

THE CORPORATION OF THE CITY OF VAUGHAN

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

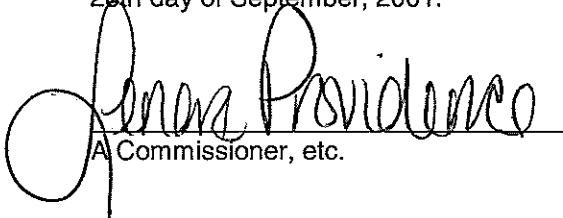
and

IN THE MATTER OF Amendment Number 563
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 563 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of August, 2001, and written notice was given on the 6th day of September, 2001 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 563 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 563 is deemed to have come into effect on the 27th day of September, 2001, 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)
28th day of September, 2001.)


A Commissioner, etc.



JOHN D. LEACH

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

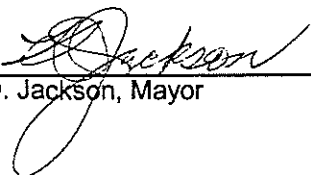
BY-LAW NUMBER 377-2001

A By-law to adopt Amendment Number 563 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 563 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 27th day of August, 2001.



L. D. Jackson, Mayor



A. Moore, Deputy City Clerk

**AMENDMENT NUMBER 563
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 563 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 563.

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

I PURPOSE

The purpose of this Official Plan Amendment is to amend Official Plan Amendment Number 600, hereinafter referred to as "OPA 600", to permit a car wash as an additional permitted use in the "Neighbourhood Commercial Centre" designation, on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 563". The subject lands are located on the southeast corner of Dufferin Street and Summeridge Drive, being Block 696 on Draft Approved Plan of Subdivision 19T-89037(W), and comprising an area of approximately 3.3ha, in part of Lot 12, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are designated "Medium Density Residential/Commercial" by Official Plan 600. The subject lands are further defined as "Neighbourhood Commercial" on the Council approved Block 10 Plan of August 1999, and are therefore subject to the "Neighbourhood Commercial Centre" policies in OPA 600, which does not permit an amendment to the Official Plan is required to permit a car wash, as an additional permitted use in the "Neighbourhood Commercial Centre" designation.
2. The subject Amendment to permit the additional use of a car wash on the subject lands is considered to be appropriate for the following reasons:
 - a) The "Neighbourhood Commercial Centre" designation permits a food store, drug store, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, restaurants, residential, and service station and gas bar uses. The car wash use would complement the already permitted service station and gas bar uses in the designation.
 - b) In consideration of the planned populations in Planning Block 10 (16,670) and in Planning Block 17 (7,267), and the few existing and planned service station and gas bar sites with car wash facilities in the vicinity, there is a need to provide additional car wash sites to serve the community. The addition of the car wash use is considered to be appropriate for the site, and compatible with the other uses in the designation and with the surrounding residential

community. The use is considered to provide a service to the residents in the immediate area. The development standards for the site will be controlled in the Zoning By-law.

- c) Neighbourhood commercial sites are permitted at or near the intersections of arterial roads. The "Neighbourhood Commercial Centre" and "Service Station and Gas Bar" policies require the design, appearance and scale of neighbourhood commercial and service station and gas bar sites with car wash facilities to be in harmony with the character of the surrounding residential uses. The site layout and building design, landscaping, fencing, access and parking will be reviewed through the submission of a site development application. The provision for a noise study to be submitted for car washes is also identified. The site plan process will ensure that the development of the site, including any proposal for a car wash, remains in character with the intent of the neighbourhood commercial and service station and gas bar policies in the Official Plan.

3. Having received a statutory Public Hearing on February 7, 2000, on April 17, 2001, Council approved Official Plan Amendment Application OP.99.040 (Langstaff Woods Development Corporation and 482697 Ontario Limited) to permit a car wash use, subject to the "Service Station and Gas Bar" and "Neighbourhood Commercial Centre" policies in OPA 600, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Adding the following Exceptions Section 4.2.2.4.1 immediately after the "Neighbourhood Commercial Centre" policies in Section 4.2.2.4:

"4.2.2.4.1 Exceptions

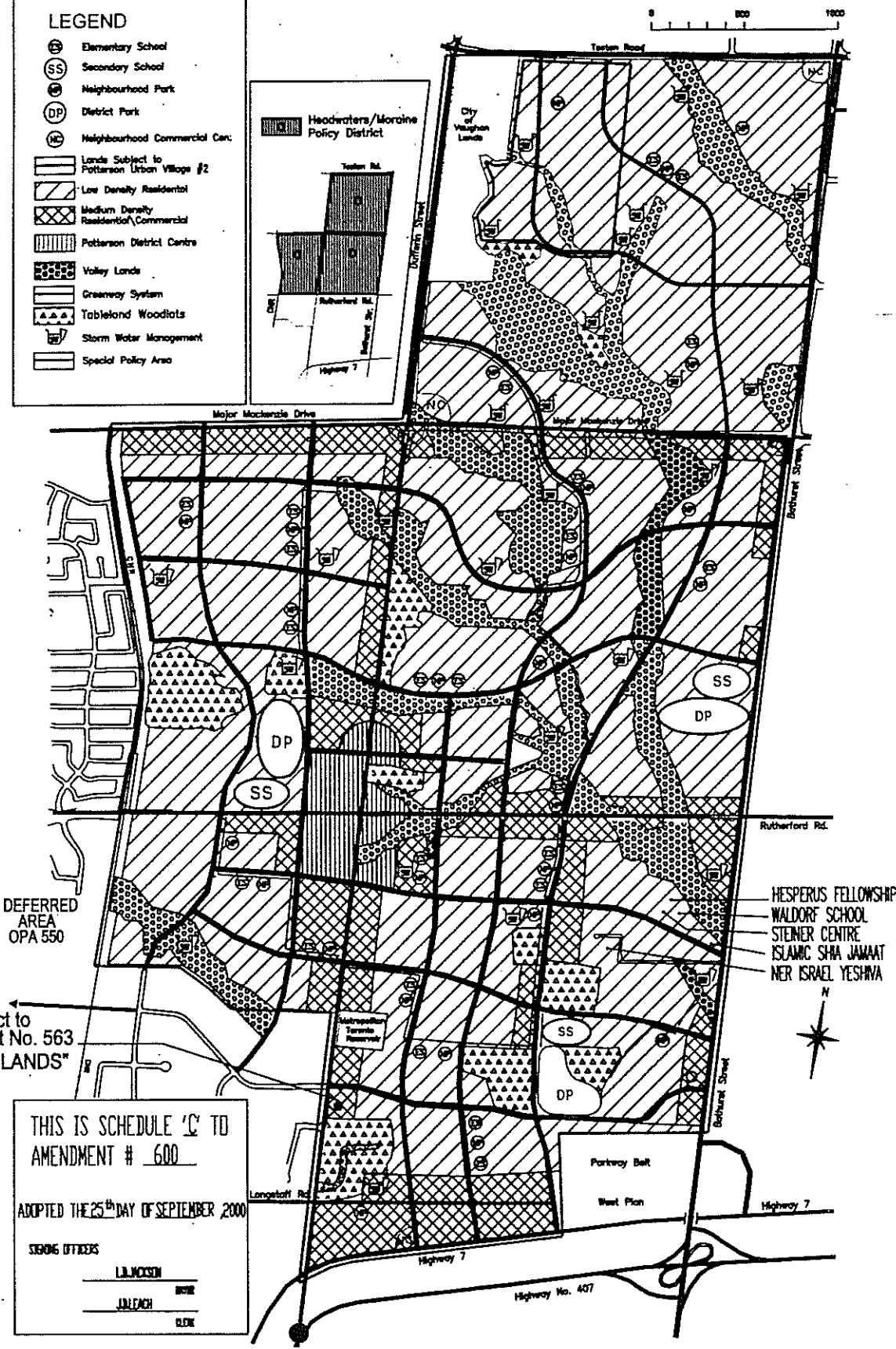
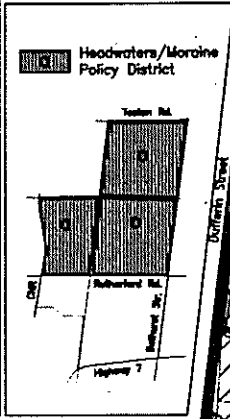
- "(i) Notwithstanding the policies above, the following use shall be permitted and apply to the lands located on the southeast corner of Dufferin Street and Summeridge Drive, being Block 696 on Draft Approved Plan of Subdivision 19T-89037(W), and comprising approximately 3.3ha, in part of Lot 12, Concession 2, City of Vaughan:

- a) car wash, subject to the policies in Section 4.2.2.7."

CARRVILLE - URBAN VILLAGE 2

LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cent.
- Land Subject to Potterson Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- Potterson District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area



THIS IS SCHEDULE 'C' TO
AMENDMENT # 600
ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

 L.J. MOSEY

 J. LEACH

 CLERK

- HESPERUS FELLOWSHIP
- WALDORF SCHOOL
- STERNER CENTRE
- ISLAMIC SHIA JAMAAT
- NER ISRAEL YESHIVA

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 563
ADOPTED THE 27 DAY OF Aug., 2001

SIGNING OFFICERS

 Mayor

 Clerk

NOT TO SCALE

APPENDIX I

On April 17, 2001, Council considered Official Plan Amendment Application OP.99.037 and Zoning By-law Amendment Application Z.99.089 (Langstaff Woods Development Corporation & 482697 Ontario Limited), and resolved:

"THAT Official Plan Amendment Application OP.99.037 (Heatherwood Properties Inc.) BE APPROVED to permit a service station/gas bar with drive-through, mechanical car wash, and eating establishment uses (including convenience and take-out) subject to the "Service Station and Gas Bar" and "Local Convenience Commercial" policies in OPA #600.

THAT Zoning By-law Amendment Application Z.99.086 (Heatherwood Properties Inc.) BE APPROVED, as follows:

- i) to rezone the easterly Block 92 on Draft Plan of Subdivision 19T-00V16 to C3 Local Commercial Zone;
- ii) to permit the following additional uses in the C3 Zone on the subject lands: service station/gas bar with drive-through, mechanical car wash, and eating establishment (including convenience and take-out), to a maximum of 20% of the total gross floor area of the development."