

**THE CORPORATION OF THE CITY OF VAUGHAN**

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

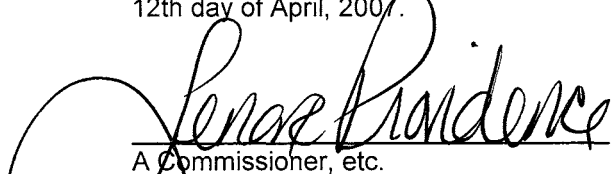
and

IN THE MATTER OF Amendment Number 657  
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**


- 1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. **THAT** Official Plan Amendment Number 657 was adopted by the Council of the Corporation of the City of Vaughan on the 19th day of March, 2007, and written notice was given on the 22nd day of March, 2007 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
- 3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 657 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
- 4. **THAT** Official Plan Amendment Number 657 is deemed to have come into effect on the 12th day of April, 2007, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
12th day of April, 2007. )



\_\_\_\_\_  
A Commissioner, etc.

**Lenore Providence**  
a Commissioner, etc.,  
Regional Municipality for York, For  
The Corporation of the City of Vaughan.  
Expires February 10, 2010.



\_\_\_\_\_  
**JOHN D. LEACH**

***THE CITY OF VAUGHAN***

***BY-LAW***

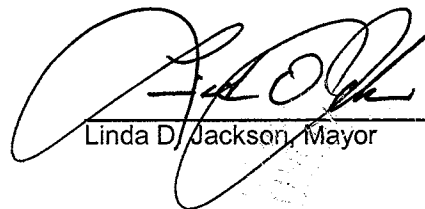
**BY-LAW NUMBER 78-2007**


**A By-law to adopt Amendment Number 657 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 657 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 19th day of March, 2007.

  
Linda D. Jackson, Mayor

  
Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 657  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 657 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 657.

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 Official Plan of the Vaughan Planning Area respecting Amendment No.240 (Woodbridge Community Plan), is to redesignate the lands shown as "Area Subject to Amendment No. 657" on Schedules "1" and "2", attached hereto, from "Low Density Residential" to "General Commercial" to permit business and professional office uses on the subject lands including the existing Chiropractors Office; and, to include policies to address aspects such as landscaping and buffering, and access and parking, to ensure an appropriate form of development with the surrounding land uses.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "subject lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 657" and located on the northwest corner of Regional Road #7 and Lansdowne Avenue, being Lots 13, 14, and 15 on Registered Plan 1764, municipally known as 4 and 8 Lansdowne Avenue, in Lot 6, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the Subject lands from "Low Density Residential" to "General Commercial" to permit business and professional office uses is based on the following considerations:

1. The subject lands are located within the City of Vaughan's Highway #7 Land Use Futures Study area. The Amendment will facilitate the intensification of a developed site and will not impact upon the goals and policies of the Highway #7 Land Use Futures Study.
2. The immediate area along Regional Road #7 is zoned for general and restricted commercial uses. The adjacent property to the west is currently zoned C1 Restricted Commercial Zone. Across Regional Road #7 to the south, there is a gas station, and at the opposite southwest corner the property is zoned C1 Restricted Commercial. Given the surrounding area, the proposed redesignation to "General Commercial" and proposed rezoning to C1 Restricted Commercial Zone is considered to be appropriate and compatible with the lands in the immediate vicinity.
3. The subject lands have direct access and frontage onto Regional Road #7 and is located within a vicinity which is primarily comprised of commercial uses. There is currently a chiropractors' office at 4 Lansdowne Avenue, which is considered to be a legal non-conforming use. In consideration of the above, an official plan amendment to redesignate the subject lands to "General Commercial" to allow the legal non-conforming use as-of-right, would be considered compatible with the land uses in the

area. This Amendment includes policies to ensure the proposed Business and Professional Office use will function in a harmonious manner with the residential neighbourhood also in the vicinity.

4. The subject lands are designated "Low Density Residential", which permits only detached and semi-detached dwelling units, public open space and institutional uses. An official plan amendment is required to redesignate the lands to "General Commercial" to permit business and professional office uses. The chiropractor's office at 4 Lansdowne Avenue is considered to be legal non-conforming as it was permitted under the previous Amendment No. 26. The redesignation of the subject lands will also permit 8 Lansdowne Avenue to function as a chiropractors office, with the entire site recognized for business and professional office use. Amendment No. 240 states that an application for an amendment to extend the legal non-conforming use shall be considered by Council and shall satisfy the following requirements:

- That the proposed expansion or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the Zoning By-law applying to the area;
- That the characteristics of the non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting and traffic generating capacity. No amendment to the zoning by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the uses with the surrounding area;
- That the neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and where feasible, shall also be extended to the established non-conforming use in order to improve its compatibility with the surrounding area; and
- That in all cases where an existing non-conforming use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application for extension or enlargement of the non-conforming use, especially where public health and welfare are directly affected.

