


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 624 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 12th day of August, 2005.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 25th day of August, 2005.

**Certificate of Approval**

**AMENDMENT No. 624**

**TO THE**

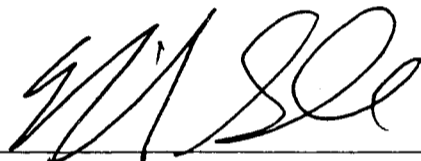
**OFFICIAL PLAN FOR THE**

**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 August 12, 2005.

Date:

*Aug 12 2005*



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

# *THE CITY OF VAUGHAN*

# *BY-LAW*

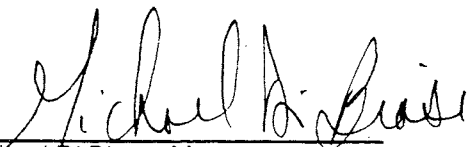
## BY-LAW NUMBER 88-2005


**A By-law to adopt Amendment Number 624 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 624 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 624 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 11<sup>th</sup> day of April, 2005.

  
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Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 624  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 624 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 624.

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 of the Vaughan Planning Area is to amend Amendment No. 240 (Woodbridge Community Plan), as amended by site-specific Amendment No. 331, by:

1. redesignating the valleyland portion of the subject lands (0.57ha) from "Service Commercial" to "Open Space"; and,
2. permitting site-specific uses on the tableland portion of the subject lands (0.53ha) designated "Service Commercial".

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 "Lands Subject to Amendment No. 624". The subject lands are located on the south side of Regional Road 7, east of Martin Grove Road, being Block 42 on Registered Plan 65M-2464, and known municipally as 5451 Regional Road 7, in Part of Lot 5, Concession 8, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the valleyland portion of the subject lands (0.57ha) from "Service Commercial" to "Open Space", and to permit site-specific uses on the tableland portion of the subject lands (0.53ha) designated "Service Commercial," are based on the following:

1. The subject lands are generally located at the corner of Woodstream Boulevard and Regional Road 7, forming an entrance to the abutting industrial park to the south. The site is considered to be an ideal location for service commercial development, and will serve the needs of the business employees in the adjacent industrial area and the traveling public.
2. The subject lands front onto Regional Road 7, which is considered to be a desirable location for service commercial development in terms of its accessibility and exposure to the abutting roadway.

3. The tableland portion of the subject lands is relatively small in area, and the service commercial uses that are permitted in Amendment No. 240 are appropriate for the site. However, certain uses including hotel, motor hotels, banquet halls, automobile service stations, car washes, public garages, and funeral homes are inappropriate as such uses would generate increased traffic and demands on parking, and have been excluded from the list of uses to be permitted on the tableland portion of the subject lands.
4. The subject lands abut the Rainbow Creek Valley Open Space System that follows the Rainbow Creek through the Community of Woodbridge. The system affords a connection from Rainbow Creek Park on the north side of Regional Road 7 and Vaughan Grove Sports Park on the south side. The Toronto and Region Conservation Authority (TRCA) has established the geotechnical limit of development on the subject lands and has confirmed the tableland to be retained in private ownership, and the valleyland to be set aside for acquisition or dedication to either the TRCA or the City. The redesignation of the valleylands from "Service Commercial" to an "Open Space" designation will encourage the development of an integrated and where appropriate continuous system of open space to serve the active and passive recreational needs of the community.
5. Having received a statutory Public Hearing held on March 22, 2004, on February 28, 2005, Vaughan Council approved Official Plan Amendment Application OP.04.003, which will facilitate the subject Amendment.

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

Amendment No.240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, as amended by Official Plan Amendment No. 331, is hereby further amended by:

1. Redesignating the valleyland portion of the subject lands as shown on Schedule "1" attached hereto, in the manner shown on the said Schedule from "Service Commercial" to "Open Space".
2. Deleting the first two sentences in Subparagraph 4.9.2 of OPA No. 240 (Woodbridge Community Plan), and replacing therefore with the following:

"4.9.2 Notwithstanding the provisions of Paragraph 4.9.1, only the following uses shall be permitted on the lands designated "Service Commercial", and subject to Amendment No. 624, being Block 42 on Registered Plan 65M-2464:

- restaurants;
- private clubs;
- recreational uses;
- day nurseries;
- banks and financial institutions;
- personal service shops;
- studios;
- specialty trades;
- convenience retail stores;
- service and repair shops;
- printing shops;
- stationary, office equipment, home improvement and hardware outlets;
- furniture/appliance outlets and other retail outlets that characteristically have large square footage of warehousing and/or showroom space;
- parks and open space;
- low rise office building;
- business and professional offices; and
- ancillary commercial uses provided that these uses do not exceed 15% of the total gross floor area".

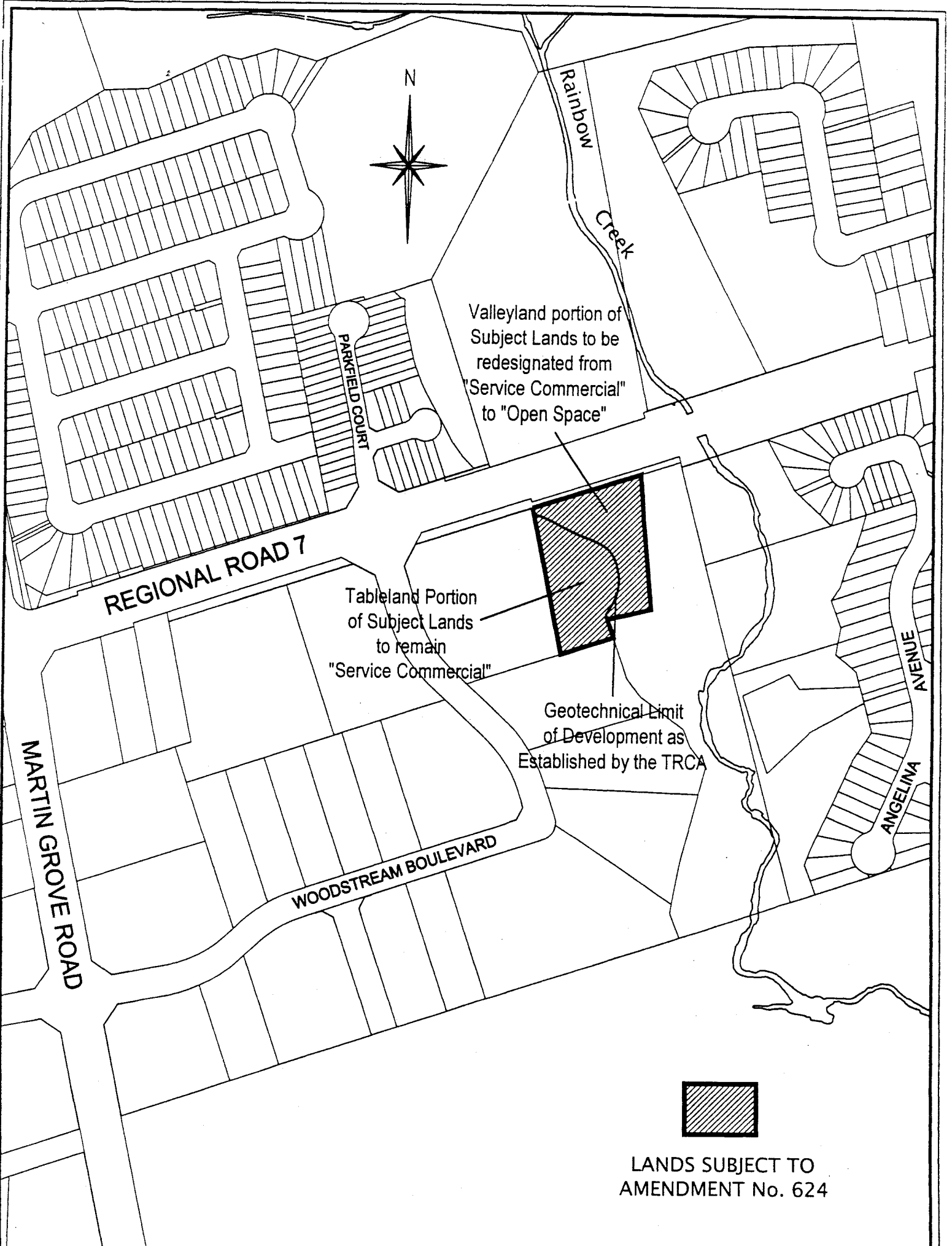
3. Deleting Schedule "A" of Amendment No. 240 (Woodbridge Community Plan) and substituting therefor the Schedule "A", attached hereto as Schedule "2".

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 that Plan shall apply with respect to this Amendment.



LANDS SUBJECT TO AMENDMENT No. 624

**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 624**

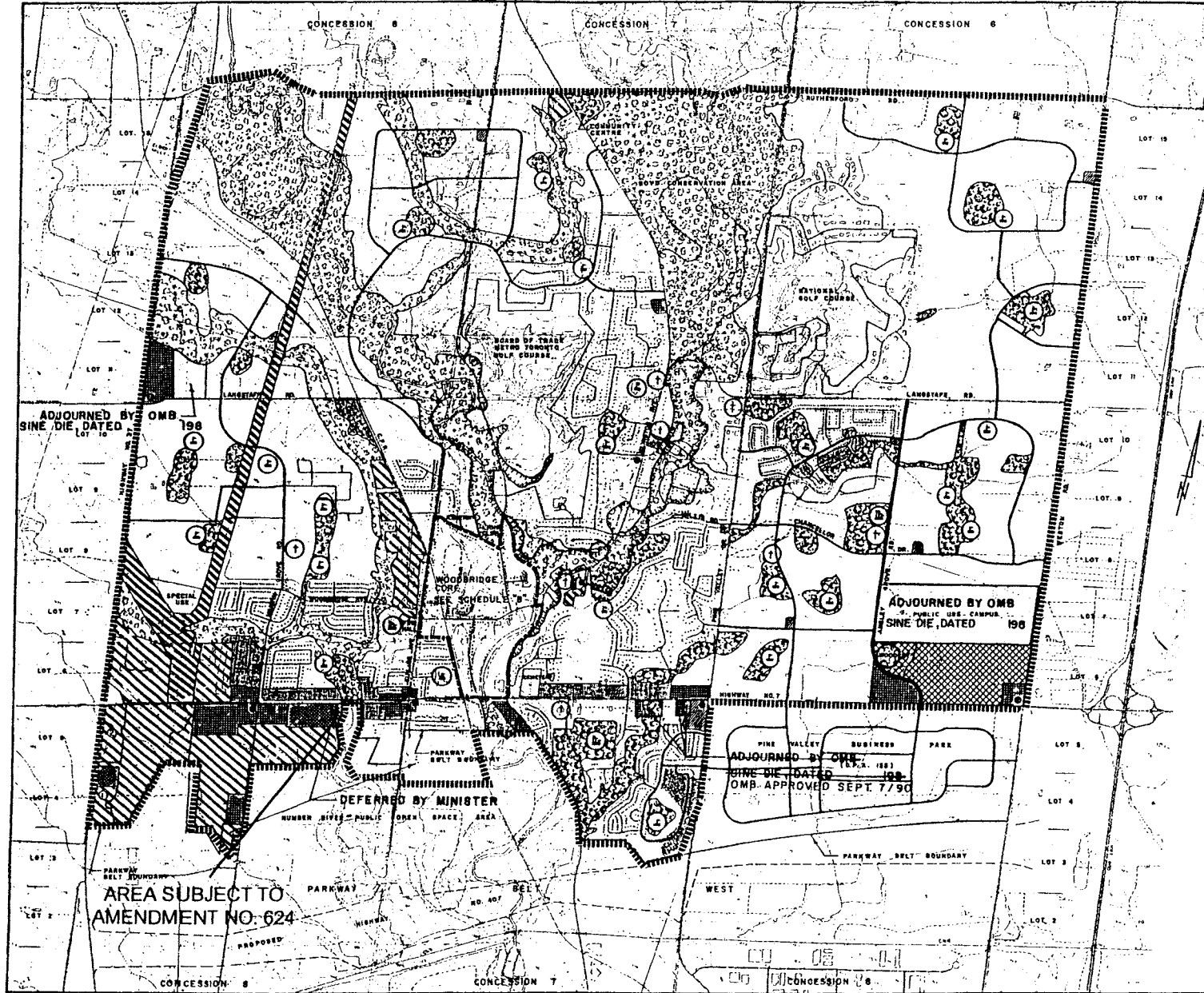
NOT TO SCALE

ADOPTED THE 11th DAY OF APRIL, 2005

FILE No. OP.04.003  
 RELATED FILE: Z.00.069  
 LOCATION: Part of Lot 5, Concession 8  
 APPLICANT: THE ROYALTON BANQUET CENTRE INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS  
*Michael DiPaolo*  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK





THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240  
ADOPTED THE 22 DAY OF JUNE, 1987

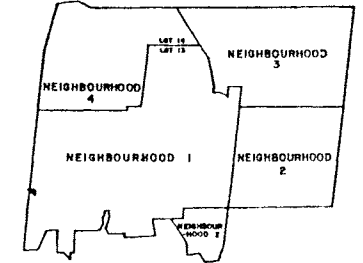
L.D. JACKSON  
MAYOR  
R.M. PRENTICE  
DEPUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] COMMUNITY COMMERCIAL
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
  - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
  - [Symbol] PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No. OP.04.003  
RELATED FILE: Z.00.069  
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: THE ROYALTON BANQUET CENTRE INC.  
CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
TO AMENDMENT No. 624  
ADOPTED THE 11th DAY OF APRIL, 2005

