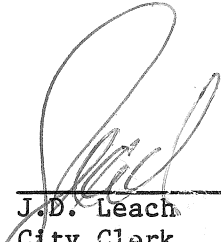
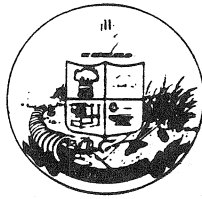


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 432 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 6th day of May, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 16th day of May, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 203-93

A By-law to adopt Amendment Number 432 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 432 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" and "2" are hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 432 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.

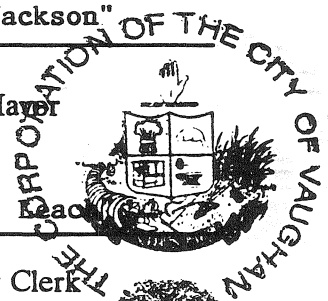
READ a FIRST, SECOND and THIRD time and finally passed this 5th day of July 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk





AMENDMENT NUMBER 432
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 432 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 432.

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

I PURPOSE

The purpose of this Amendment is to provide a site specific exception to the Medium Density Residential policies contained in Amendment No. 240 to the Official Plan of the Vaughan Planning Area in order to permit the operation of a limousine rental service from an existing single-family residential dwelling.

II LOCATION

The lands subject to this amendment are located on the north side of Highway No. 7, east of Islington Avenue, being part of Lot 6, Concession 7, and known municipally as 4896 Highway No. 7, in the City of Vaughan. The site is shown on the attached Schedules "1" and "2" as "Area Subject to Amendment No. 432" and is hereinafter referred to as the "Subject Lands".

III BASIS

The decision to amend the Official Plan to permit a limousine rental service operating from an existing single-family residential dwelling on this site is based on the following considerations:

1. The subject lands are designated "Medium Density Residential" by Official Plan Amendment No. 240 to the Vaughan Planning Area. The "Medium Density Residential" policies provide that the predominant use of the land shall be for en-block, stacked or street townhouses, garden court or low-rise apartments. As the proposed use is not permitted, an amendment to the Official Plan is required.
2. Planning Staff have reviewed the proposal in light of the existing development in the area and in light of the current medium density designation. While the abutting lands are primarily designated and developed with low density residential uses, Staff are of the opinion that the maintenance of a traditional typical low density residential use at this location is no longer appropriate.
Highway #7 in this area is characterized by high volumes of traffic which are relatively constant throughout the day and night. Planning Staff have reviewed the comments received from area residents and are of the opinion that the majority of the concerns can be addressed by a site plan agreement requiring landscaping and screening. Concerns relating to accessory uses can be addressed by the implementing zoning by-law.
3. On February 1, 1993, the Council of the City of Vaughan approved Official Plan and Zoning Amendment applications OP.20.91 and Z.98.90 (Giuseppe & Renata Pimpinella). On April 19, 1993, the Council of the City of Vaughan approved the related site development application DA.34.92 (Giuseppe & Renata Pimpinella).

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area be and it is hereby further amended by adding the following paragraph to Subsection 3.4 Residential Specific Policies:

- "(v) The lands designated "Medium Density Residential" located on the north side of Highway No. 7, east of Islington Avenue, in Lot 6, Concession 7, and known municipally as 4896 Highway No. 7, being the lands subject to Amendment No. 432, may be used for a limousine rental service operating from an existing single-family residential dwelling."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and a site development agreement 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.

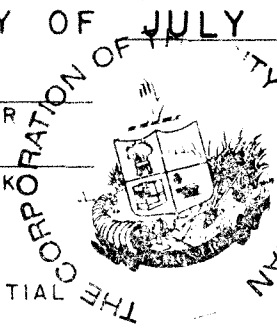
THIS IS SCHEDULE "1" TO AMENDMENT NO. 432 ADOPTED THE 5th DAY OF JULY, 1993

