


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 494 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 25th day of February, 1998.



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J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 5th day of March, 1998.

# ***THE CITY OF VAUGHAN***

# **BY-LAW**

## **BY-LAW NUMBER 379-97**

**A By-Law to adopt Amendment Number 494 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 494 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "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 494 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.

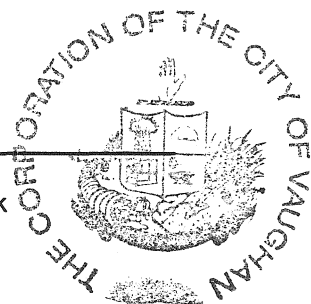
READ a FIRST, SECOND and THIRD time and finally passed this 15th day of December, 1997.

"L. D. Jackson"

L.D. Jackson, Mayor

"J. D. Leach"

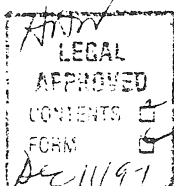
J.D. Leach, City Clerk



**AMENDMENT NUMBER 494  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 494 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 494.

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 Official Plan Amendment No. 240 (the Woodbridge Community Plan) by adding additional site specific uses to the uses permitted under OPA No. 232.

II LOCATION

The lands shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 494", hereinafter referred to as the "subject lands", are located on the northwest corner of Highway #7 and Pine Valley Drive, and municipally known as 4500-4550-4600 Highway #7 West, being Part of Lot 6, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit the additional permitted uses is based on the following considerations:

1. The subject lands are located on a Provincial Highway and arterial road;
2. The proposed additional uses are in keeping with the commercial uses in the area and provide uses that will serve the existing residential areas to the north; and,
3. The proposed additional uses are responding to market demands and will provide a greater opportunity for fully leasing the vacant floor space of the development.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Deleting the word "only" from Section 4.8(c).
2. Adding the following additional uses to the uses permitted under Section 4.8(c), on the lands known municipally as 4500-4550-4600 Highway #7 West, being Part of Lot 6, Concession 7, City of Vaughan, shown as "Area Subject to Amendment No. 494 " on Schedules "1" and "2" attached hereto:
  - personal service shop;
  - private school;
  - retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery);

- photography studio; and,
- coffee shop/cafe.

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 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.

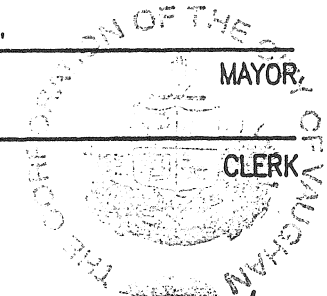
THIS IS SCHEDULE "1"  
 TO AMENDMENT NO. 494  
 ADOPTED THE 15<sup>TH</sup> DAY OF DEC., 1997.

"L. D. Jackson"

MAYOR

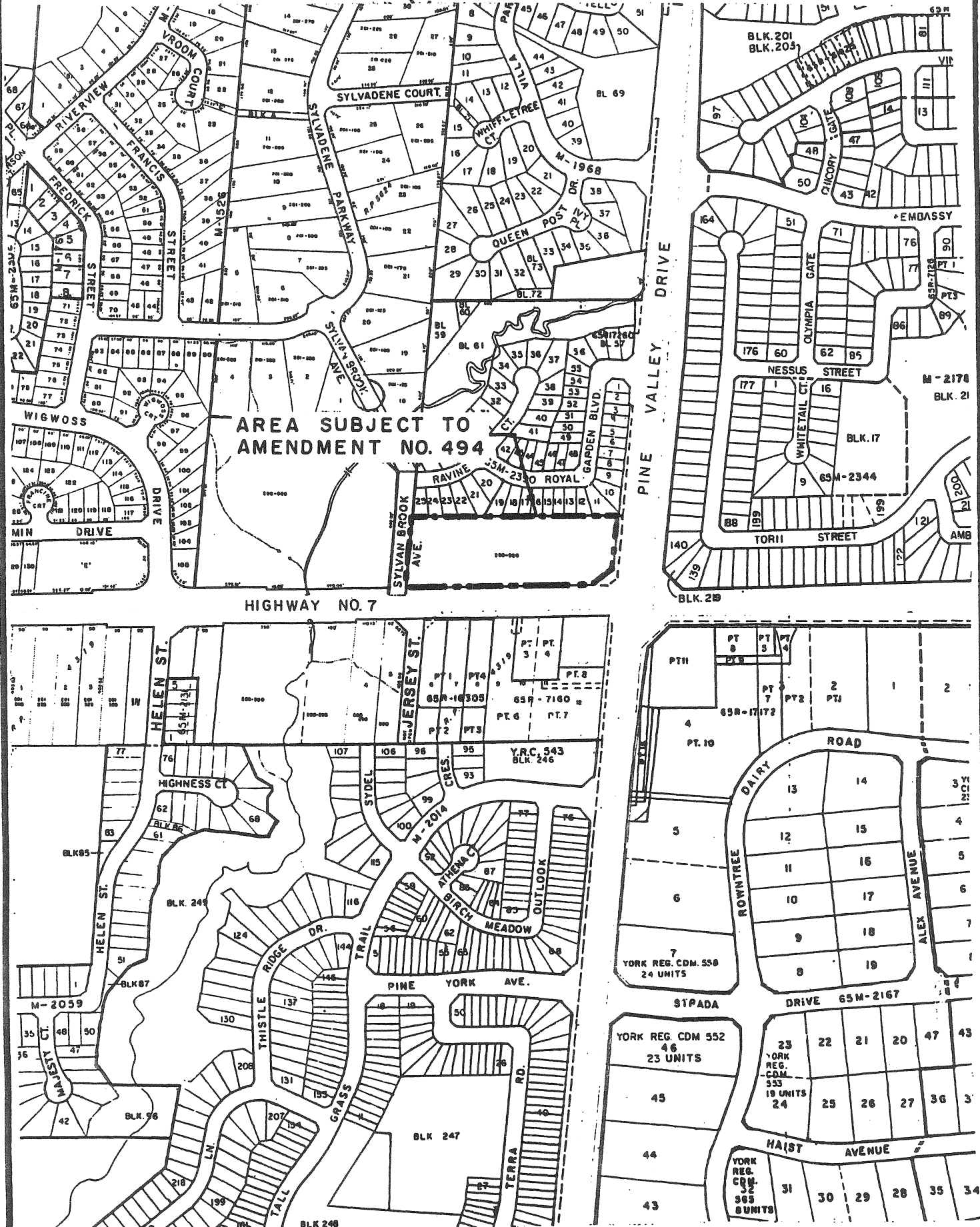
"J. D. Leach"