SIGNING OFFICERS  
*Michael A. Deas*  
MAYOR  
*[Signature]*  
CLERK

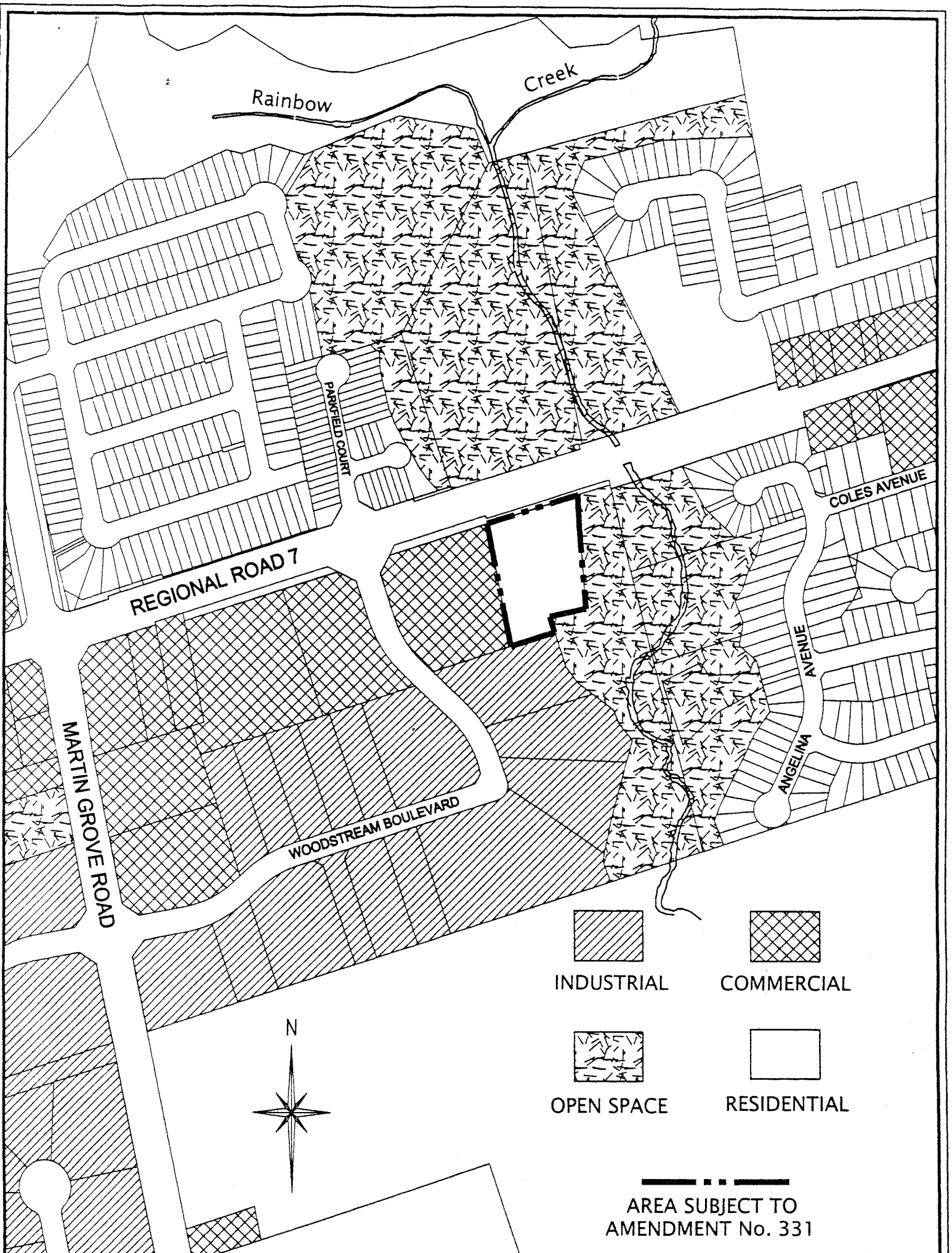
## APPENDIX I

The lands subject to Amendment No. 624 are located on the south side of Regional Road 7, east of Martin Grove Road, being Block 42 on Plan 65M-2464 and known municipally as 5451 Regional Road 7, in Part of Lot 5, Concession 8, City of Vaughan.

At the Council Meeting of February 28, 2005, Council considered an application to amend the Official Plan and resolved:

"THAT Official Plan Amendment File OP.04.003 (The Royalton Banquet Centre Inc.) BE APPROVED, and that OPA #240 (Woodbridge Community Plan) be amended to:

- a) redesignate the subject lands from "Service Commercial" to "Service Commercial" (tableland) and "Open Space" (valleyland) as shown on Attachment #2; and
- b) permit the full range of service commercial uses, excluding hotels, motor hotels, banquet halls, automobile service stations, car washes, public garages and funeral homes on the lands designated "Service Commercial".



## APPENDIX II EXISTING LAND USE

NOT TO SCALE

FILE No. OP.04.003  
 RELATED FILE: Z.00.069  
 LOCATION: Part of Lot 5, Concession 8  
 APPLICANT: THE ROYALTON BANQUET CENTRE INC.  
 CITY OF VAUGHAN