


I, J.D. LEACH, Deputy Town 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 Number 241 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 16th day of March, 1989.

  
J.D. Leach  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 14th day of April, 1989.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 306-87

A By-law to adopt Amendment Number 241 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 241 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "I", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 241 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 17th day of August, 1987.

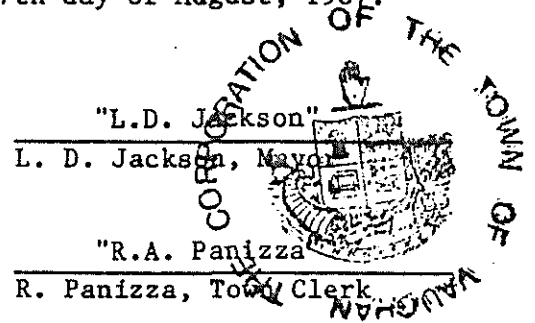
"L.D. Jackson"  
\_\_\_\_\_  
L. D. Jackson, Mayor

"R.A. Panizza"  
\_\_\_\_\_  
R. Panizza, Town Clerk

READ a THIRD time and finally passed, this 17th day of August, 1987.

"L.D. Jackson"  
\_\_\_\_\_  
L. D. Jackson, Mayor

"R.A. Panizza"  
\_\_\_\_\_  
R. Panizza, Town Clerk



AMENDMENT NUMBER 241

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 241 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 241.

Also attached are Appendices 1 and 2 which do not constitute part of this amendment.



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide for a site specific exception to the "Industrial Area" policies of OPA 4 in order to permit an automobile sales and service use on the Subject Lands. In addition, the amendment will establish policies to provide for the orderly development of the site.

II LOCATION

The lands subject to this Amendment, hereinafter called "Subject Lands", comprise part of Lot 1, Concession 6, in the Town of Vaughan. Specifically, the subject lands are located on the north side of Steeles Avenue approximately 60 m east of Pine Valley Drive.

III BASIS

The decision to give an exception to the Subject Lands is based on the following considerations.

The lands to the east, west, and north of the Subject Lands have been subdivided and developed as an industrial Plan of Subdivision. As the Subject Lands were not included as part of this development plan, they are not consistent with abutting lands in either size or orientation. This inconsistency is especially prevalent along the Steeles Avenue corridor where lot sizes are on average five (5) to six (6) hectares.

Given the above, it was concluded that the Subject Lands could accommodate the automobile sales and service use while maintaining the industrial character of the abutting lands.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICES RELATIVE THERETO

1. Notwithstanding the policies of Official Plan Amendment Number 13 with respect to lands designated "Industrial", the lands shown as "Area Subject to Amendment Number 241" on Schedule "1" hereto may be used only for the sale and service of new automobiles.
2. The development of the Subject Lands shall only be permitted subject to specific development and implementation policies identified below:
  - a) outside storage of new automobiles shall not be permitted in the front yard; and

- b) the proposed development of the land, including landscaping, signage, and parking shall be subject to site plan approval by Council prior to the enactment of an amendment to the implementing by-law.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the Town of Vaughan Restricted Area Zoning By-law and a site plan agreement, pursuant to the Planning Act, 1983.

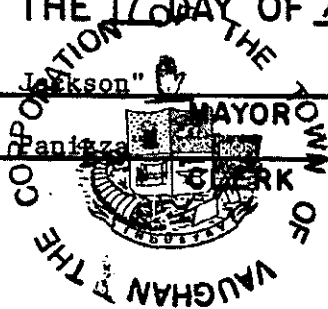
VI INTERPRETATION

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.

THIS IS SCHEDULE "1"  
 TO AMENDMENT NO. 241  
 ADOPTED THE 17<sup>TH</sup> DAY OF AUGUST 1987.

"L.D. Jackson" MAYOR

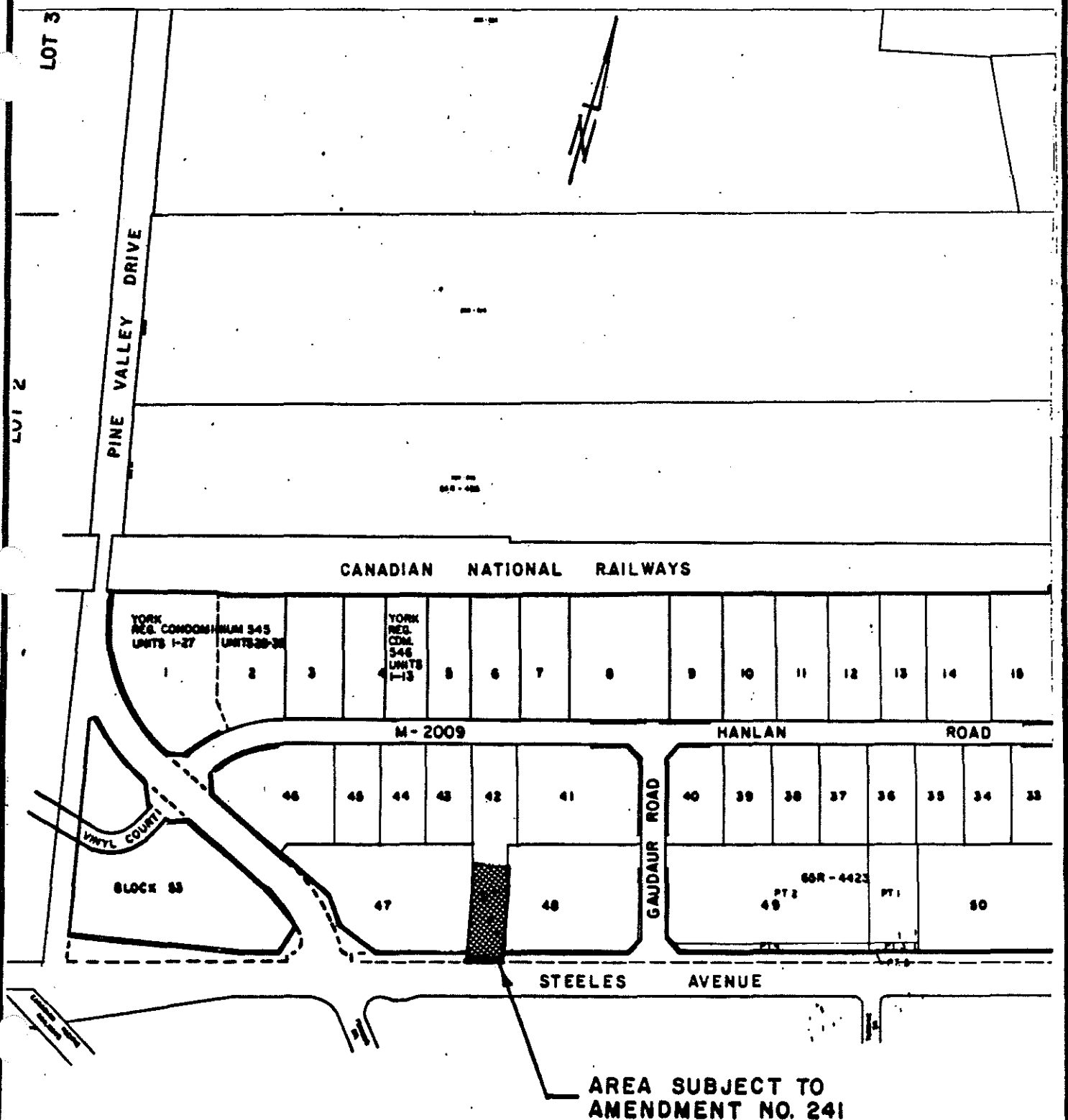
"R.A. Panizza" CLERK



PART OF LOT 1, CONCESSION 6

DATE: 87/01/19

SCALE: 0 500 FT.



BACKGROUND

This Official Plan Amendment is the result of a decision to amend the approved Official Plan. The Amendment will permit the use of the Subject Lands for the sale and service of new automobiles. The application for amendment was considered by Vaughan Council at a Public Hearing on September 3rd, 1986.

The following is an excerpt from the minutes of the Vaughan Council Meeting of September 3rd, 1986 regarding this Official Plan Amendment:

"ORIGIN

The applicant has submitted applications to amend OPA #4 and By-law 2961, as amended, pursuant to Section 17 and 34 of the Planning Act.

LOCATION

The subject lands are located on the north side of Steeles Avenue, approximately 60 m east of Pine Valley Drive, referred to as Part Lot 1, Concession 6, Town of Vaughan.

PROPOSAL

The applicant is proposing to use the existing structure for the sale and service of automobiles.

The site has a total area of 3666.33 m<sup>2</sup> with frontage on the north side of Steeles Avenue. Of the 1023.92 m<sup>2</sup> gross floor area, 267.3 m<sup>2</sup> will be used as an automobile showroom, 410.7 m<sup>2</sup> for automobile service, and the remaining 347.92 m<sup>2</sup> for ancillary office and storage.

A Solicitor, appeared on behalf of the applicant.

MOVED

THAT Official Plan Amendment Application OP.45.86 and Zoning By-law Amendment Application Z.56.86 (Kiloran Investments Inc.), be approved subject to the following conditions:

1. That Staff prepare an amendment to OPA #43 permitting an automobile sales and service garage for new cars only, on condition that:
  - a) outside storage of new automobiles shall not be permitted in the parking area fronting onto Steeles Avenue.
2. That Staff prepare an amending by-law to By-law 2961, as amended, to permit an automobile sales garage for new cars on the subject lands only, on condition that:
  - a) outside storage of automobiles shall not be permitted in the parking area fronting onto Steeles Avenue;
  - b) the area designated as an indoor automobile showroom be no greater than + 267 m<sup>2</sup>;
  - c) that signage on the site be limited to a single pylon sign, and have an area no greater than 17.9 m<sup>2</sup>.
3. That prior to the enactment of the amending by-law, Council shall approve a site plan for the subject lands, which includes provisions for landscaping to the satisfaction of the Vaughan Planning and Property & Parks Departments.

CARRIED"

APPENDIX II




# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 241

TOWN OF VAUGHAN

PART OF LOT 1 , CONCESSION 6

## LEGEND

-  LIMITS OF THIS AMENDMENT
-  PARKWAY BELT
-  INDUSTRIAL

DATE: 86 / 11 / 13.

SCALE: 0  500 FT

