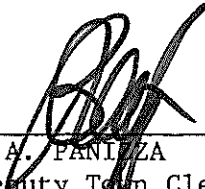


I, R.A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 187 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, without modification, on the 15th day of November, 1984.



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R.A. PANIZZA  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 18th day of December, 1984.

THE CORPORATION OF THE TOWN OF VAUGHAN

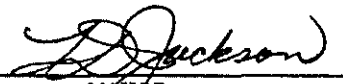
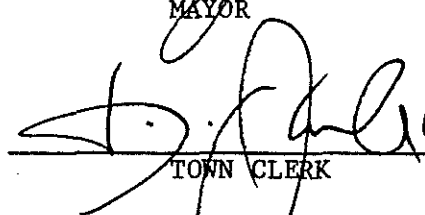
BY-LAW NUMBER 227-84

A By-law to adopt Amendment Number 187 to the Official Plan of the Vaughan Planning Area.

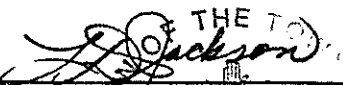
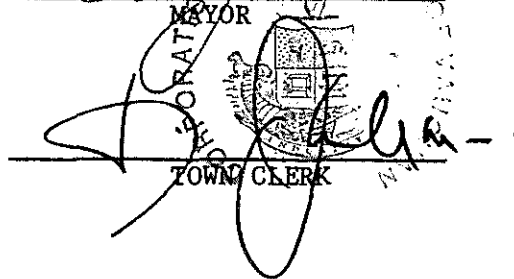

NOW THEREFORE The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 187 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, Schedule "A" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 187 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.

READ a FIRST and SECOND time this 9th day of July, 1984.

  
MAYOR  
  
TOWN CLERK

READ a THIRD time and finally passed, this 9th day of July, 1984.

  
MAYOR  
  
TOWN CLERK  


AMENDMENT NUMBER 187

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment Number 187 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 187.

Also attached hereto but not constituting part of this Amendment are Appendices 1 and 2.

## I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is:

- a) To amend Official Plan Amendment Number 70 to the Vaughan Official Plan, being the Thornhill/Vaughan Community Plan, by redesignating certain lands shown as "Area Subject to Amendment No.187" on Schedule "A" attached hereto, hereinafter called "Subject Lands" from "Medium Density Residential" to "Low Density Residential" and "Service Station"; from "General Commercial" and "Service Station" to "Low Density Residential"; from "Medium Density Residential" to "Low Density Residential".

## II LOCATION

The subject lands are located on the east side of Bathurst Street, approximately 400 metres north of Highway #7B, being part of Lot 32, Concession 1, in the Town of Vaughan. The subject lands comprise approximately 24.25 ha.

## III BASIS

The basis to amend the Official Plan to permit the redesignation of the subject lands is based on the following:

1. The Low Density Residential designation is considered more compatible with the development as proposed in the surrounding area.
2. The relocation of the commercial development and service station from the southeast corner of Bathurst Street and Atkinson Avenue to the northeast corner of Bathurst Street and Atkinson Avenue, changing the nature of the commercial from a General Commercial development to a Local Convenience Commercial development, and integrating the development with the planned service station cannot be considered a significant alteration to the intent of Official Plan Amendment Number 70. The new location of the commercial centre would be compatible with the proposed development in the area. A change in designation from "General Commercial" to "Low Density Residential" will permit a local convenience commercial centre. Official Plan Amendment Number 70 contains policies respecting Local Convenience Centres, which establishes a maximum lot size of

two (2) acres. The subject application provides for a 2.25 acre block, however, this slightly larger area is considered appropriate as it also includes the service station area.

3. The proposed Amendments are generally in keeping with the intent of the Neighbourhood Plan, which was approved by Vaughan Council at a Public Hearing held on July 13th, 1983.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule "A" of Official Plan Amendment Number 70 to the Vaughan Planning Area is hereby amended by redesignating the lands indicated on Schedule "A" hereto as "Area Subject to Amendment No. 187" from "Medium Density Residential" to "Low Density Residential" and "Service Station"; "General Commercial" and "Service Station" to "Low Density Residential"; "Medium Density Residential" to "Low Density Residential".
2. Notwithstanding the provisions of Paragraph 2.2.3.4(a) respecting the size of a local convenience centre, a local convenience centre of not more than 2.25 acres shall be permitted at the northeast corner of Bathurst Street and Atkinson Avenue, provided that a service station is included on the site.

#### V IMPLEMENTATION

The provisions of Official Plan Amendment Number 70 of the Vaughan Official Plan as amended from time to time regarding the implementation of that Plan shall apply with respect to this Amendment.

#### VI INTERPRETATION

The provisions of Amendment Number 70 to 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.

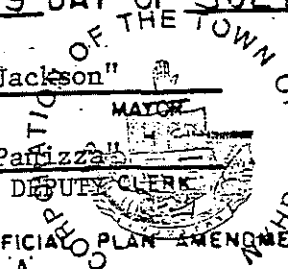
THIS IS SCHEDULE 'A'  
 TO AMENDMENT NO. 187  
 ADOPTED THE 9<sup>TH</sup> DAY OF JULY  
 1984.