L. D. JACKSON

MAYOR

J. D. LEACH

CLERK



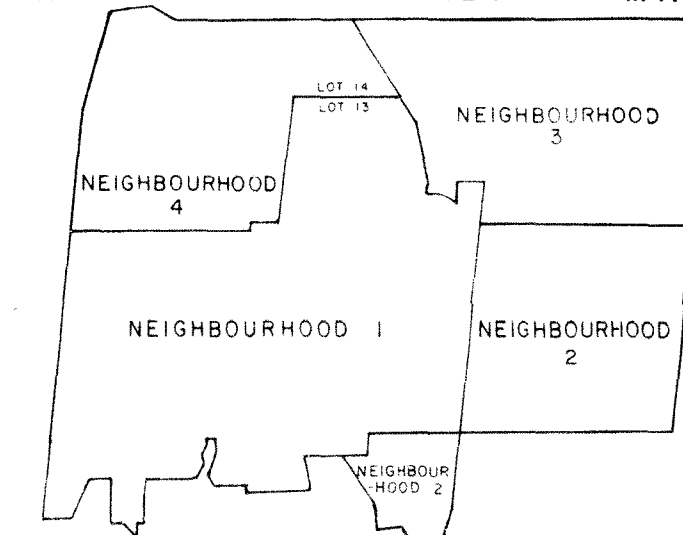
LEGEND

- [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

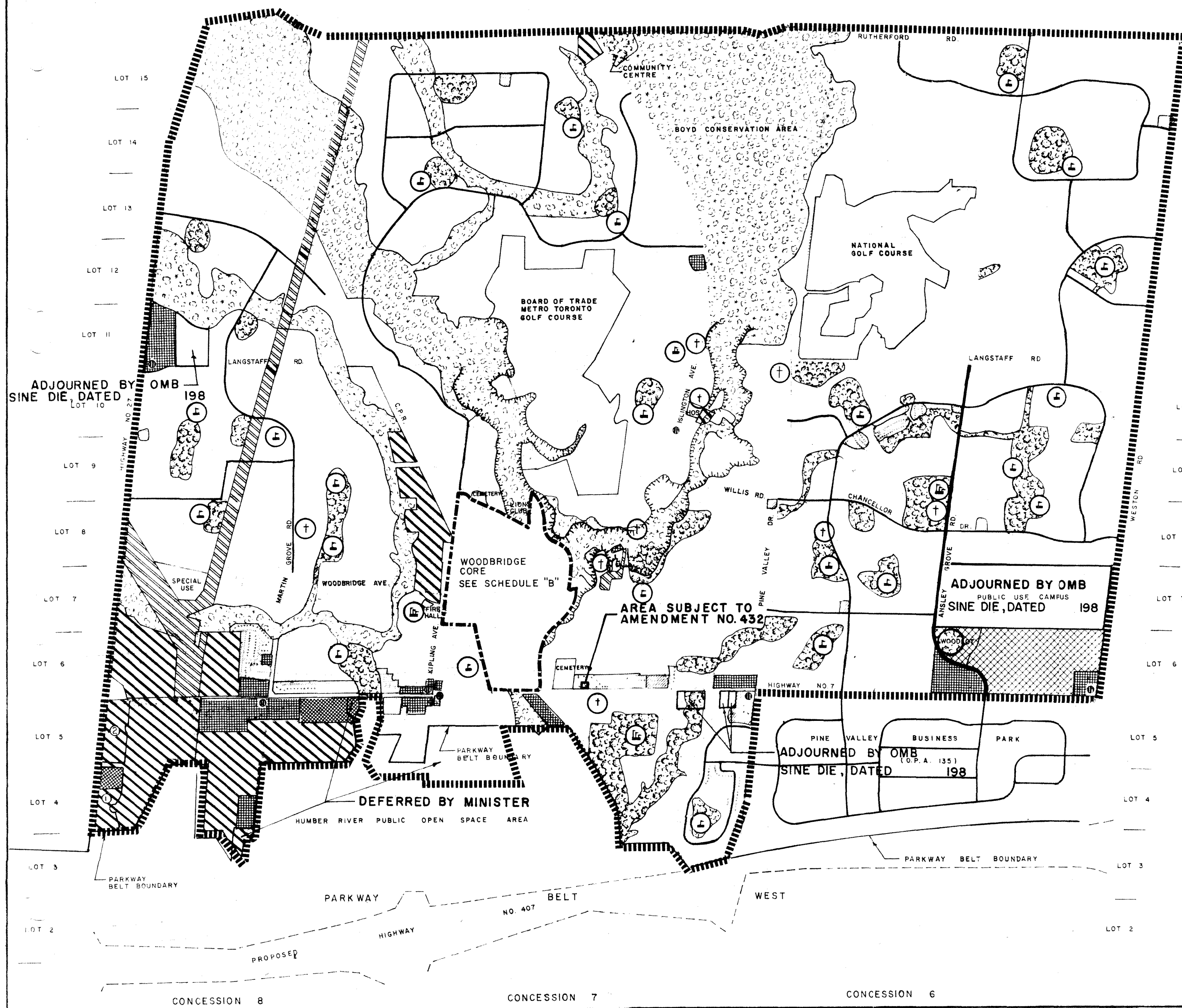
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WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



