

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 552
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 552 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of February, 2001, and written notice was given on the 2nd day of March, 2001 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 552 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 552 is deemed to have come into effect on the 23rd day of March, 2001, 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)
26th day of March, 2001.)



A Commissioner, etc.

Geoffrey Paul Gelfand, a Commissioner, etc.,
Regional Municipality of York, for the
Corporation of the City of Vaughan.
Expires December 21, 2001.



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

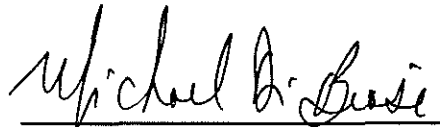
BY-LAW NUMBER 77-2001

A By-law to adopt Amendment Number 552 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 552 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Appendices "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 26th day of February, 2001.


M. DiBiase, Acting Mayor


A. Moore, Deputy City Clerk

AMENDMENT NUMBER 552
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 552 to the Official Plan of the Vaughan Planning Area, constitutes Amendment Number 552.

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

I PURPOSE

The purpose of this Amendment is to amend Amendment No. 450 (Employment Area Growth and Management Plan), by amending site-specific Amendment No. 515 (for the Trullwrook Subdivision 19T-98V12) to the Official Plan of the Vaughan Planning Area. This Amendment will facilitate an outside storage use (an enclosed but uncovered garden centre and storage compound) and a loading area which faces a public street, both associated with a permitted retail commercial use, on Block 2 of Draft Approved Plan of Subdivision 19T-98V12.

II LOCATION

The lands subject to Amendment No. 552, are hereinafter referred to as the "subject lands". The subject lands are located on the east side of Dufferin Street, and upon construction of the roads in the Trullwrook subdivision, will also be bounded by Caraway Drive to the north and Racco Parkway to the east and south, being Block 2 on Draft Approved Plan of Subdivision 19T-98V12, in Lot 8, Concession 2, City of Vaughan.

III BASIS

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

1. The subject lands are designated "General Commercial" by site-specific Amendment No. 515, which does not permit the outdoor display or storage of goods and materials. The outdoor storage is to be associated with a permitted retail commercial use. The outdoor garden centre and outdoor storage compound (for temporary storage of used tires and other materials associated with the automobile service centre), are enclosed but not covered, and therefore an amendment to the Official Plan is required.
2. Amendment No. 515 also does not permit loading between a building and a public street. Upon completion of the roads in the Trullwrook subdivision, the site will be completely bounded by Dufferin Street, Caraway Drive and Racco Parkway. Therefore, an amendment to the Official Plan is required to facilitate loading at the northwest corner of the building, facing the northerly Caraway Drive.
3. To provide and maintain attractive streetscapes along Dufferin Street, Caraway Drive and Racco Parkway, the outside storage areas will be required to be appropriately fenced and

screened with landscaping. Furthermore, loading areas will be required to be buffered by a screen wall and landscaping along Caraway Drive and Dufferin Street.

4. An amendment to the Zoning By-law is required to control the location and to apply appropriate development standards to the outdoor storage and loading areas, concurrent with the review of a site plan. The site plan shall address landscaping and fencing to appropriately screen and buffer these areas.
5. Having received a statutory Public Hearing held on October 2, 2000, on February 12, 2001, Council approved Official Plan Amendment Application OP.00.018, to permit outside storage and loading facing a public street, on the subject lands.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 (Employment Area Growth and Management Plan), as amended by Amendment No. 515 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding the following policies to the "General Commercial" provisions in Section 2 of Exception 9.5 of Amendment No. 515:
 - "ai) Notwithstanding Section 2 (a), the outside display and storage of goods and materials, in the form of an enclosed but uncovered garden centre and a storage compound, shall be permitted on Block 2 of Draft Approved Plan of Subdivision 19T-98V12, only in conjunction with a permitted retail commercial use. The location and development standards of the outside storage areas shall be controlled in the Zoning By-law."
 - "d) Notwithstanding Section 2 (c), the loading area associated with a permitted retail commercial use on Block 2 of Draft Approved Plan of Subdivision 19T-98V12, shall be permitted to face Caraway Drive to the north. The location and development standards of the loading areas shall be controlled in the Zoning By-law."
2. Adding the following paragraph to the "Urban Design" provisions in Section 4 of Exception 9.5 of Amendment No. 515, after the paragraph ending with the sentence "The outside storage and display of goods and materials shall not be permitted.":

"Notwithstanding the above, the outside display and storage of goods and materials, in the form of an enclosed but uncovered garden centre and a storage compound, shall be permitted on Block 2 on Draft Approved Plan of Subdivision 19T-98V12, only in conjunction with a permitted retail commercial use. The location and development standards of the outside storage areas shall be controlled in the Zoning By-law."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an Amendment to the 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.

APPENDIX I

On February 12, 2001, Vaughan Council considered Official Plan Amendment OP.00.018 (Trullwrook Investments Limited), and resolved:

"THAT Official Plan Amendment Application OP.00.018 (Trullwrook Investments Limited) BE APPROVED, to permit outside storage use (an enclosed but uncovered garden centre and storage compound), and a loading area which faces a public street."

APPENDIX II

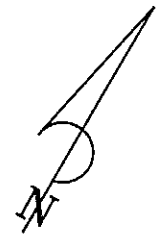
LOCATION

OFFICIAL PLAN AMENDMENT No. 552

CITY OF VAUGHAN

LOCATION: PART LOT 8 CONC. 2
 BLOCK 2 ON DRAFT APPROVED PLAN OF SUBDIVISION 19T-98V12
 DATE: 01/01/25

 SUBJECT LANDS



NOT TO SCALE