CLERK



LOCATION: PART OF LOT 6, CONCESSION 7

SCALE: 0 200 m



THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 494  
ADOPTED THE 15<sup>TH</sup> DAY OF DECEMBER, 1997.

L. D. JACKSON  
MAYOR  
J. D. LEACH  
CLERK

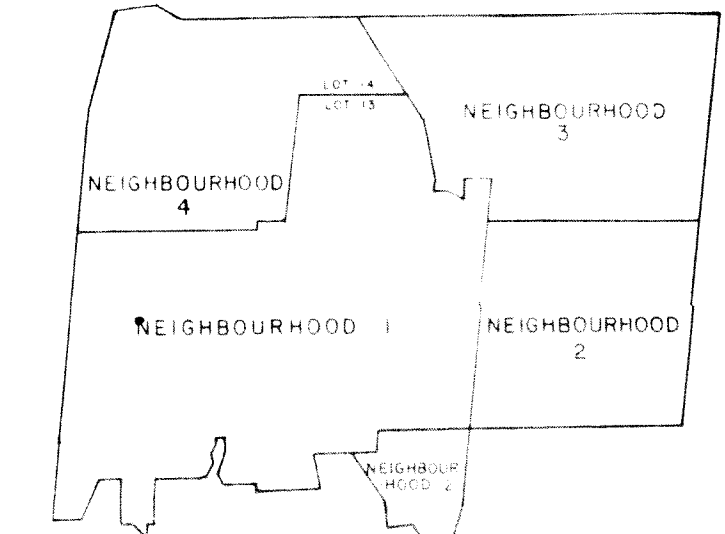
LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
- [Symbol] MEDIUM DENSITY RESIDENTIAL
- [Symbol] HIGH DENSITY RESIDENTIAL
- [Symbol] MAJOR COMMERCIAL CENTRE
- [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] HIGHWAY NO.7 COMMERCIAL CORRIDOR
- [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE

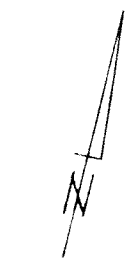
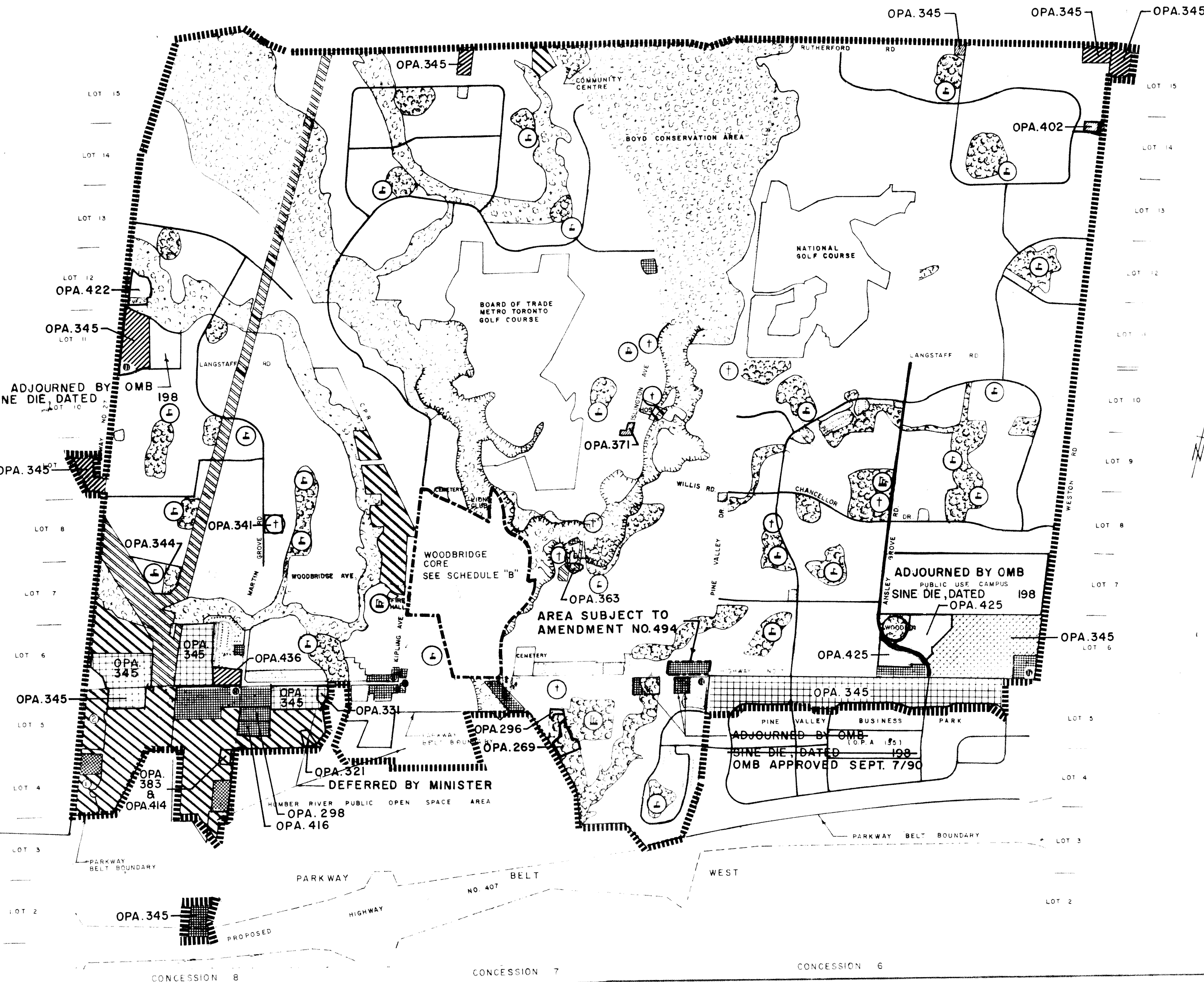
SCALE: 0 500 1000 m

### WOODBIDGE COMMUNITY PLAN

#### NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240



## APPENDIX I

The subject lands are located on the northwest corner of Highway #7 and Pine Valley Drive, and are municipally known as 4500-4550-4600 Highway #7 West.

The purpose of this amendment is to permit the following additional uses to the current list of permitted uses on the subject lands:

- personal service shop;
- private school;
- retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery);
- photography studio; and,
- coffee shop/cafe.

Vaughan Committee of the Whole at its Public Hearing of June 23, 1997, resolved as follows:

"Whereas the Ontario Municipal Board, in approving OPA #232, specifically expressed concern with the potential service uses impacting on the existing retail operations in the Woodbridge Community;

Whereas the Ontario Municipal Board, in approving OPA #232, stated that "no retail, wholesale or service commercial uses shall be permitted";

Whereas Pine Seven Office Park is in proximity to a well-established planned residential community;

Therefore be it resolved that Official Plan Amendment Application File OP.97.011 and Zoning Amendment application Z.97.096, be refused; and,

That the Public Hearing be received"; and,

By deferring this matter to the Council meeting of July 8, 1997, to allow further discussions with the ratepayers and residents; and,

By receiving the deputation by Mr. Iacobelli.

On October 20, 1997, Vaughan Council considered Official Plan Amendment Application File OP.97.011 (Pine Seven Office Park Inc.), Item 28, Report No. 28, and resolved as follows:

"THAT the recommendation contained in the following report of the Director of Development Planning dated October 20, 1997, BE APPROVED subject to the deletion of "health centre" in Clauses 1 a) and 2 a) and insertion of the following in lieu thereof "A Club or Health Centre - rehabilitation centre (for physical rehabilitation only), schools of instruction (academic only) and physical fitness centre (restricted to weight loss/nutrition centre/health food shop)."



# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 494

CITY OF VAUGHAN

LOCATION: PART OF LOT 6, CONCESSION 7

### LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 97 / 11 / 26

SCALE :

