
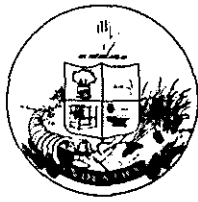


I, ROBERT A. PANIZZA, Town Clerk of  
The Corporation of the Town of Vaughan in  
the Regional Municipality of York, do  
hereby certify that the attached is a true  
copy of Amendment Number 268 to the  
Official Plan of the Vaughan Planning Area  
which was approved by the Ministry of  
Municipal Affairs, without modification, on  
the 7th day of November, 1988.

  
\_\_\_\_\_  
R.A. Panizza  
Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 17th day of November, 1988.



# THE TOWN OF VAUGHAN BY-LAW

NUMBER 183-88

A By-law to adopt Amendment Number 268 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 268 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 Municipal Affairs for approval of the aforementioned Amendment Number 268 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the final day of the passing thereof.

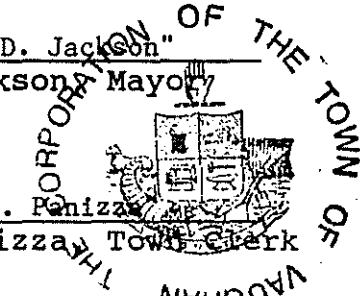
READ a FIRST and SECOND time this 5th day of April, 1988.

"L.D. Jackson"  
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 5th day of April, 1988.

"L.D. Jackson"  
L.D. Jackson, Mayor  
"R.A. Panizza"  
R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 268  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "A" to Amendment Number 268 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 268.

Also attached hereto but not constituting part of the Amendment is Appendix "1" and Appendix "2".

*Mar. 29/88*  
LEGAL  
APPROVED  
CONTENTS   
FORM   
*[Signature]*

## I PURPOSE

The purpose of the Amendment to the Official Plan of the Vaughan Planning Area is twofold. Firstly, it will provide a site specific exception to permit an automobile sales campus. Secondly, it will provide policies to guide the development of the proposed automobile sales campus.

## II LOCATION

The lands subject to this Amendment, hereinafter called "Subject Lands", comprise all of Blocks 19, 20, 22, 23, 24 and 25, Registered Plan 65M-2339 and Blocks 1, 2, 3, 4, 5 and 6, Registered Plan 65M-2554, and that portion of Lot 4, Concession 6, as shown on Schedule "A" attached hereto.

## III BASIS

The decision to redesignate the subject lands to permit an automobile sales campus is based on the following considerations:

1. The increasing population of the Woodbridge Community, together with growth of the adjacent Metro Region will create continued demand for new automotive dealerships;
2. The Town of Vaughan wishes to discourage further automobile dealerships from developing along highway commercial strips, particularly on Highway #7;
3. The subject lands are well located in the context of Regional roads and the planned provincial highway system;
4. A campus style of development will provide for the location of a number of automotive dealerships in a well landscaped form thereby contributing to the urban design objectives of the Town;

5. The use is complimentary to the adjacent business park.

IV DETAILS OF THE ACTUAL AMENDMENT AND  
POLICIES RELATIVE THERETO

1. Notwithstanding the policies of Amendment No. 135 to the Official Plan of the Vaughan Planning Area with respect to the uses permitted in the "Industrial" Area designation, the lands shown as "Area Subject to Amendment Number 268" on Schedule "A" hereto, shall be used only for the purposes of an automotive sales campus.
  
2. The development of the subject lands for the purpose of an automotive sales campus shall only be permitted subject to conformity with the specific development and implementation policies identified below.
  - a) the lands used for the purpose of an automotive sales campus shall be approximately 12 ± hectares in size;
  
  - b) other uses permitted shall be limited to those normally accessory to, and provided in conjunction with the operation of an automotive dealership;
  
  - c) vehicular access to the individual dealerships shall be by way of a private internal ring road constructed to a standard satisfactory to the Town of Vaughan or along Rowntree Dairy Road subject to approval by the Town of Vaughan;
  
  - d) the automotive sales campus shall include provisions for an internal communal compound;
  