The subject lands currently functions as a chiropractors office. The proposal has the effect of expanding the legal non-conforming use at 4 Lansdowne Avenue to the abutting 8 Lansdowne

Avenue. As such, the above official plan policies are applicable and deal with legal non-conforming uses, proper buffering, parking, landscaping and traffic generation. The subject Amendment will facilitate a future Site Development Application by including policies to address the expansion of the existing non-conforming use requirements such as for landscaping and buffering, and access and parking location.

5. Having received a statutory Public Hearing held on May 13, 2002, on June 14, 2004, Vaughan Council approved Official Plan Amendment Application OP.02.007 to redesignate the subject lands from "Low Density Residential" to "General Commercial" and to restrict the permitted uses to a business and professional office only with the inclusion of policies to address proper landscaping and buffering, and access and parking location, specifically with respect to the issue of on-site and off-site parking.
6. The Region of York has no objection to the proposed Official Plan Amendment application and has exempted approval of the implementing Official Plan Amendment from Regional approval, as the proposal is a matter of local significance.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Land Use Schedule "A" to Amendment No. 240 by redesignating the lands subject to this Amendment No. 657 from "Low Density Residential" to "General Commercial" to permit business and professional office uses on the subject lands.
2. Adding the following subsection (e) to Section 4.8 in Amendment #240 (Woodbridge Community Plan):

"e) The following policies shall apply to the subject lands designated "General Commercial" located at the northwest corner of Regional Road #7 and Lansdowne Avenue, being Lots 13, 14 and 15 on Registered Plan 1764 (municipally known as 4 and 8 Lansdowne Avenue), in Lot 6, Concession 7, City of Vaughan, and identified as "Area Subject to Amendment No. 657":

  - the permitted uses shall be restricted to a Business and Professional Office use as defined in the City's Comprehensive Zoning By-law;

