


I, ROBERT JOSEPH DOUGLAS, Deputy Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 105 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Housing on August 20th, 1979.



R.J. DOUGLAS,
Deputy Clerk,
Town of Vaughan.

Dated at Maple this
27th day of August, 1979.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 64-79

A By-law to adopt Amendment
Number 105 to the Official
Plan of the Vaughan Planning
Area.

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

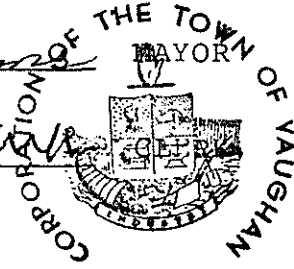
1. THAT the attached Amendment Number 105 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 105 to the Official Plan of the Vaughan Planning Area.
3. 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 2nd day of April, 1979.

Garret A. Williams MAYOR
J. J. [unclear] CLERK

READ a THIRD time and finally passed this 2nd day of
April, 1979.

Garret A. Williams MAYOR
J. J. [unclear] CLERK

The seal of the Corporation of the Town of Vaughan is circular. It features a central crest with a shield, topped by a crown. The shield is divided into four quadrants, each containing a different symbol. The crest is surrounded by a decorative border. The words "CORPORATION OF THE TOWN OF VAUGHAN" are written in a circular path around the crest.

AMENDMENT NUMBER 105

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 105 to the Official Plan of the Vaughan Planning Area", constitute Amendment Number 105.

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

PURPOSE:

The purpose of this Amendment is to permit the construction of an automobile sales and service facility, including a body shop on the lands shown on the attached Schedule "A" as "Area subject to this Amendment", which lands are now designated in Amendment No. 4 as amended by Amendment No. 6 to the Official Plan of the Vaughan Planning Area as "Rural Area", but not to change such designation.

LOCATION:

The area subject to this Amendment is located at the north/east corner of Highway No. 7 and Weston Road, being part of Lot 6, Concession 5, in the Town of Vaughan and having an area of approximately 2.4 ha (5.9 acres).

BASIS:

The decision to amend the Official Plan to permit the Commercial use on the subject land was based on the following:

1. The proposed use of an automobile sales and service facility including a body shop may be regarded as a highway-oriented use; thus the proposed location at the north/east corner of Highway No. 7 and Weston Road appears appropriate.
2. The proposed use will not interfere with the traffic flow on Highway No. 7 nor constitute a traffic hazard, as access shall be limited to Weston Road.
3. The proposed use is compatible with surrounding land uses and will result in the desirable clustering of Highway Commercial or Highway-oriented uses, as gasoline service stations presently exist at the north/west and south/east corners of Highway No. 7 and Weston Road. Further, an existing automobile dealership is located near the north/west corner of Highway No. 7 and Weston Road and a Canadian Tire Store and an International Harvester Dealership at the south/west corner of Highway No. 7 and Weston Road were approved by Council on December 15, 1978.

DETAILS OF THE ACTUAL AMENDMENT:

Amendment No. 4 to the Official Plan of the Vaughan Planning Area, as amended by Amendment No. 6, is hereby further amended by adding the following paragraph to Paragraph 5(2)(c):

"Exceptions:

Notwithstanding the provisions of this Section respecting Highway Commercial uses in the Rural Area classification of land, the lands shown as "Area subject to this Amendment" on Schedule "A" to Official Plan Amendment No. 105 which are designated "Rural Area" may be used for an automobile sales and service facility including a body shop, provided that access shall be limited to Weston Road."

IMPLEMENTATION:

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject to this Amendment, shall be implemented through an Amendment to the Zoning By-law and through a Development Control Agreement pursuant to Section 35a of The Planning Act.









INTERPRETATION:

