

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 7-84

A By-law to adopt Amendment Number 178 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 178 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 178 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 and SECOND time this 9th day of January, 1984.

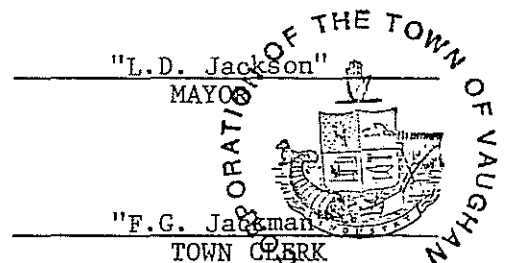
"L.D. Jackson"
MAYOR

"F.G. Jackman"
TOWN CLERK

READ a THIRD time and finally passed, this 9th day of January, 1984.

"L.D. Jackson"
MAYOR

"F.G. Jackman"
TOWN CLERK



NOT APPROVED - OCT. 11/85
ONTARIO MUNICIPAL BOARD

AMENDMENT NUMBER 178

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule '1' to Amendment No. 178 to the Official Plan of the Vaughan Planning Area" attached hereto constitutes Amendment No. 178.

Also attached but not forming part of this Amendment are Appendix I (Minutes of Public Hearing) and Appendix II (Existing Land Use).

I PURPOSE

The purpose of this Amendment is to amend the Rural Area policies as they apply to certain lands, shown as "Area Subject to Amendment No. 178" on the attached Schedule "1" and hereinafter called "Subject Lands", to facilitate the development of the subject lands for purposes of a retail food market.

II LOCATION

This Amendment applies to the Subject Lands having frontage on the west side of Islington Avenue, north of Rutherford Road, located in Part of Lot 18, Concession 8, Town of Vaughan. The Subject Lands comprise approximately 1.7 ha (4.2 acres).

III BASIS

The decision to amend the "Rural Area" policies for the Subject Lands is based on the following considerations:

- a) The proposal is considered to be an appropriate use which can be integrated into the surrounding rural area with limited adverse impact. The food market is viewed as an expansion to the existing seasonal market garden operation and will provide necessary produce storage facilities for the existing farming operation. The retail sales aspect of the business will provide a range of grocery products to residents in the surrounding rural area. Policies of this Official Plan Amendment and the implementing zoning by-law will restrict the size of the retail portion of the use to a scale in keeping with its rural location.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Notwithstanding the uses permitted on lands designated "Rural" by Official Plan Amendment No. 4, a food market for the sale of commercial food stuffs shall be permitted on lands shown as "Area Subject to Amendment No. 178" on Schedule "1" attached hereto subject to the following:

- a) The site shall be developed in a manner in keeping with the existing rural character with extensive landscaping and berming, appropriate parking facilities provided on site, and a low profile style building. The development shall be subject to a site plan agreement pursuant to Section 40 of the Planning Act.

- b) Development shall be limited to one building with a maximum gross floor area of 1115 sq.m (12,000 sq.ft.). Approximately one-third of the total gross floor area shall be utilized for cold storage of farm produce, the remaining area may be utilized for the retail sales area, office, washroom and other employee facilities. The implementing zoning by-law shall restrict more precisely the size of the operation and nature of the products sold.

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 through an amendment to the Town of Vaughan Restricted Area Zoning By-law and the execution of a site development agreement, pursuant to Section 40 of the Planning Act, S. O. 1983, Chapter 1.

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.

APPENDIX I

The subject lands are located on the west side of Islington Avenue, north of Rutherford Road, being in part of Lot 18, Concession 8, Town of Vaughan.

This Amendment does not redesignate the lands shown as "Area Subject to Amendment No. 178", however, an amendment to the Rural policies is required to facilitate the development of the property for restricted commercial purposes.

The Official Plan for the rural area provides for highway commercial and agricultural commercial development, subject to certain policies. The subject proposal, given the nature and scale proposed, would not comply with the Official Plan. A subsequent by-law amendment, land division application and site plan agreement will be processed prior to site development.

Vaughan Council approved the application at a Public Hearing on November 29th, 1983. Several residents spoke, one in opposition and one in support. The following is an excerpt from the Vaughan Council Minutes:

"THAT the application to amend Official Plan Amendment #4, as amended by Official Plan Amendment #6, and By-law 2523, to facilitate the severance of a 1.7 ha (4.2 acre) parcel for the development of a 1115 sq.m (12,000 sq.ft.) building for the sale of farm vegetables, dairy products, fruits, meats, deli products, and canned and packaged products on the west side of Islington Avenue, north of Rutherford Road, being in part of Lot 18, Concession 8, Town of Vaughan, BE APPROVED, subject to the following conditions:

That the Official Plan Amendment contain policies to ensure:

- 1) a high level of landscaping;
- 2) building design suitable for the rural character of the area;
- 3) provision of adequate off street parking; and
- 4) restricting the size of the building to 12,000 sq.ft."

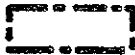


APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 176
TOWN OF VAUGHAN

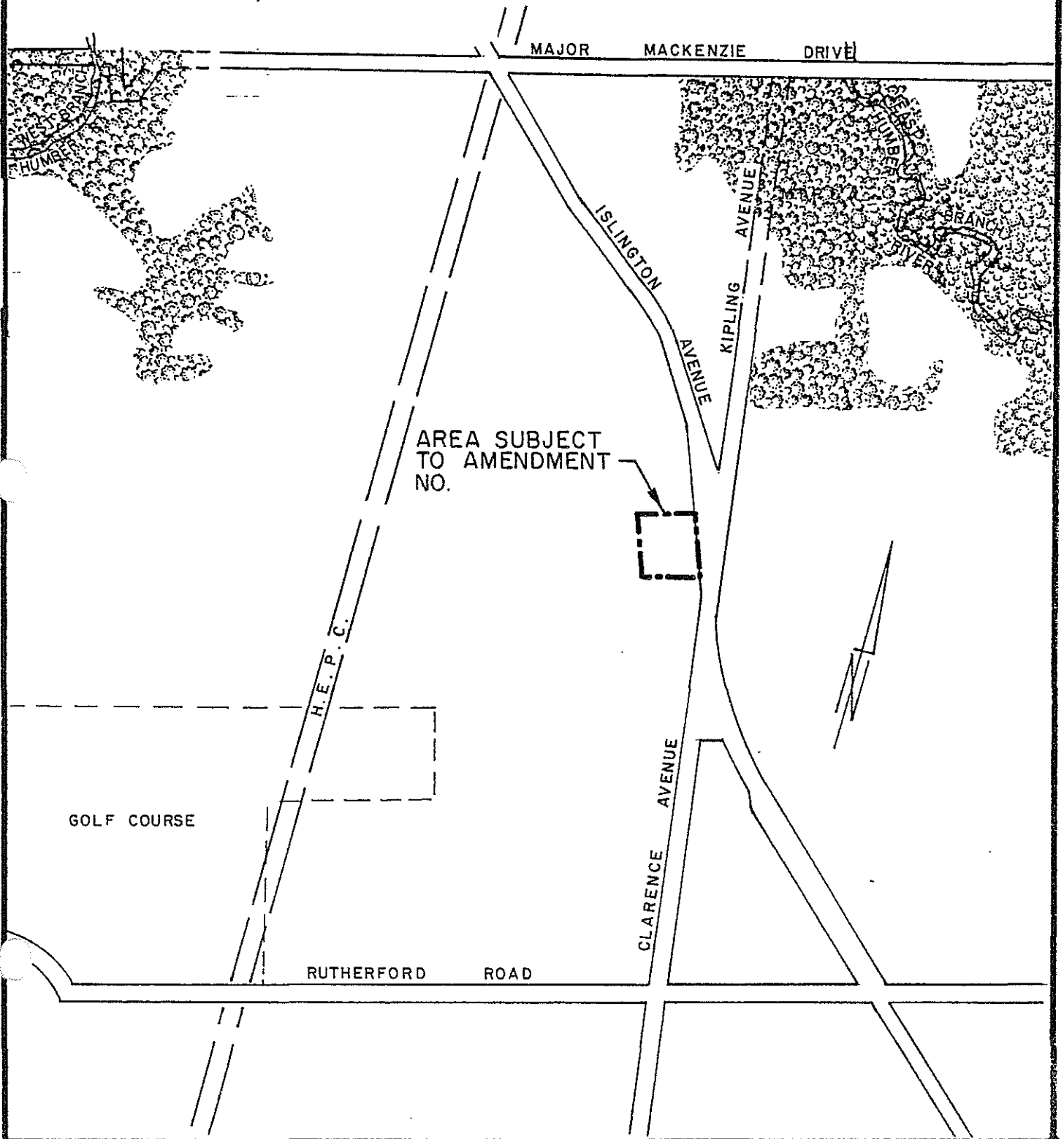
PART OF LOT 18, CONCESSION 8

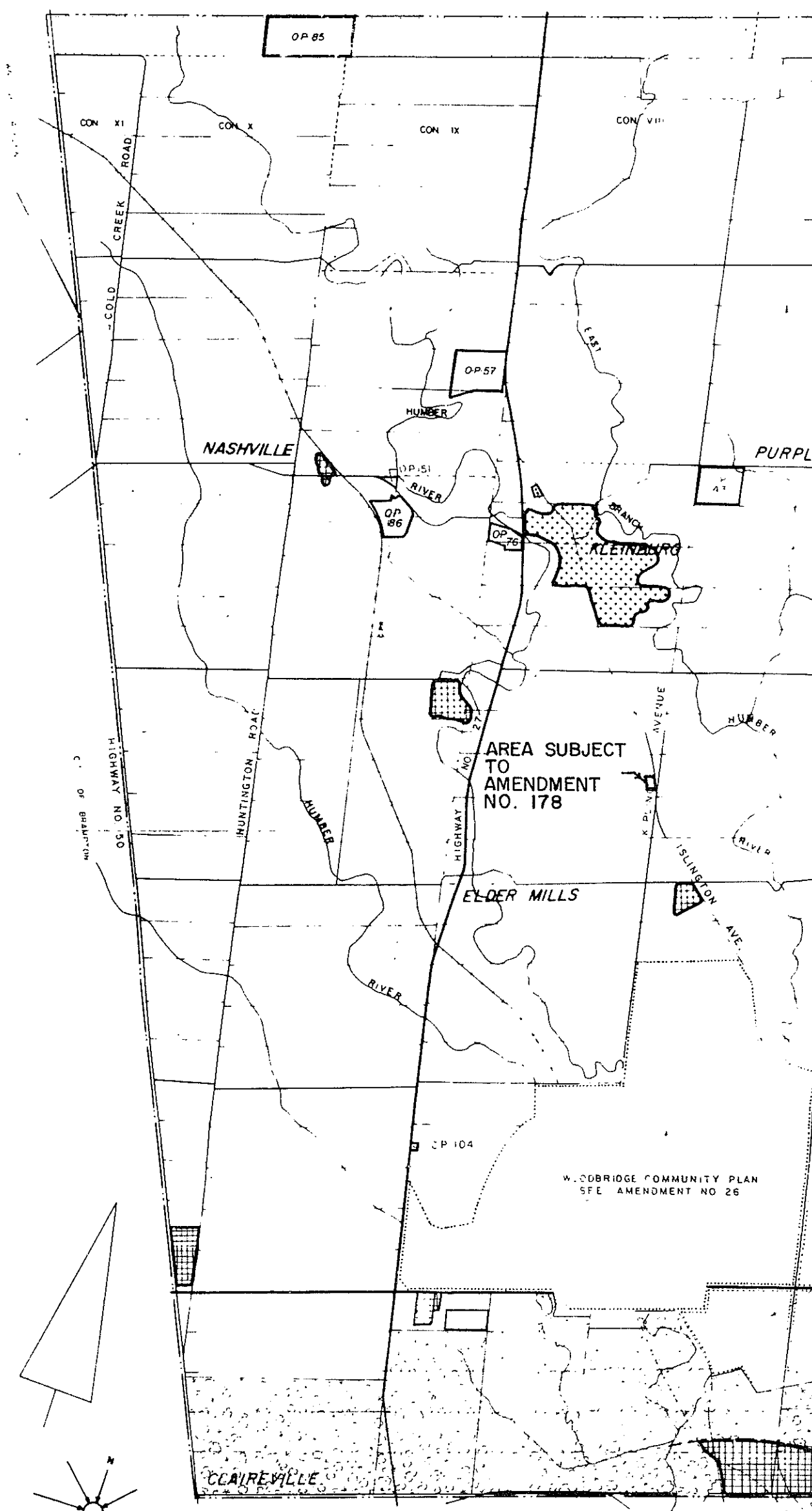
LEGEND

-  LIMITS OF THIS AMENDMENT
-  WOODLOT
-  AGRICULTURAL / VACANT

DATE: 83/12/13

SCALE: 0  1000 FT.





AREA SUBJECT
TO
AMENDMENT
NO. 178

WOODBRIDGE COMMUNITY PLAN
SFE AMENDMENT NO 26

BOROUGH OF ETOBICOKE

FREQUENCY OF WIND DIRECTION