
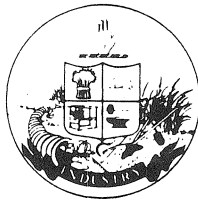


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 419 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 21st day of July, 1993.

  
\_\_\_\_\_  
J.D. Leach  
Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 27th day of July, 1993.



# THE CITY OF VAUGHAN BY-LAW

## BY-LAW NUMBER 105-93

**A By-law to adopt Amendment Number 419 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 419 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" is 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 419 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.

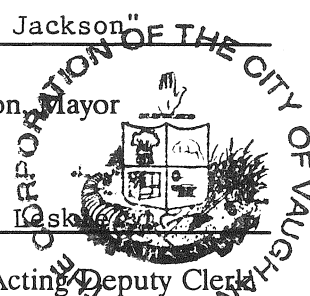
READ a FIRST, SECOND and THIRD time and finally passed this 19th day of April 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"V. Leskie"

V. Leskie, Acting Deputy Clerk



**AMENDMENT NUMBER 419**  
**TO THE OFFICIAL PLAN OF THE**  
**VAUGHAN PLANNING AREA**

The following text and Schedule 1 to Amendment Number 419 constitute Amendment Number 419 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment is Appendix I.



I. PURPOSE

The purpose of this Amendment is to amend OPA No. 190, as amended by OPA No. 338, to allow for an expanded range of service commercial uses on the subject lands. This Amendment will permit further service commercial and general commercial uses and provide a 15% accessory retail component to Prestige Industrial uses in Buildings B and C on Block 22, Registered Plan 65M-2623.

II. LOCATION

The lands subject to this Amendment are located on the southwest corner of Confederation Parkway and Dufferin Street, being Block 22, Registered Plan 65M-2623, Lot 12, Concession 3, in the City of Vaughan. The lands, hereinafter referred to as the "Subject Lands", are shown as Area Subject to Amendment No. 419 on Schedule "1" attached hereto.

III. BASIS

The decision to amend the Official Plan is based on the following considerations:

The Subject Lands are designated "Service Commercial" by Official Plan Amendment No. 190, as amended. Permitted uses were limited to financial and professional institutions and prestige industrial. Official Plan Amendment No. 190 was amended by Official Plan Amendment No. 338 to allow for an expanded range of service commercial uses on the subject lands. Since the proposed uses do not conform to the "Service Commercial" provisions of the plan, further amendment to the Official Plan is required.

It is recognized that service commercial designations are designed to serve primarily the needs of adjacent industrial businesses and their employees. However, some key locations because of good exposure to major arterial roads and proximity to future residential areas, may be suitable to serve a broader service commercial function. The intersection of Confederation Parkway and Dufferin Street can be considered to be such a location. The additional uses proposed can be considered to be appropriate to the location and to the design of the site and compatible with the existing and proposed uses in the area.

On November 4, 1992, the Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan application.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 190 to the Official Plan of the Vaughan Planning Area, as amended by OPA No. 338, is hereby, further amended by deleting the sentence at the end of Paragraph 1.1 (a) and substituting therefor the following sentence at the end of Paragraph 1.1 (a):

"In addition, the following uses may also be permitted on the lands at the southwest corner of Dufferin Street and Confederation Parkway, being Block 22, Plan 65M-2623, provided such uses are contained within the single storey building abutting the west lot line and a single storey building abutting the south lot line of the said block:

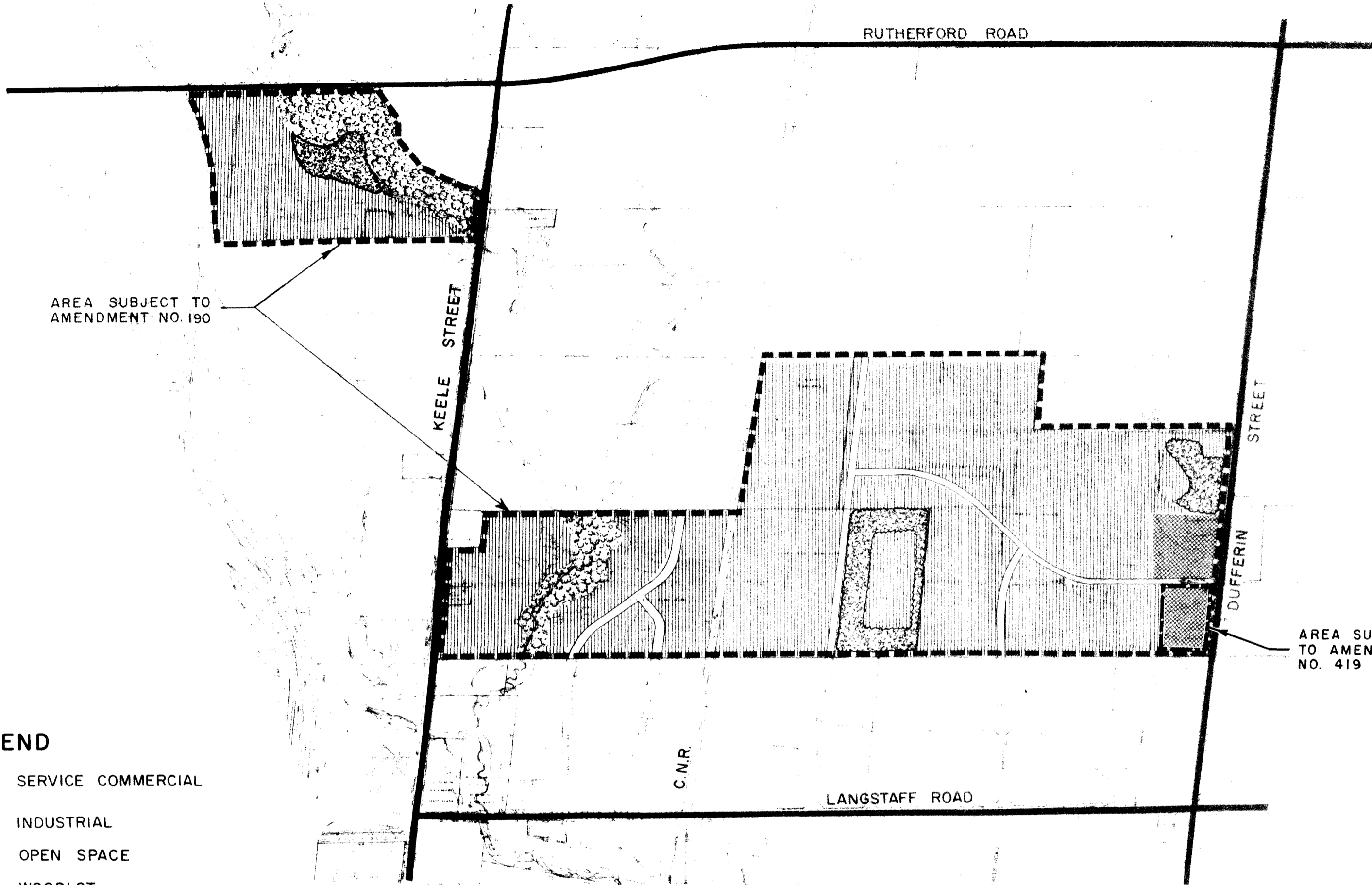
- automotive retail store
- car rental service
- clinic
- club or health centre
- eating establishment but excluding a drive-through component
- laboratory
- parking garage
- personal service shop
- place of amusement
- place of entertainment
- photography studio
- only one (1) convenience retail store and one (1) pharmacy
- retail sales accessory to a prestige industrial use to a maximum of 15% of the gross floor area of the unit
- service or repair shop
- tavern
- taxi stand
- technical and commercial school
- travel agency
- veterinary clinic"

#### V. IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and a Site Development Agreement in accordance with the provisions of 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 the Plan shall apply with respect to this amendment.






AREA SUBJECT TO AMENDMENT NO. 190

AREA SUBJECT TO AMENDMENT NO. 419

**LEGEND**

-  SERVICE COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  WOODLOT

**ROADS**

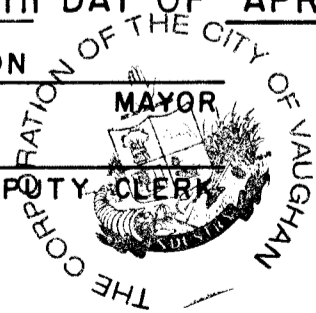
-  ARTERIAL ROADS
-  FEEDER ROADS
-  BOUNDARY OF AMENDMENT AREA

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 419  
ADOPTED THE 19th DAY OF APRIL, 1993.

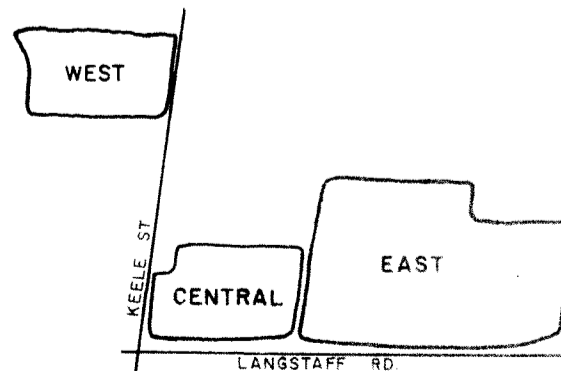
L.D. JACKSON

V. LESKIE

ACTING DEPUTY CLERK



**DEVELOPMENT AREAS**



**TUDOR  
COMMUNITY PLAN**

**SCHEDULE 'A'  
LAND USE PLAN**

SCALE 1:10,000

FEBRUARY 14, 1986



## APPENDIX I

The subject lands are located on the southwest corner of Confederation Parkway and Dufferin Street, being Block 22, Registered Plan 65M-2623, in the City of Vaughan.

On November 4, 1992, Vaughan Council held a public hearing to consider Official Plan and Zoning By-law Amendment applications to permit an expansion of uses permitted in a "Service Commercial" designation. An Official Plan Amendment is required to permit these uses.

Vaughan Council at its November 4, 1992 Public hearing resolved:

**"THAT Official Plan Application OP.13.92 and Zoning By-law Amendment Application Z.46.92 (Fairmill Holding Inc.) BE APPROVED, subject to the following conditions:**

1. That the implementing Official Plan Amendment and the implementing by-law permit the following additional uses in Buildings B and C:
  - a) all of the C7 Service Commercial uses permitted by By-law 1-88, with the exception of an automobile service station, as gas bar, a car wash, and a hotel, motel and banquet hall;
  - b) a photography studio, place of entertainment laboratory, clinic, place of amusement, and taxi stand;
  - c) prestige industrial uses, as originally approved by OPA No. 190, include the 15% accessory retail component to those uses."