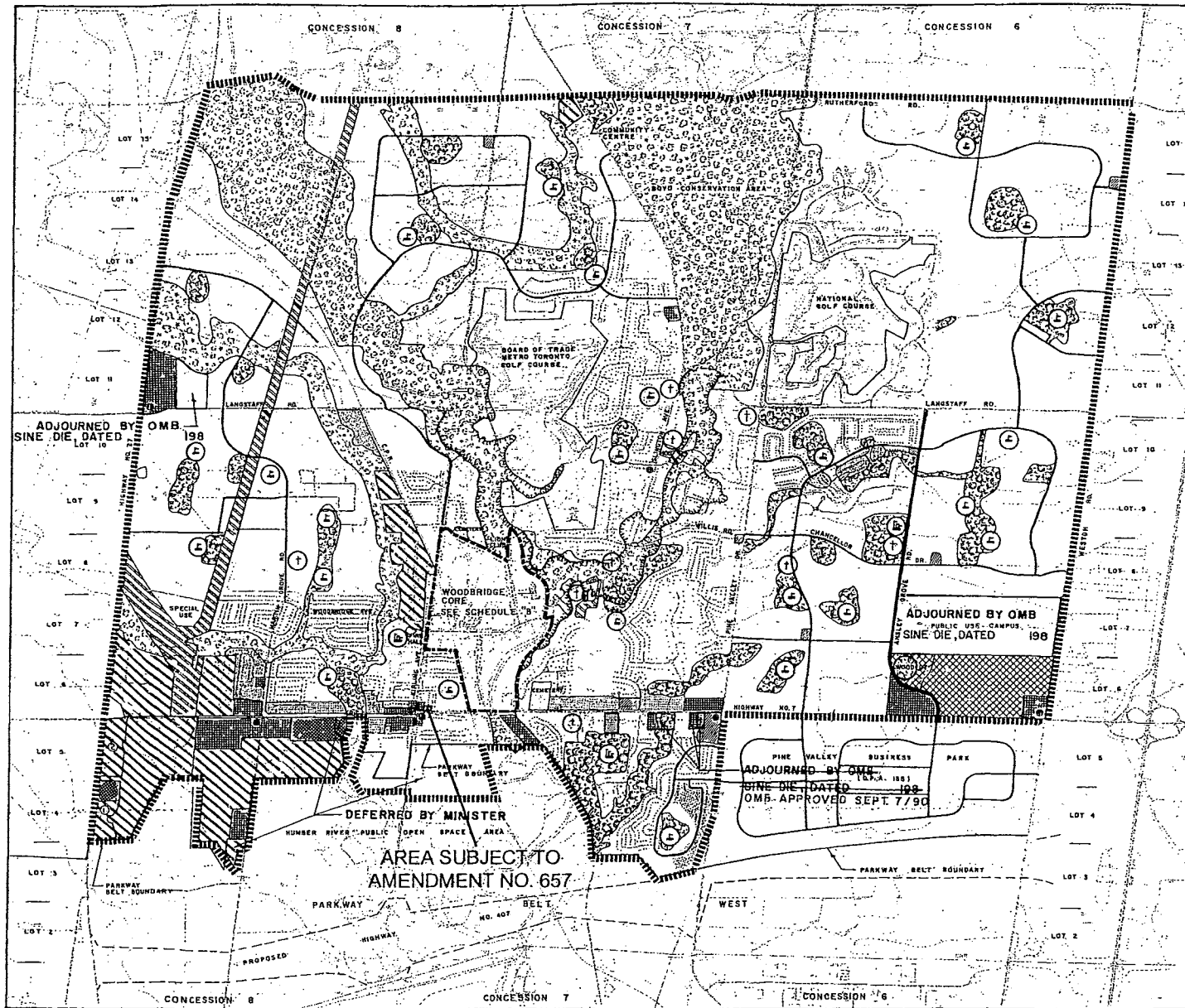
- the proper landscaping and buffer treatment shall be provided on site to screen the permitted uses from the adjacent residential properties to the north and east with specific consideration given to appropriate fencing and landscape treatments, which shall be secured through the site development process;
- parking for the Business and Professional Office use shall be provided in accordance with the minimum Parking Standards outlined in the City's Comprehensive Zoning By-law;
- parking to serve the clientele for the Business and Professional Office use shall be located on the west portion of the subject lands, away from Lansdowne Avenue; and
- the Regional Road #7 driveway entrance shall serve as the main ingress and egress point for the business and professional office use, while the access on Lansdowne Avenue will be restricted to staff parking only. The Region of York must approve the location and design of the Regional Road #7 access point."

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan Zoning By-law and Site Plan approval, 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 "A"  
TO AMENDMENT NO. 240  
ADOPTED THE 22 DAY OF JUNE, 1987

L.D. JACKSON  
MAYOR  
R.M. PRENTICE  
DEPUTY CLERK

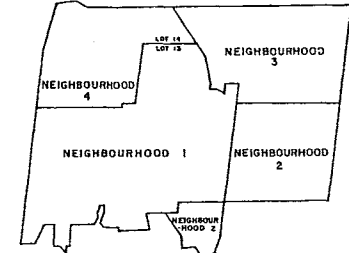
- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] COMMUNITY COMMERCIAL
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL

--- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"  
[Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN  
--- PARKWAY BELT BOUNDARY

SCALE: 0 300 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No. OP.02.007, Z.02.028  
LOCATION: Part of Lot 6, Concession 7  
APPLICANT: DR. ANDREW SCOTT & DR. WAYNE SCOTT  
CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
TO AMENDMENT No. 657  
ADOPTED THE 19 DAY OF MAR, 2007

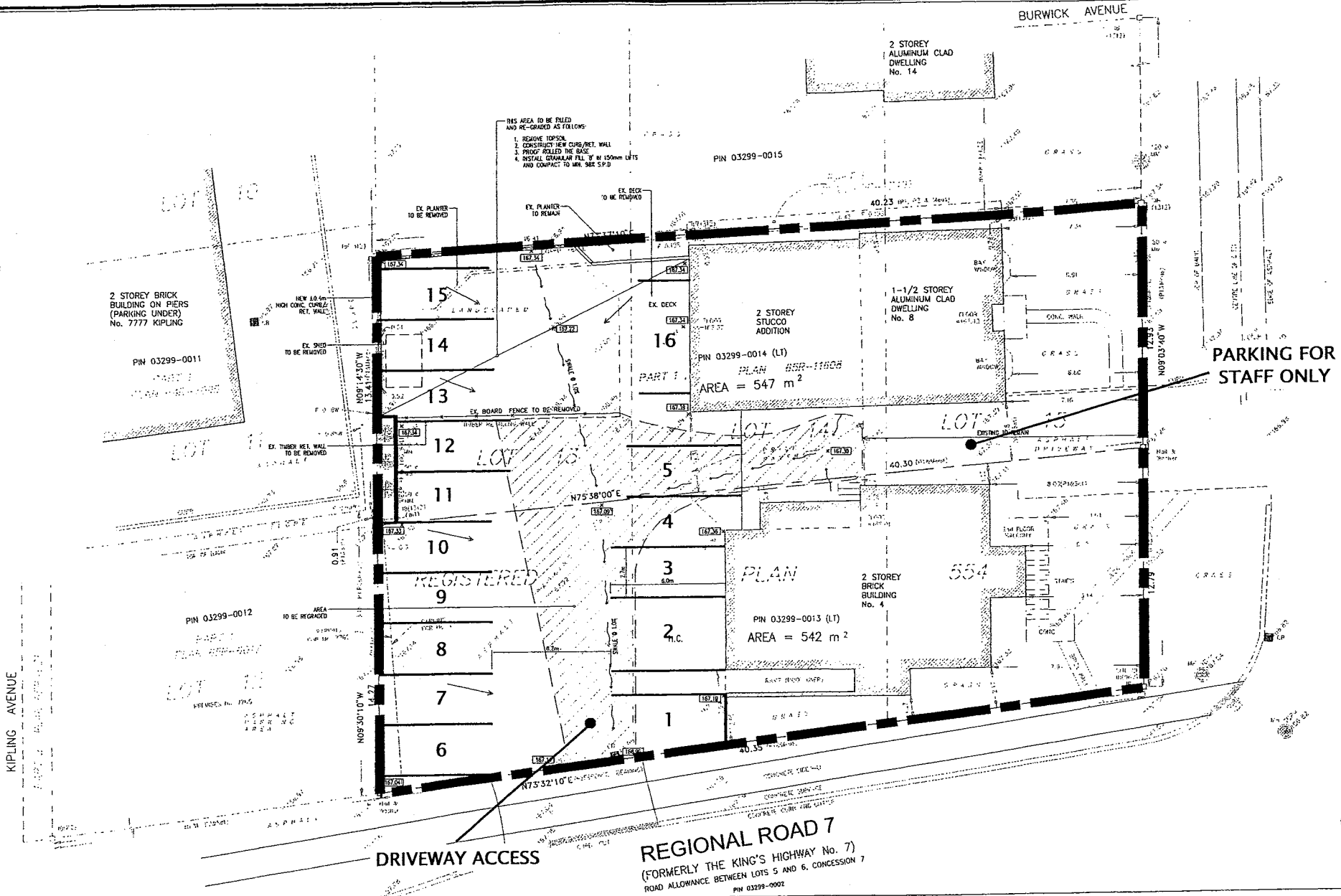
SIGNING OFFICERS  
*[Signature]*  
MAYOR  
*[Signature]*  
CLERK