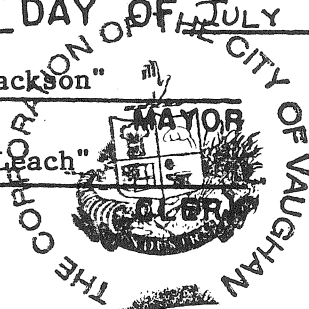
THIS IS SCHEDULE "A" TO AMENDMENT NO. 240



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 432
ADOPTED THE 5TH DAY OF JULY, 1993.

"L.D. Jackson"

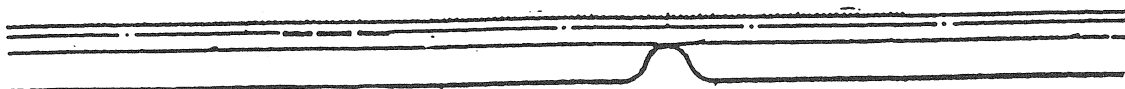
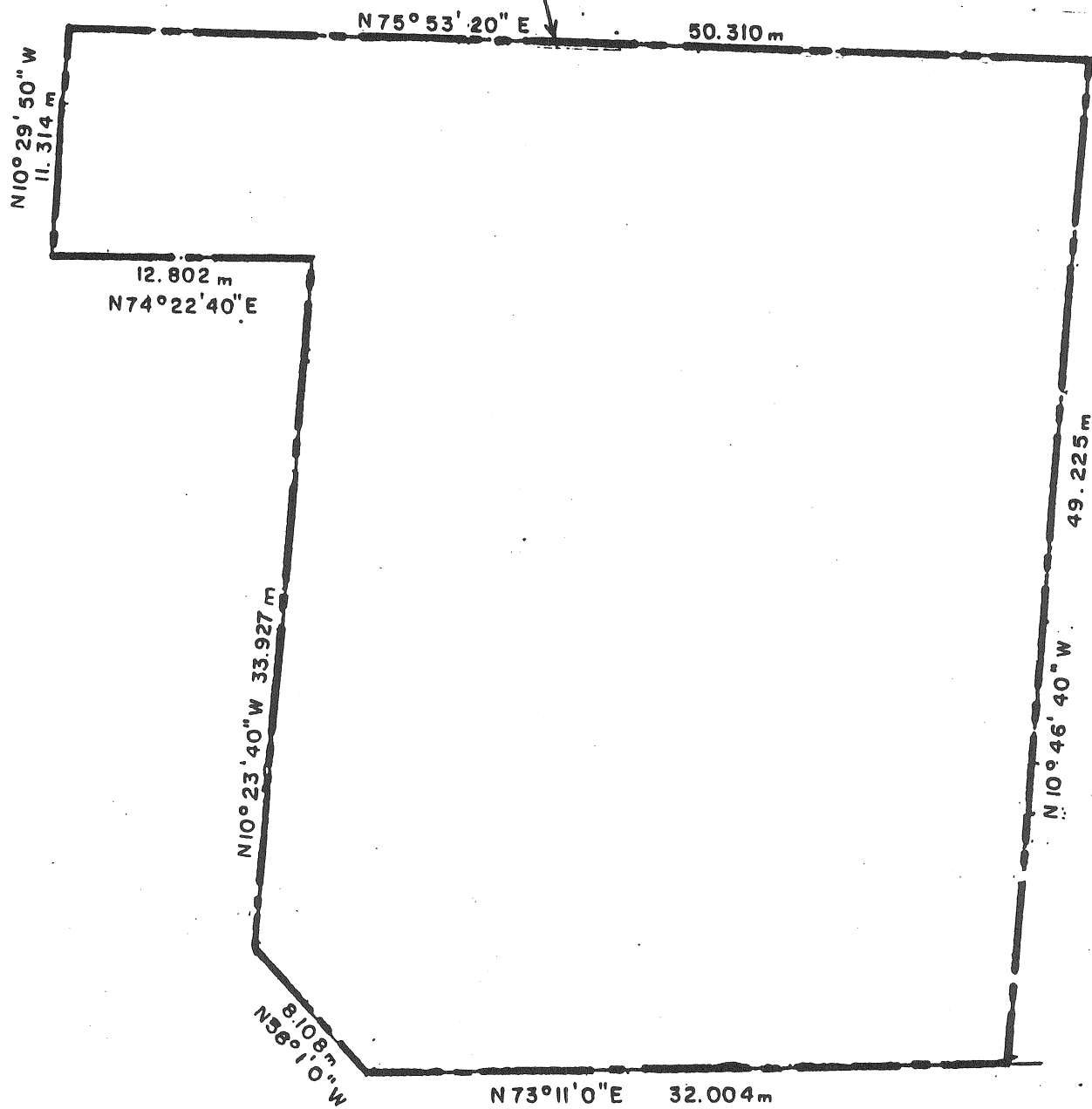
"J.D. Leach"



