

THE CORPORATION OF THE CITY OF VAUGHAN

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

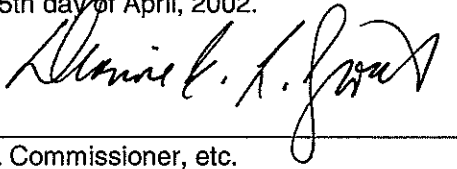
and


IN THE MATTER OF Amendment Number 574
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 574 was adopted by the Council of the Corporation of the City of Vaughan on the 18th day of March, 2002, and written notice was given on the 22nd day of March, 2002 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 574 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 574 is deemed to have come into effect on the 12th day of April, 2002, 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)
15th day of April, 2002.)


A Commissioner, etc.



JOHN D. LEACH

DIANNE ELIZABETH LILY GROUT
a Commissioner. etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 75-2002

A By-law to adopt Amendment Number 574 to the Official Plan of the Vaughan Planning Area.

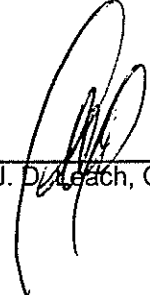
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 574 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 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 18th day of March, 2002.



M. Di Biase, Acting Mayor



J. Di Leach, City Clerk

**AMENDMENT NUMBER 574
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 574 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 574.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA No. 600, hereinafter referred to as "OPA 600" by providing a broader range of commercial uses in the "Medium Density Residential/Commercial" designation, on the subject lands.

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. 574. The subject lands are located on the south side of Major Mackenzie Drive, between Weston Road and Highway No. 400, shown as Block 222 in Draft Approved Plan of Subdivision 19T-97V37, in Part of Lot 20, Concession 5, 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", which permits mixed use residential/commercial development. While the proposed development does not contemplate the integration of residential uses with commercial uses presently, the opportunity does exist for redevelopment or intensification for mixed use development on site, particularly as the Vellore Centre evolves.
2. Permitting the lands to be developed with commercial uses is compatible with the planned adjacent uses to the east and west, being General Commercial and District Centre commercial, respectively.
3. The close proximity to Highway No. 400 and exposure to Major Mackenzie Drive provides opportunity for commercial facilities with high visibility.
4. The planned medium density residential to the south of the subject lands would establish a built form compatible with the proposed development and provide a transition between the proposed development with the neighbourhood to the south.
5. On April 30, 2001, City of Vaughan Council adopted without amendment Item 3, Report No.33 of the Committee of the Whole (Public Hearing), to receive the public hearing for Official Plan Amendment

Application OP.01.005 and Z.01.010 (Majorwest Development Corp.) to forward a comprehensive report to a future Committee of the Whole meeting. On January 28, 2002, Council adopted without amendment Item 16, Report No.5, of the Committee of the Whole, to approve Official Plan Amendment Application OP.01.005 and Z.01.010 (Majorwest Development Corp.) to permit a broader range of commercial uses in the "Medium Density Residential/Commercial" designation and to rezone the subject lands to C1 Restricted commercial with a "H" Holding Symbol, pending site plan approval, to permit C1 Zone uses with the exception of motor vehicle sales establishments, boating showrooms, place of entertainment, and an eating establishment with a drive through.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