"L.D. Jackson"

"R.A. Paffizza"

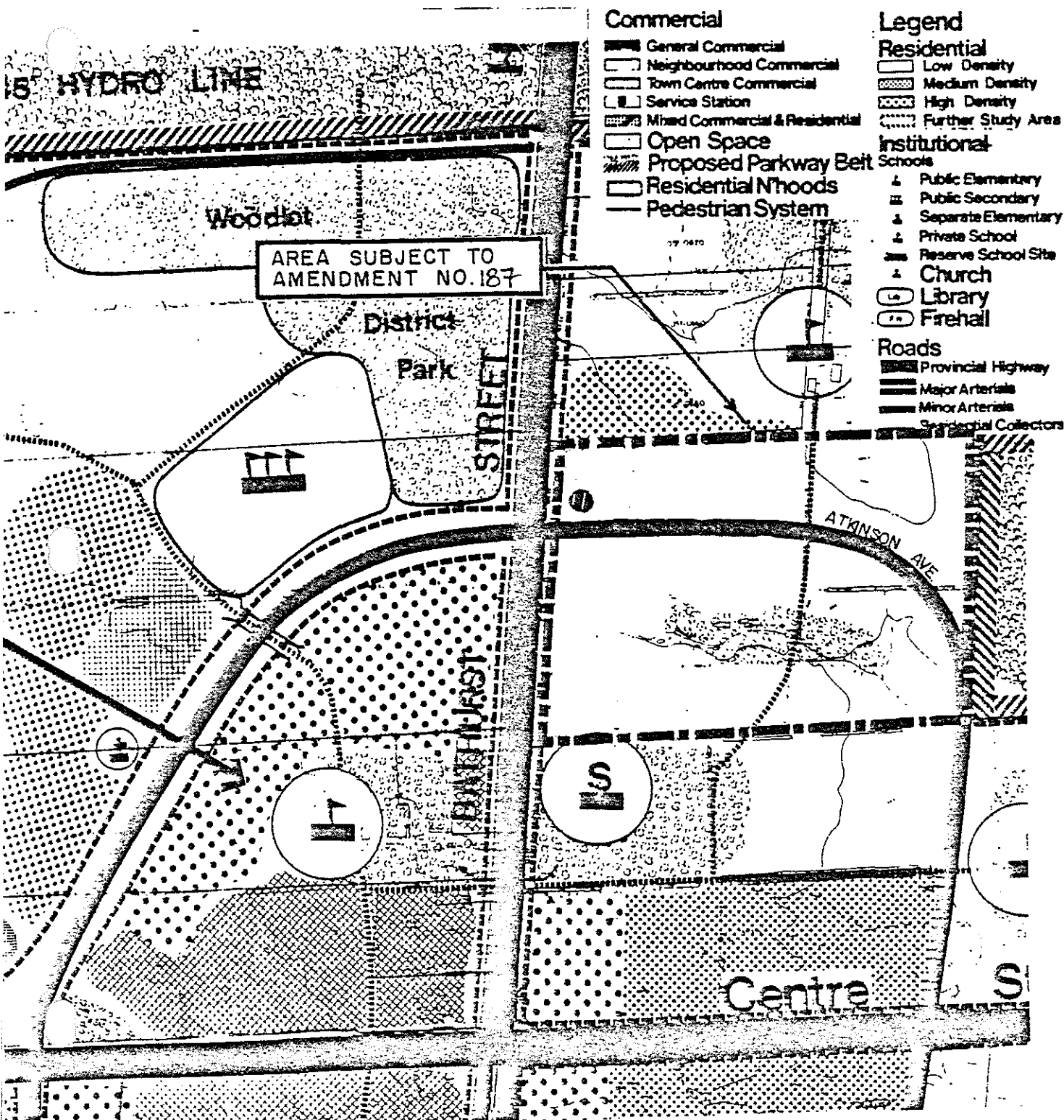
DEPUTY CLERK

EXCERPT FROM OFFICIAL PLAN AMENDMENT  
 NO 70 SCHEDULE 'A'



DATE: 84/06/21

NOT TO SCALE



APPENDIX 1

This Amendment is the result of an application to amend Official Plan Amendment Number 70 to facilitate the relocation of a commercial development and service station from the southeast corner of Bathurst Street and Atkinson Avenue to the northeast corner of Bathurst Street and Atkinson Avenue; changing the nature of the commercial from a General Commercial development to a Local Convenience Commercial development and integrating into the development a planned service station. In addition, the Medium Density Residential lands are redesignated to Low Density Residential Area, to be developed at a density of approximately 6 units per acre, which falls within the Official Plan density range of up to 14 units per acre for a Low Density Residential.

The lands located on the east side of Bathurst Street, approximately 400 metres north of Highway #7B (Centre Street), are currently designated for a mixture of Medium Density Residential Area, Low Density Residential Area, General Commercial and Service Station.

On May 29th, 1984, Vaughan Council held a Public Hearing on the matter and passed the following resolution:

"THAT Official Plan Amendment application File OP.26.83, Janesville Developments Ltd., to amend Official Plan Amendment Number 70, be approved as follows:

1. That the General Commercial designation and Service Station designation at the southeast corner of Bathurst Street and Atkinson Avenue be redesignated to Low Density Residential.
2. That the Medium Density designation at the northeast corner of Bathurst Street and Atkinson Avenue be redesignated to permit a Local Convenience Centre and a Service Station with a maximum site area of .91 ha.
3. That the remaining Medium Density lands be redesignated to Low Density Residential to reflect Draft Plan of Subdivision 19T-83035."





APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.

TOWN OF VAUGHAN

**LEGEND**

-  RESIDENTIAL
-  COMMERCIAL
-  WOODLOT
-  AGRICULTURAL / VACANT

DATE: 84/06/21

SCALE: 0  1000 FT.