LOCATION: PART OF LOT 6, CONCESSION 7
4896 HIGHWAY NO. 7

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT NO. 432



HIGHWAY NO. 7

APPENDIX I

The subject lands are located on the north side of Highway No. 7, east of Islington Avenue, and known municipally as 4896 Highway No. 7, in Lot 6, Concession 7, in the City of Vaughan

The subject lands has an area of 2,010 sq.m and is currently designated "Medium Density Residential" by OPA No. 240 (Woodbridge Community Plan). The purpose of this amendment is to provide a site specific exception to the Medium Density Residential policies to permit the operation of a limousine rental service from an existing single-family residential dwelling.

At the January 18, 1993, Public Hearing Meeting, Vaughan Council considered Official Plan and Zoning Amendment applications for the subject lands. At the meeting Council resolved the following:

"THAT the Public Hearing for the applications of Official Plan OP.20.91 and Zoning Amendment Z.98.90 (Giuseppe & Renata Pimpinella) BE RECEIVED IN PRINCIPLE AND REFERRED to the next Committee of the Whole meeting;

And that Staff be requested to review the concerns raised by the Vaughanwood Ratepayers' Association and report back to the next Committee of the Whole meeting."

The following was recommended by the Committee of the Whole, which was adopted without amendment by Vaughan Council on February 1, 1993:

1. That the recommendation contained in the following report of the Director of Planning be approved;
2. That the Vaughanwood Ratepayers' Association be notified of the date of the Council meeting when the site plan matters are discussed;
3. That Staff be requested to review and report on the amendments to the licensing by-law to include the licensing of rental limousine establishments; and
4. That the deputation by Mr. Celeste Iacobelli, be received.

Recommendation

"THAT Official Plan and Zoning Amendment Applications OP.20.91 and Z.98.90 (Giuseppe & Renata Pimpinella) BE APPROVED, subject to the following conditions:

1. That the Official Plan Amendment provide for an exception to the Medium Density Residential policies of OPA No. 240 to permit the operation of a limousine rental service from the existing residential dwelling.
2. That prior to the enactment of the implementing by-law, Council shall have approved the site development application.
3. That the implementing by-law provide an exception to the R1 Residential Zone standards to permit the operation of a limousine rental service, in conjunction with the main residential use on the subject lands, and shall include the following site specific requirements:
 - i) the following uses will be prohibited on site:
 - auto body repair/restoration;
 - mechanical repairs other than minor running repair;
 - ii) buffer strips shall be designated and maintained along the rear, east and a portion of the west lot lines;

- iii) any minor exceptions necessary to implement the site plan approved by Council shall be incorporated into the amending by-law;
- iv) all limousine vehicles be stored within the garage structure when on-site."

On April 19, 1993, Vaughan Council approved Site Development Application DA.34.92 (Giuseppe & Renata Pimpinella), subject to conditions.