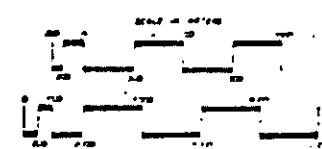
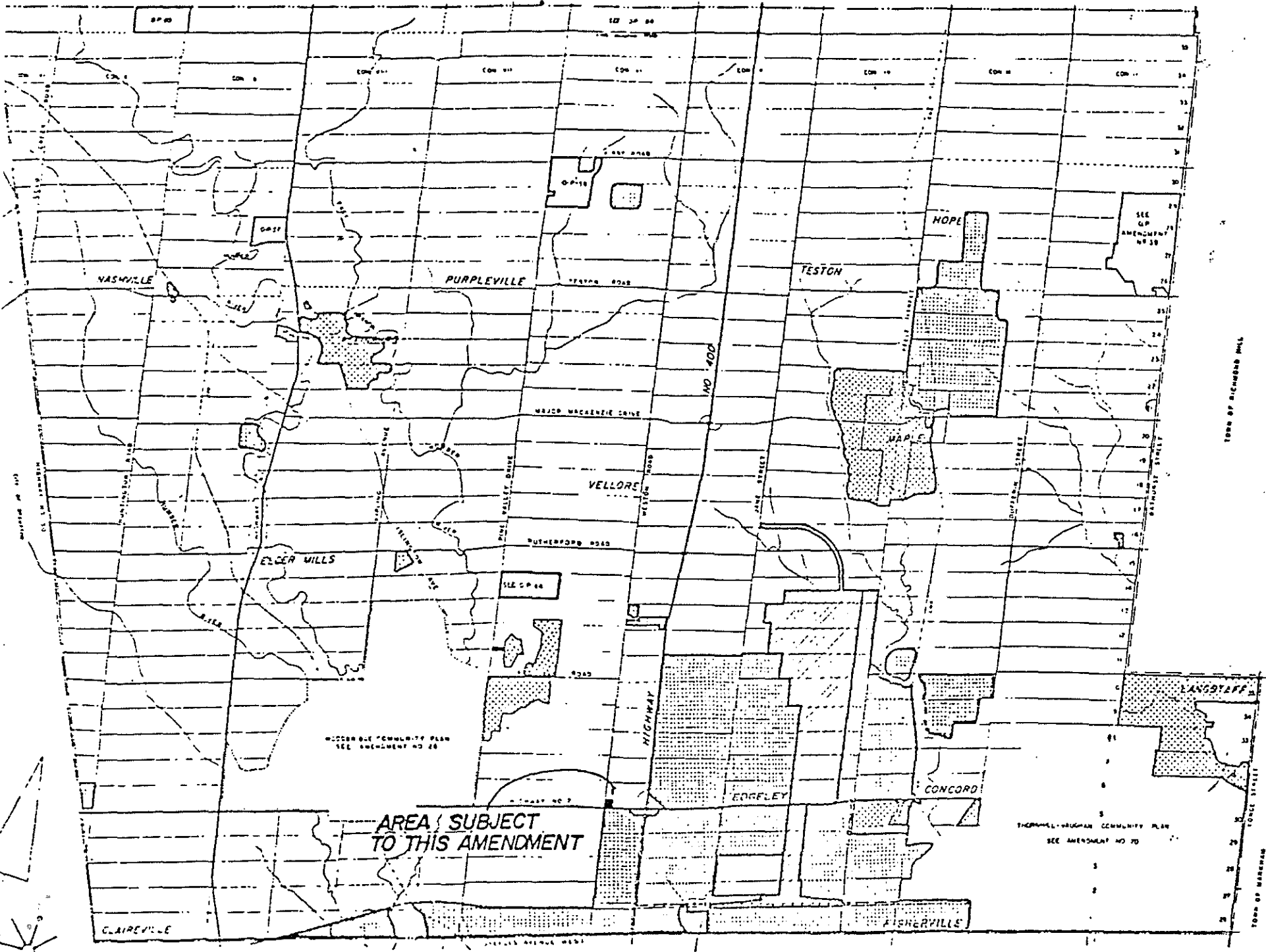
The provisions of the Official Plan as amended from time to time regarding the interpretation of that plan shall apply in regard to this Amendment.

GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO 105 TO
THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

LEGEND

-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  TO
-  TO
-  TO



60311	SCHEDULE "A" TO AMENDMENT NO 105 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
284	GENERAL LAND USE
DATE: 1974	DATE: 1974

NOTE: THIS MAP IS A SUMMARY OF THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND DOES NOT CONSTITUTE A CONTRACT OR WARRANTY.

APPENDIX 1

SUMMARY OF PUBLIC HEARING

This Amendment is the result of an application for appropriate amendments to the Official Plan and Zoning By-law to permit an Automobile Sales and Service facility to locate on lands designated "Rural Area". The property comprises an area of approximately 2.4ha (5.9 acres) located on the north/east corner of Highway No. 7 and Weston Road, more particularly described as Lot 6, Concession 5 in the Town of Vaughan.