N:\DFT\1-BY-LAWS\op\op.99.026





Not to Scale



LANSDOWNE AVENUE

**SUBJECT LANDS**  
(TO BE REDESIGNATED FROM  
"LOW DENSITY RESIDENTIAL"  
TO "GENERAL COMMERCIAL")

SIGNING OFFICERS

MAYOR

CLERK

# THIS IS SCHEDULE '2' TO AMENDMENT No. 657

ADOPTED THE 19 DAY OF MAR, 2007

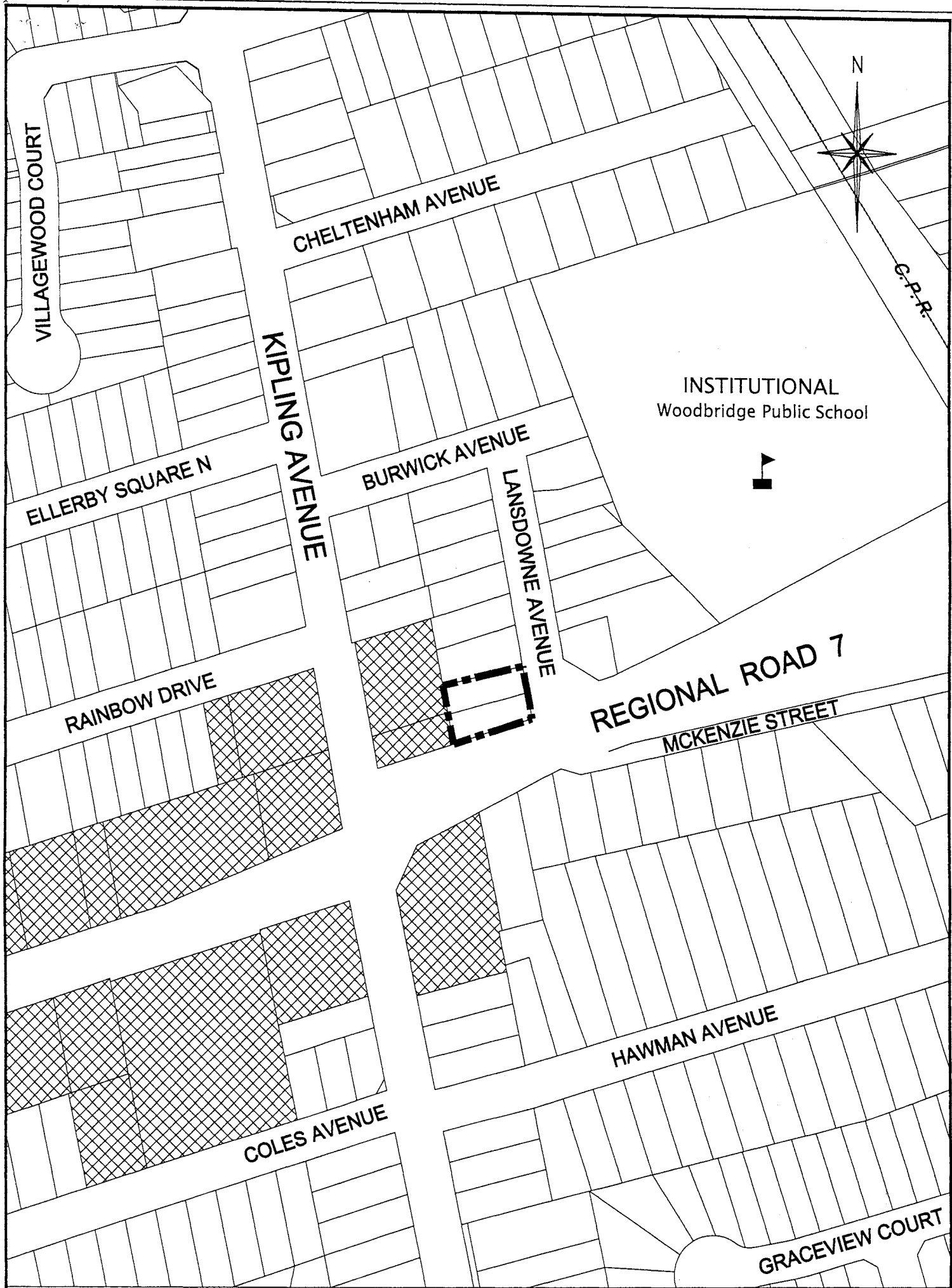
FILE No. OP.02.007, Z.02.028  
LOCATION: Part of Lot 6, Concession 7  
APPLICANT: DR. ANDREW SCOTT & DR. WAYNE SCOTT  
CITY OF VAUGHAN

## APPENDIX I

The subject lands are located on northwest corner of Regional Road No.7 and Lansdowne Avenue, being Part of Lot 6, Concession 7, Registered Plan 1764, municipally known as 4 and 8 Lansdowne Avenue, in the City of Vaughan.

On June 14, 2004, Council approved applications to amend the Official Plan and Zoning By-law and resolved the following:

1. THAT Official Plan Amendment Application OP.02.007 (Doctors Andrew and Wayne Scott) BE APPROVED, subject to the following:
  - i) the lands be redesignated from "Low Density Residential" to "General Commercial"; and;
  - ii) the OPA include policies to address the expansion of non-conforming uses requirements such as appropriate landscaping and buffering, access and parking location, etc.
2. THAT the Zoning By-law Amendment Application not be considered by Council at this time, but be brought forward to a future Committee of the Whole meeting together with a site development application for Council approval. Such a site development application having particular reference to the on-site and off-site parking issues identified in the correspondence to the City.



NOT TO SCALE

# APPENDIX II EXISTING LAND USE

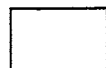
FILE No. OP.02.007, Z.02.028  
 LOCATION: Part of Lot 6, Concession 7  
 APPLICANT: DR. ANDREW SCOTT &  
 DR. WAYNE SCOTT  
 CITY OF VAUGHAN



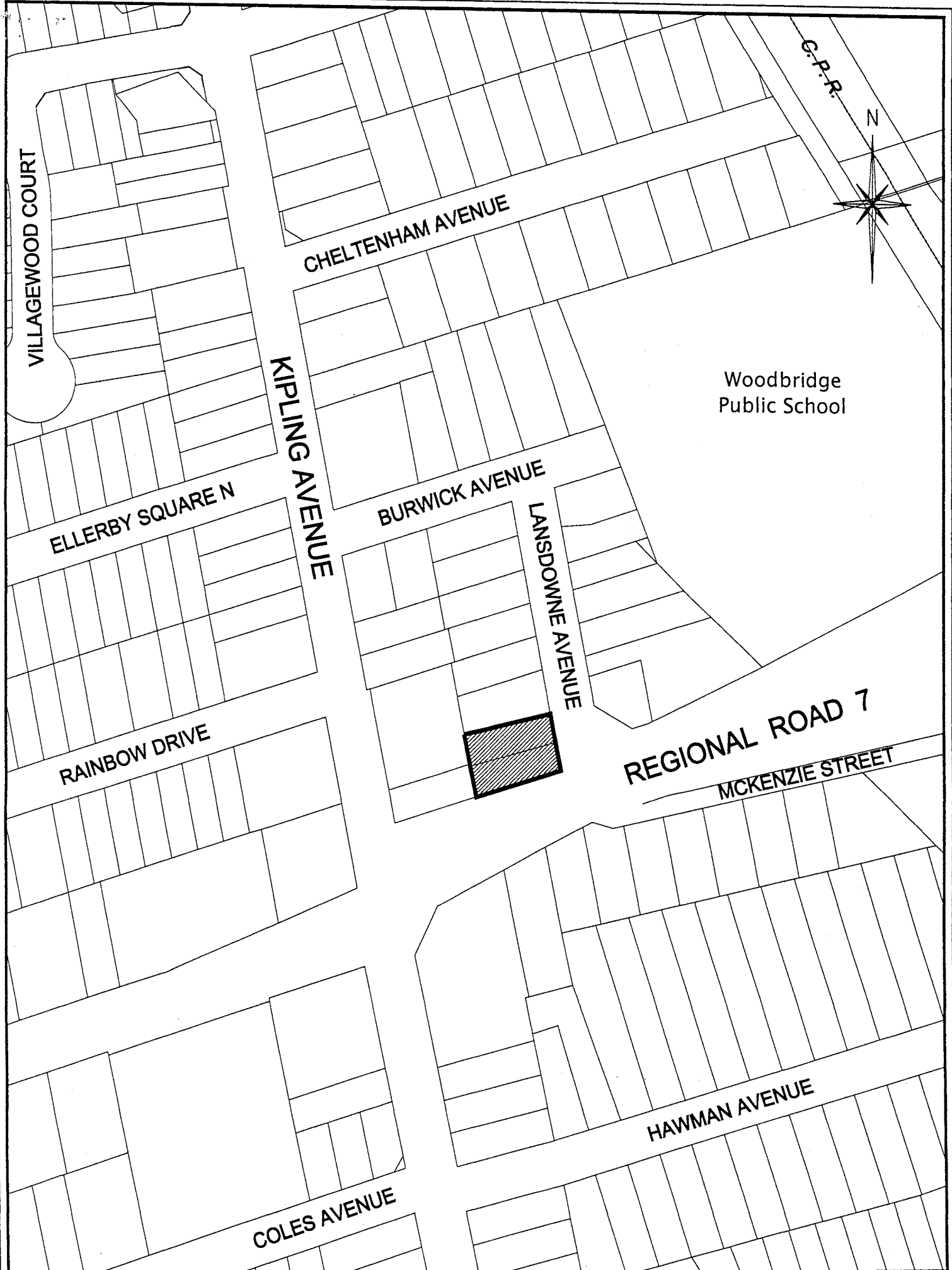
AREA SUBJECT TO  
AMENDMENT No. 657



GENERAL COMMERCIAL



LOW DENSITY RESIDENTIAL



Woodbridge  
Public School

NOT TO SCALE

# LOCATION MAP TO BY-LAW 78 - 2007

FILE No. OP.02.007, Z.02.028  
 LOCATION: Part of Lot 6, Concession 7  
 APPLICANT: DR. ANDREW SCOTT &  
 DR. WAYNE SCOTT  
 CITY OF VAUGHAN



AREA SUBJECT TO  
AMENDMENT No. 657