


I, JOHN D. LEACH, Deputy Town Clerk of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 312 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 6th day of October, 1989.



J.D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 18th day of October, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 217-89

A By-law to adopt Amendment Number 312 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 312 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 312 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 5th day of June, 1989.

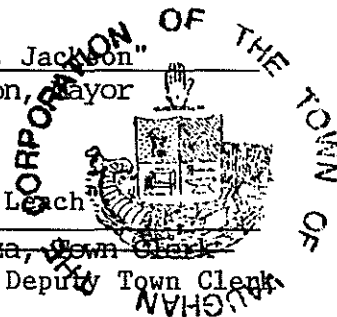
"L.D. Jackson"
L.D. Jackson, Mayor

"J.D. Leach"
~~R.A. Panizza, Town Clerk~~
J.D. Leach, Deputy Town Clerk

READ a THIRD time and finally passed this 5th day of June, 1989.

"L.D. Jackson"
L.D. Jackson, Mayor

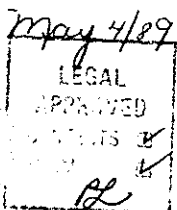
"J.D. Leach"
~~R.A. Panizza, Town Clerk~~
J.D. Leach, Deputy Town Clerk



**AMENDMENT NUMBER 312
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 312 to the Official Plan of the Vaughan Planning Area.

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



I PURPOSE

Official Plan Amendment No. 135, as amended, specifies permitted service commercial and ancillary uses within designated areas. The purpose of this Amendment is to permit the following additional uses on Block 1, Plan 65M-2309:

- a) a retail warehouse lighting outlet having a gross floor area of 370m²;
- b) a florist outlet.

II LOCATION

The lands subject to this Amendment are located at the southwest corner of Highway #7 and Whitmore Road, being Block 1, Plan 65M-2309, known municipally as 200 Whitmore Road, in Lot 5, Concession 6, Town of Vaughan.

III BASIS

It is recognized that service commercial designations are designed to serve primarily the needs of adjacent industrial businesses and their employees. However, some key locations because of good exposure to major arterial roads and proximity to residential areas, may be suitable to serve a broader service commercial function.

The intersection of Whitmore Road and Highway #7 could be considered as such a location and it is the intent of this Official Plan Amendment to permit some additional uses which are seen as compatible with this broader service commercial function.

The uses presently permitted are those which require good accessibility to major roads or are of a scale that is not suitable for locating in enclosed shopping malls or local shopping centres. The proposed additional uses, because of their scale and parking requirements, need a high visibility and easily accessible location. These additional uses do not compromise the commercial hierarchy that currently exists in the Official Plan for the Pine valley Business Park, but rather recognize the additional role this site can have.

This Amendment also recognizes that the minimum size for the retail warehouse uses of 930m² is not necessarily appropriate for all types of uses and that a retail warehouse for lighting can operate in 370m².

IV DETAILS OF THE ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

Amendment No. 135 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Adding the following paragraphs to Subsection 2.2.2:

"(e) In addition to the uses permitted in Subparagraph 2.2.2 a), "Service Commercial Area", the following uses are permitted on the lands specified below:

<u>USE</u>	<u>LAND</u>
A retail warehouse to permit a lighting outlet provided the minimum gross floor area is 370m ² .	Block 1, Plan 65M-2309
A florist outlet	Block 1, Plan 65M-2309."

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an Amendment to the Town of Vaughan Zoning By-law in accordance with the provisions of the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan to the Vaughan Planning Area as amended from time to time regarding the interpretation of the Plan, shall apply with respect to this Amendment.

APPENDIX 1

On January 17, 1989, Vaughan Council held a public hearing to consider Official Plan and Zoning By-law Amendment applications filed by the Owner to permit an expansion of uses permitted in a "Service Commercial" designation. A zoning amendment would be required for all of the proposed uses, while an Official Plan Amendment would be required for certain proposed uses only.

The following is an excerpt from the January 17, 1989, public hearing minutes:

"ORIGIN

The owner has submitted applications for amendments to the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

Southwest corner of Highway #7 and Whitmore Road, being Block 1, Plan 65M-2309, known municipally as 200 Whitmore Road, in Lot 5, Concession 6, Town of Vaughan.

PROPOSAL

The owner has applied to amend OPA #135 and Zoning By-law 306-81, as amended (Pine Valley Business Park) to permit an expansion of uses permitted on the subject lands, which are presently designated and zoned "Service Commercial". The following additional uses are proposed:

1. Business and professional offices to include offices for doctors, dentists, lawyers, optometrists and opticians.
2. Photography studios, including the sale of camera and photo supplies.
3. Expansion of "specialty trade" uses.
4. Expansion of retail warehouse uses, to include such uses as computer sales.
5. Expansion of the type of "home improvement" uses.
6. Additional uses such as florists, bicycle sales and service.
7. Reduction of the minimum gross floor area permitted for Retail Warehouse purposes from the current minimum 930 sq.m (10,000 sq.ft.) to 232.25 sq.m. (2500 sq.ft.).

In addition, the applicant proposes a zoning amendment to facilitate the development of a 92.9 sq.m (1000 sq.ft.) outdoor patio for Kelsey's Restaurant.

Ms. Helen Lepek, Planning Consultant, appeared on behalf of the applicant and indicated that Item 1(b) in the Staff Recommendation had been amended, in concurrence with the Director of Planning, to read:

"...reduction in retail warehouse size to permit a lighting outlet of a minimum 4000 sq.ft."

There was no one present in the Council Chambers to speak either for or against the subject application.

MOVED by Regional Councillor Chapley
seconded by Councillor Rosati

1. That Official Plan Amendment Application OP.58.88 and Zoning By-law Amendment Application Z.112.88 (The Glen Group) to permit an expansion of uses permitted on lands presently designated and zoned "Service Commercial", BE APPROVED for the following uses:

- a) business and professional offices, to include offices of a doctor, dentist, optometrists and opticians;
 - b) reduction in retail warehouse size to permit a lighting outlet of a minimum 4000 sq.ft.;
 - c) to include a florist outlet as a permitted use;
 - d) to permit an outdoor restaurant of 1000 sq.ft. operated in conjunction with an existing restaurant on site.
2. That prior to the enactment of the amending by-law, Vaughan Council shall approve an appropriate replacement entry feature for the subject lands and that the existing site plan agreement be amended to reflect the new entry feature.


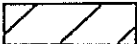

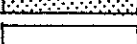
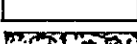
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 312

TOWN OF VAUGHAN

LOCATION: BLK. 1, PLAN 65M-2309

LEGEND

-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL
-  AGRICULTURAL / VACANT
-  WOODLOT

DATE: 89 / 02 / 17

SCALE: 0  200m.