  - e) the automotive sales campus shall:

- i) incorporate a complimentary architectural style through the co-ordination of building design, architectural elements, building materials and signage;
  - ii) include major landscaped areas and sensitive urban design treatment to all road frontages and to focal points of the development;
  - iii) be identified as a whole by co-ordinated signage at the southwest corner of Weston Road and Rowntree Dairy Road;
  - iv) within the automotive sales campus, have each individual dealership identified by fascia signs and by a low profile entry feature incorporating planting materials, berms and signage, but not a pylon sign.
- 
- f) there shall be a pedestrian linkage between the individual dealerships;
  - g) the implementing zoning by-law shall specify a minimum and maximum lot coverage;
  - h) the implementing zoning by-law shall be in the form of a Holding By-law enacted pursuant to Sections 34 and 35 of the Planning Act. The holding provisions shall be removed when Council has approved a Master Urban Design Plan for the automotive sales campus which addresses the treatment of the Weston Road, Rowntree Dairy Road and Highway #407 frontages, the internal ring road, the car compound area, the main entry feature, the individual dealership entry features, the complimentary architectural style, landscaping and pedestrian movement.

- i) each dealership shall be subject to Site Plan Control pursuant to Section 40 of the Planning Act;

V IMPLEMENTATION

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

VI INTERPRETATION

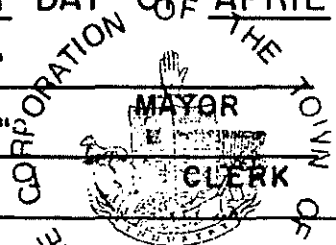
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan shall apply with respect to this Amendment.

# THIS IS SCHEDULE "A" TO AMENDMENT NO. 268

ADOPTED THE 5th DAY OF APRIL, 1988.

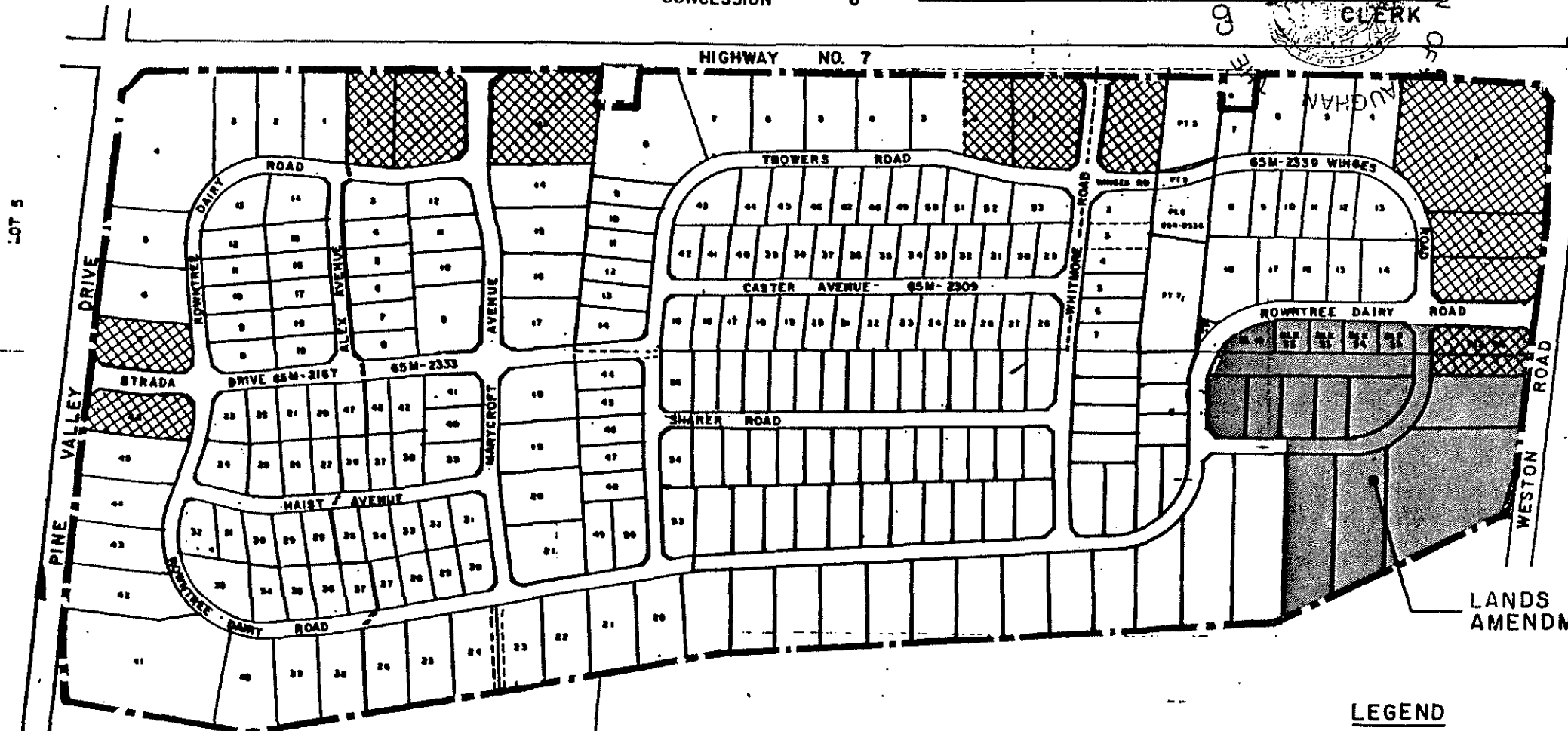
" L.D. JACKSON "

