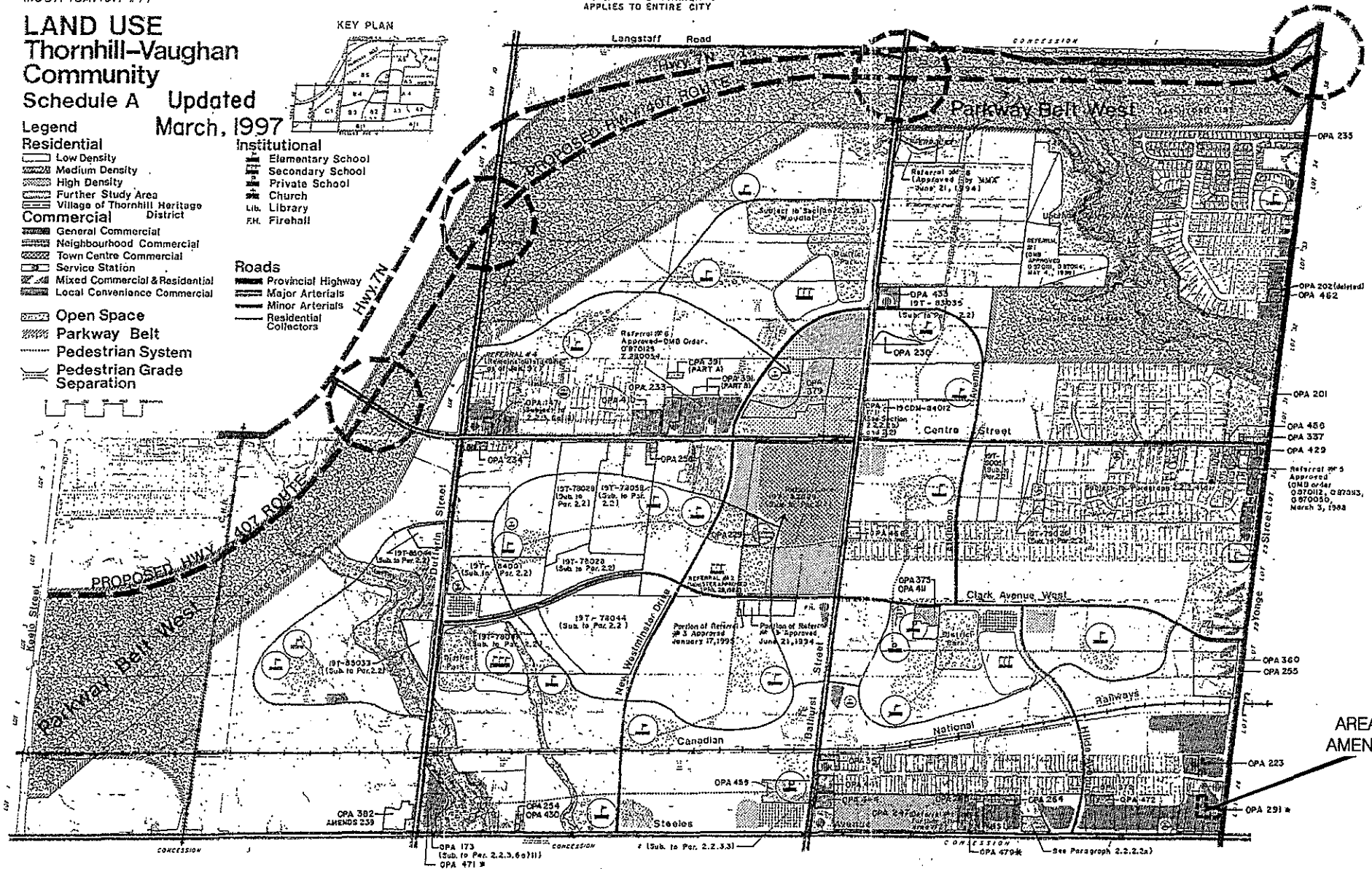
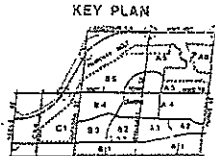
OPA 398 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY

LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

- Legend**
- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Lib. Library
 - F.H. Firehall

- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors





AREA SUBJECT TO AMENDMENT No. 731

* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE: OP.12.011
 RELATED FILE: Z.12.012
 LOCATION: Part of Lot 26, Concession 1
 APPLICANT: 7040 YONGE HOLDINGS
 CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
 TO AMENDMENT No. 731**
 ADOPTED THE 11th DAY OF Dec., 2012

SIGNING OFFICERS
 MAYOR
 CLERK

APPENDIX I

The subject lands are located on the west side of Yonge Street, north of Steeles Avenue West and are legally described as Lots 16 to 19, on Registered Plan 9685, and are known municipally as 7040 Yonge Street, City of Vaughan.

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 210 (Thornhill-Vaughan Community Plan), as amended, to add "Supermarket" as an additional permitted use to the General Commercial designation as a site-specific provision on the subject lands. This amendment will facilitate the establishment of a supermarket within an existing commercial building.

City of
MARKHAM

YONGE STREET

PINEWOOD DRIVE

CRESTWOOD ROAD

HILDA AVENUE

Place of
Worship

YAL PALM DRIVE



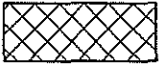
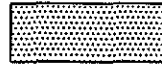
STEELES AVENUE WEST

City of
TORONTO



FILE: OP.12.011
RELATED FILE: Z.12.012
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 7040 YONGE HOLDINGS
CITY OF VAUGHAN

APPENDIX II EXISTING LAND USE

-  AREA SUBJECT TO AMENDMENT No. 731
-  RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL