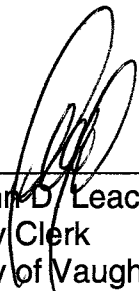


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 606 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 11th day of December, 2003.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of December, 2003.

Certificate of Approval

AMENDMENT No. 606

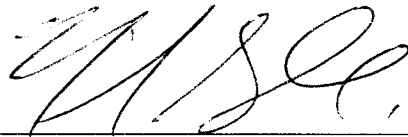
TO THE

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

Date: December 11, 2003



Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

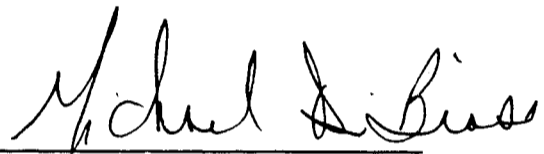
BY-LAW NUMBER 339-2003

A By-law to adopt Amendment Number 606 to the Official Plan of the Vaughan Planning Area.

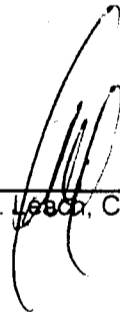
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 606 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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 606 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, SECOND and THIRD time and finally passed this 22nd day of September, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 606
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 606 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 606.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #477 by permitting a motor vehicle sales establishment in the "Rural Use Area", in addition to the commercial uses permitted by OPA #477.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 606". The lands are located at the northeast corner of Highway #50 and Albion-Vaughan Road, being Lots 29 and 30, Concession 11, designated as Parts 3, 4, and 5 on Plan 65R-18771, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit a motor vehicle sales establishment in the "Rural Use Area" is based on the following:

1. Official Plan Amendment #477 currently permits a range of commercial uses on the subject lands. A motor vehicle sales establishment is compatible with the permitted uses.
2. There is an existing motor vehicle sales establishment to the south of the subject lands.
3. The subject lands will provide excellent access for the motor vehicles sales establishment and are isolated from nearby residential properties, minimizing any impacts.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.477 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Deleting paragraph B.1.(b) in OPA #477 and substituting the following:

"(b) Parcel A and B, located on the west side of the re-aligned Albion-Vaughan Road, may be used for an automobile service station, car wash, motor vehicle sales establishment, car rental agency accessory to a main use and limited retail uses accessory to a main use. The use of Parcels A and B for a car wash, a restaurant, a hotel or a motel shall only be permitted if municipal water and sanitary sewer services are available to the site."

- b) Deleting paragraph B.2.(b)(i) in OPA #477 and substituting the following:

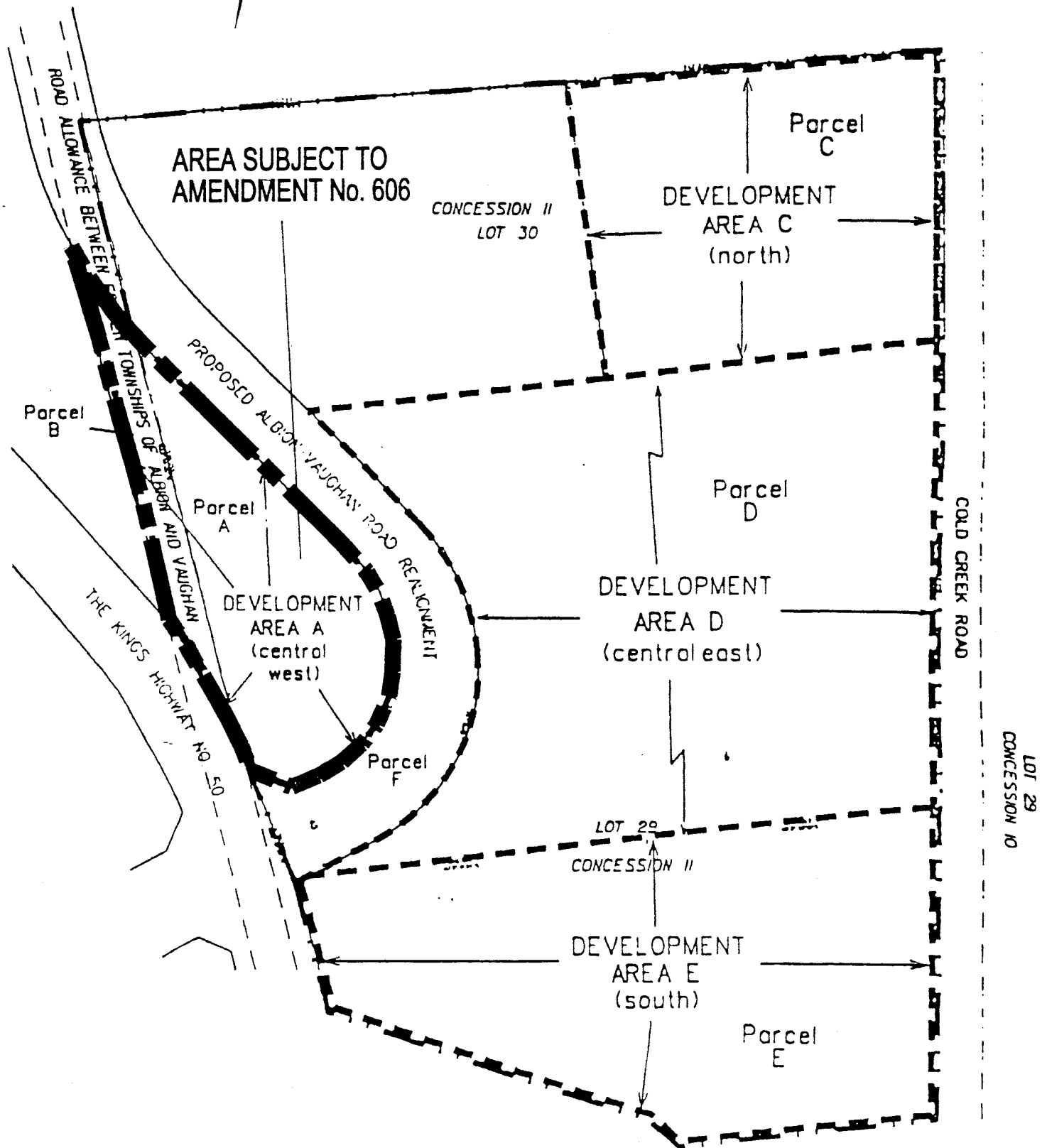
“(i) restricting the use of Parcel A and B on the land, to the west of the proposed Albion-Vaughan Road re-alignment, to automobile gas bar, automobile service station, car wash, motor vehicle sales establishment, car rental agency accessory to a main use, restaurant, hotel, motel, tourist information centre accessory to a main use, and limited retail use accessory to the main use.”

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 Site Plan 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.



THIS IS SCHEDULE '1'
TO AMENDMENT No. 606
 ADOPTED THE 22nd DAY OF SEPT, 2003

FILE No. OP.03.018
 LOCATION: Part of Lots 29 & 30, Con. 11
 APPLICANT: BULK TRANSFER SYSTEMS INC.
 CITY OF VAUGHAN

SIGNING OFFICERS


 MAYOR

 CLERK

APPENDIX I

The subject lands are located at the northeast corner of Highway #50 and Albion-Vaughan Road, being Lots 29 and 30, Concession 11, designated as Parts 3, 4, and 5 on Plan 65R-18771, City of Vaughan. At the Council Meeting of September 22, 2003, Council considered applications to amend the Official Plan and resolved:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Urban Design, dated September 15, 2003:

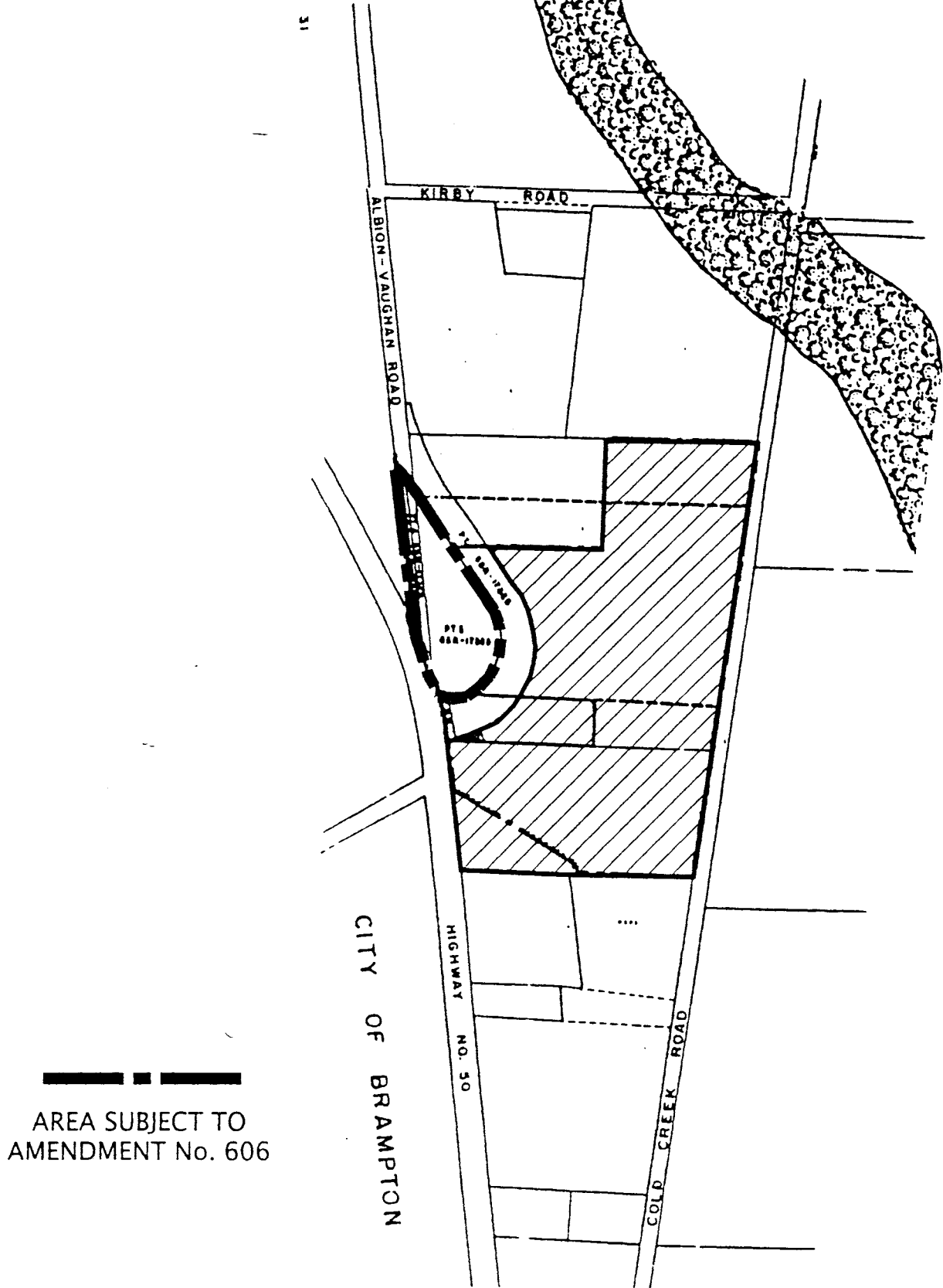
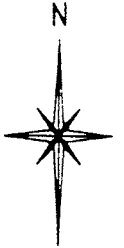
Recommendation


The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.018 and Zoning By-law Amendment Application Z.03.044 (Bulk Transfer Systems) BE APPROVED, subject to the following:
 - a) That the Official Plan Amendment and Zoning By-law permit a motor vehicle sales establishment.
 - b) That prior to the enactment of the implementing Zoning By-law a site plan be approved by Council, or the annexation be finalized by Council, whichever comes first."

LEGEND

-  AGRICULTURAL
-  COMMERCIAL
-  OPEN SPACE




AREA SUBJECT TO
AMENDMENT No. 606

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 606

NOT TO SCALE

FILE No. OP.03.018
LOCATION: Part of Lots 29 & 30, Concession 11
APPLICANT: BULK TRANSFER SYSTEMS INC.
CITY OF VAUGHAN