On November 7, 1978, a Public Hearing was held, at which time the Vaughan Planning Committee considered this application. No one in the audience spoke on this matter. Committee Members generally supported the application and Committee decided to approve the subject application

EXISTING LAND USE PLAN
FOR AMENDMENT N^o. 105
TO THE VAUGHAN OFFICIAL PLAN

SHOWING PT. LOT 6 CONC. 5
TOWN OF VAUGHAN

DEC. 1978 SCALE: 1"=500'

LEGEND

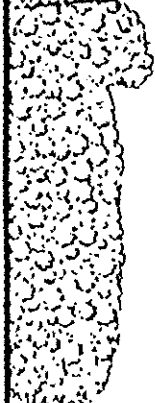
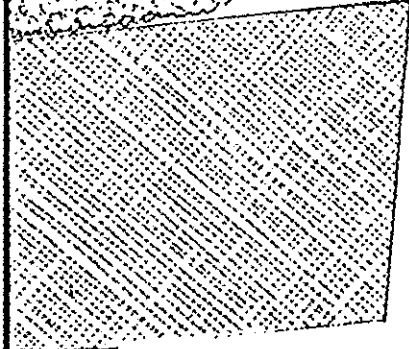
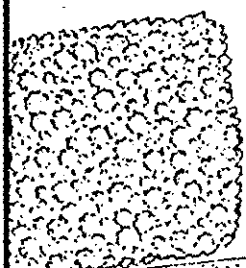
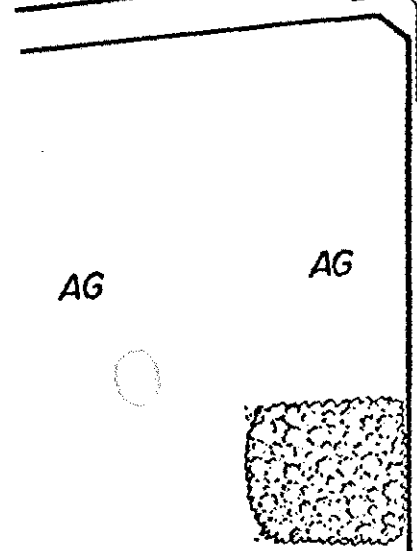
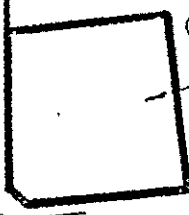
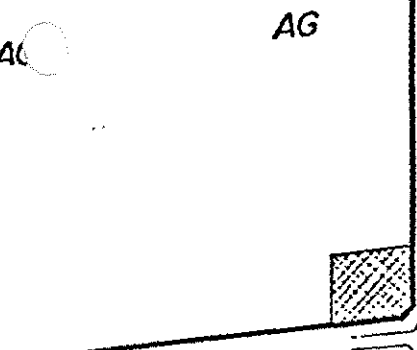
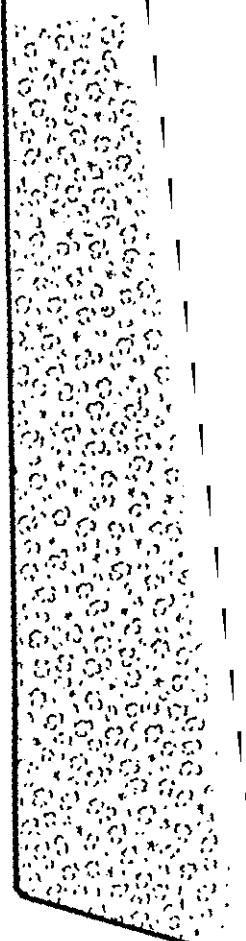
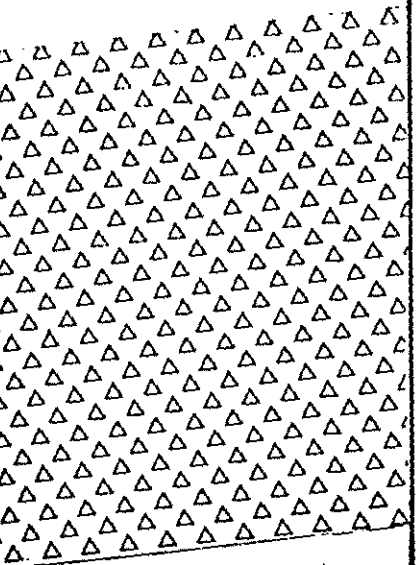
AGRICULTURAL
VACANT
COMMERCIAL

AG
V


INSTITUTIONAL
WOODLOT
OPEN SPACE







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SUBJECT
PROPERTY

HWY. N^o. 7

HWY. N^o. 400

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WESTON RD.

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APPENDIX 2