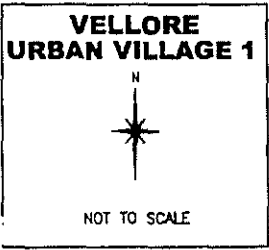
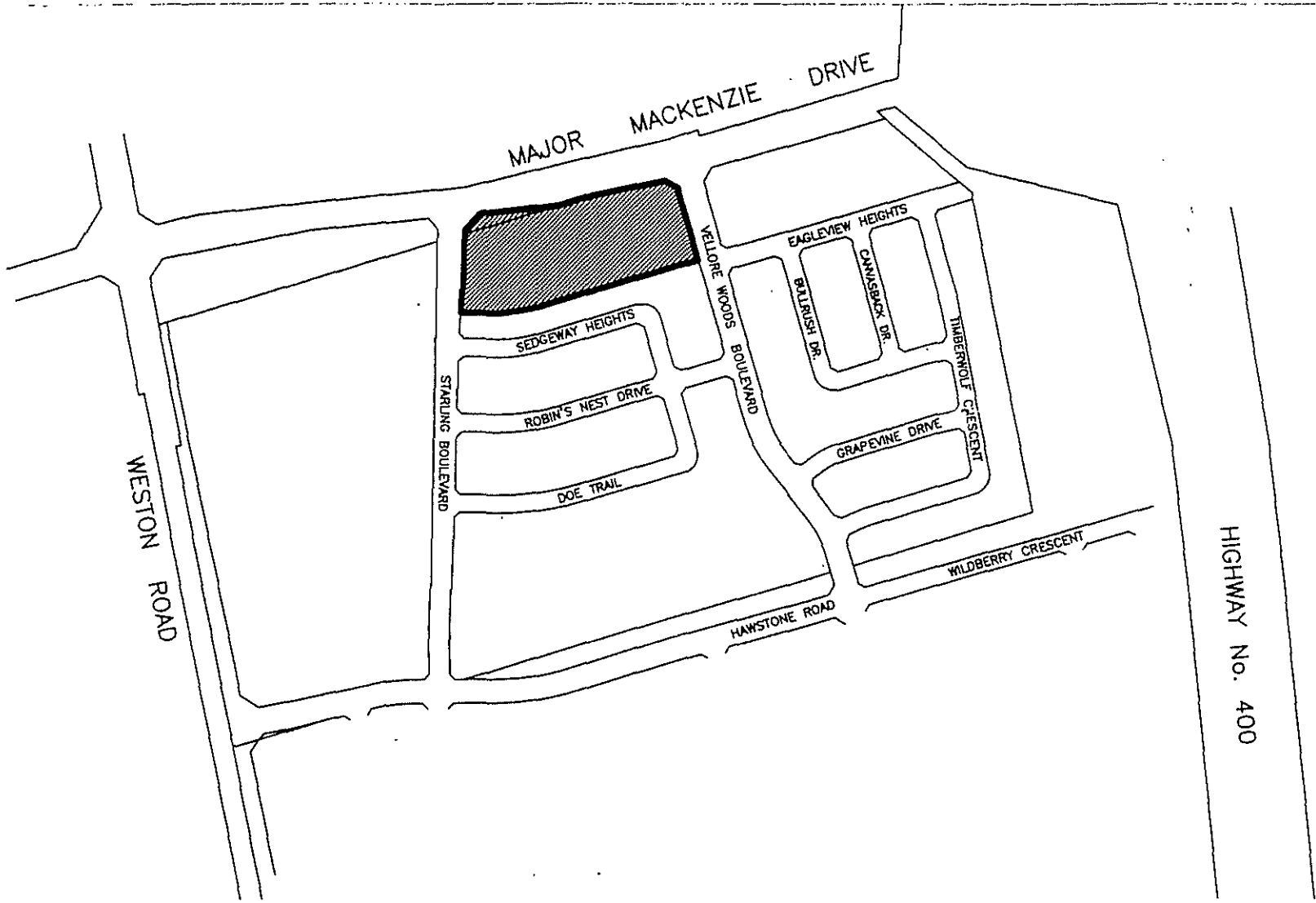
- 1) Adding the following to Section 4.2.1.3.1 Exceptions, Medium Density Residential-Commercial Areas:
 - d) Notwithstanding the above, the lands located on the south side of Major Mackenzie Drive, between Weston Road and Highway No.400, shown as Block 222, in draft approved Plan of Subdivision 19T 97V37, in Part Lot 20, Concession 5, City of Vaughan, shall in addition to the permitted "Medium Density Residential/Commercial" uses, be permitted to develop with a commercial plaza with a broader range of commercial uses, including retail stores, banks and financial institutions, professional and business offices, eating establishments (with the exception of drive-through restaurants) and personal service shops. Motor vehicle sales establishments, boating showrooms, and places of entertainment, shall not be permitted.

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.


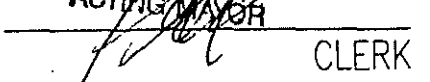


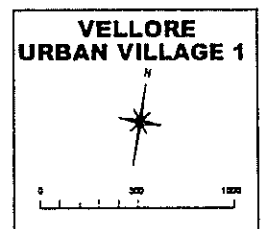
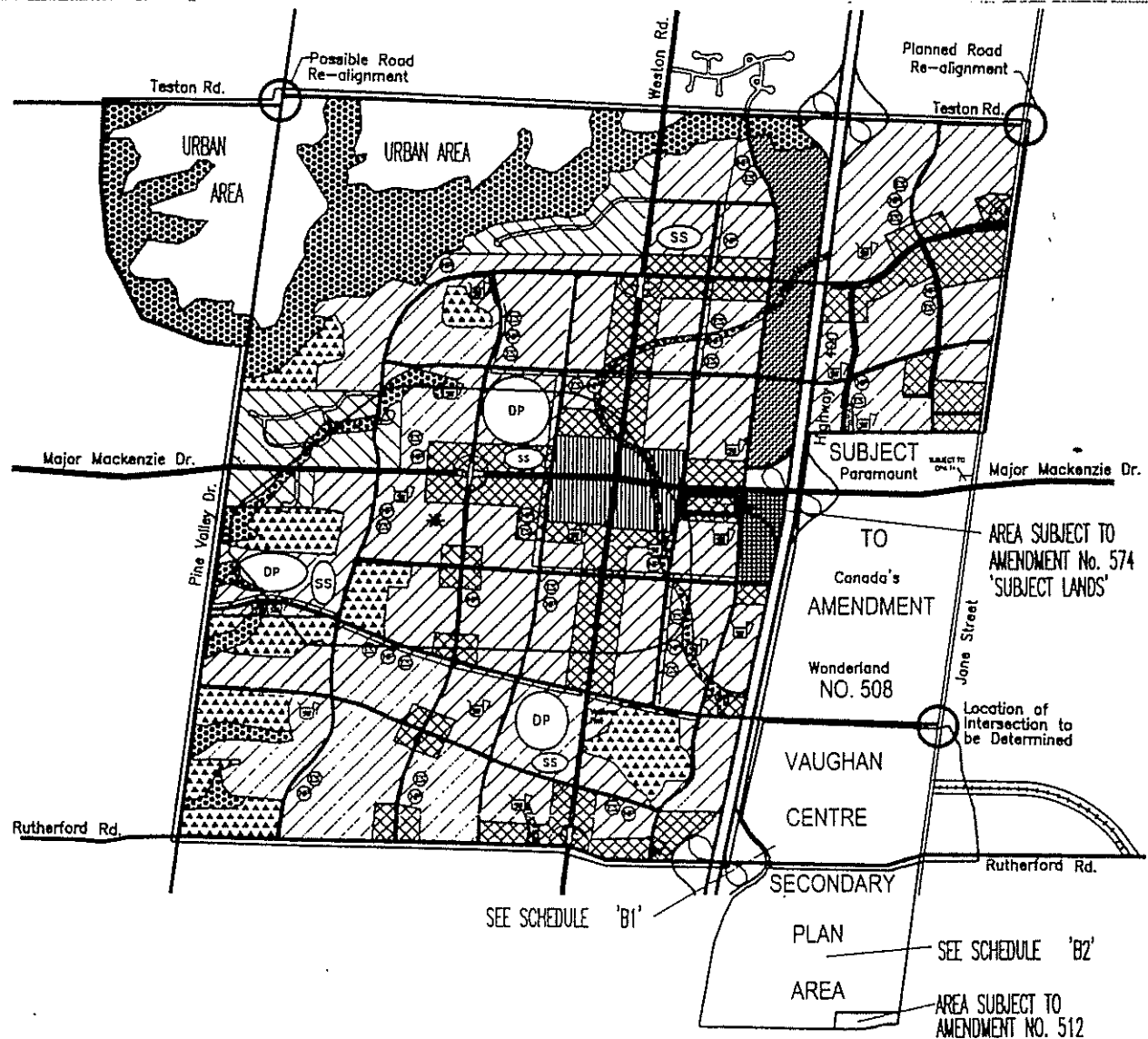
 AREA SUBJECT TO AMENDMENT No. 574

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 574

ADOPTED THE 18th DAY OF MARCH, 2002

FILE No. Z.01.010
 OP.01.005
 LOCATION: Part of Lot 20, Con. 5
 CITY OF VAUGHAN

SIGNING OFFICERS

 MICHAEL DIBIASE MAYOR
 ACTING MAYOR
 CLERK



LEGEND

- ⊙ Elementary School
- ⊙ SS Secondary School
- ⊙ Neighbourhood Park
- ⊙ DP District Park
- ⊙ Neighbourhood Commercial Cen.
- ▨ Lands Subject to Vellore - Urban Village Area #1
- ▨ Low Density Residential
- ▨ Medium Density Residential/Commercial
- ▨ Vellore Village Centre
- ▨ Estate Residential
- ▨ Urban Area
- ▨ High Performance Playment Area
- ▨ Valley Lands
- ▨ Stream Corridor
- ▨ Greenway System
- ▨ Tableland Woodlots
- ▨ General Commercial
- ▨ Storm Water Management
- ▨ Vaughan Centre
- ▨ Waste Disposal Amendment Area (Phase 1/2/3/4)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600
 ADOPTED THE 25th DAY OF SEPTEMBER 2001
 SIGNING OFFICERS
 L.D. JACKSON MAYOR
 J.D. LEACH CLERK

THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 574
 ADOPTED THE 18th DAY OF MARCH, 2002

FILE No. Z.01.010
 OP.01.005
 LOCATION: Part of Lot 20, Con. 5
 CITY OF VAUGHAN

SIGNING OFFICERS
Michael Di Biase
 MICHAEL DI BIASE MAYOR
[Signature]
 CLERK

APPENDIX I

The subject lands are located on the south side of Major Mackenzie Drive, between Highway No. 400 and Weston Road, shown as Block 222 in Draft Approved Plan of Subdivision 19T-97V37, in Part of Lot 20, Concession 5, City of Vaughan.

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning dated, January 21, 2002:

Recommendation

The Commissioner of Planning recommends:

"THAT Official Plan Amendment Application and Zoning Amendment Application OP.01.005 and Z.01.010 (Majorwest Development Corp.) BE APPROVED, subject to the following:

- 1) That Official Plan Amendment No.600 be amended permitting a broader range of commercial uses in the "Medium Density Residential/Commercial" designation on the subject lands, in addition to the permitted residential uses.
- 2) That the implementing zoning by-law rezone the subject lands to C1 Restricted Commercial with a "H" Holding Symbol, pending site plan approval, to permit all C1 Zone uses with the exception of motor vehicle sales establishments, place of entertainment and boating showroom, and that the proposed eating establishment with drive-through not be permitted."