" R.A. PANIZZA "



CONCESSION 6

HIGHWAY NO. 7



LOT 5

LOT 5

LOT 4

LANDS SUBJECT TO  
AMENDMENT NO. 268

PROPOSED HIGHWAY NO. 407

SCHEDULE "B"  
LAND USE

**LEGEND**

-  DESIGNATED AREA
-  INDUSTRIAL
-  SERVICE COMMERCIAL



APPENDIX "1"

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 an automotive sales campus. The application for an amendment was considered by Vaughan Council at a Public Hearing on November 3, 1987, at which time there were no objections to the proposal by the public. The following is an extract of the minutes from that meeting:

"ORIGIN

The applicant has submitted an application to amend the Vaughan Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

West side of Weston Road, approximately 365 metres south of Highway #7, being part of Lot 4, Concession 6, and Block 20, Plan 65M-2339, Town of Vaughan.

PROPOSAL

To develop the subject lands for a number of automotive dealerships in a campus-like setting. The total site area is 12 ha.

MOVED

1. That the Official Plan Amendment include the following development guidelines:
  - a) designation of the subject lands for use as an automotive retail campus only, which is no less than 12 ha in size; other uses permitted shall be limited to those normally accessory to, and provided in conjunction with an automotive dealership;
  - b) access to individual dealerships by way of a privately owned internal ring road;
  - c) provision of a communal compound for automotives not on display;
  - d) an entry feature and display area designed to advertise the automotive campus at the southwest corner of Weston Road and Rowntree Dairy Road;
  - e) an entry feature for each dealership incorporating planting materials, berms and signage, but not including a pylon sign;
  - f) a common theme for the entire development being either building design, materials or colours, or a combination thereof;
  - g) the implementing zoning by-law specifying a minimum building size;
  - h) pedestrian linkages provided between the dealerships;

- i) that a Master Urban Design Plan for the entire site be prepared, with particular attention being given to the Weston Road, Rowntree Dairy Road and Highway #407 frontages; the internal service road, the car compound area, the main entrance feature and the individual dealership entry features; this plan should address a common theme for buildings, landscaping and pedestrian movement.
2. That the Official Plan be implemented by means of a Holding By-law and the holding provisions not be removed until Council has approved a Master Urban Design Plan and entrance feature details.

CARRIED"

APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 268  
TOWN OF VAUGHAN

PART OF LOT 4 CONCESSION 6

LEGEND

-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 87/12/11

SCALE: 0  500 ft

