

THE CORPORATION OF THE CITY OF VAUGHAN

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

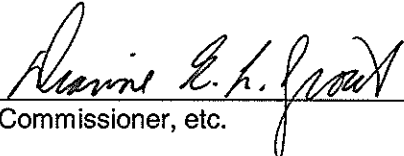
and

IN THE MATTER OF Amendment Number 575
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 575 was adopted by the Council of the Corporation of the City of Vaughan on the 29th day of April, 2002, and written notice was given on the 2nd day of May, 2002 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 575 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 575 is deemed to have come into effect on the 23rd day of May, 2002, 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
23rd day of May, 2002.)
)
)
)


A Commissioner, etc.



JOHN D. LEACH

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 110-2002

A By-law to adopt Amendment Number 575 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 575 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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 29th day of April, 2002.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 575
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 575 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 575.

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 is to amend OPA #350 (Maple Community Plan) to permit a seasonal garden centre accessory to the supermarket use on the Subject Lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 575". The lands are located between Jane Street and Melville Avenue, on the north side of Major Mackenzie Drive, and are municipally known as 2810 Major Mackenzie Drive, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit open storage in the form of a seasonal garden centre on lands designated for commercial uses is based on the following:

1. The seasonal garden centre can be appropriately integrated into the commercial development.
2. The seasonal garden centre will operate only from April to August of each year.
3. The garden centre will not have a negative impact on the site.
4. It is common to have a seasonal garden centre associated with a supermarket, home improvement establishment or department store.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 (Maple Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended as follows:

- a) Adding the following to Section 2.0 Commercial Areas, Subsection 2.1 Definition and General Provisions, Subparagraph b) i):

"Notwithstanding the foregoing, a seasonal garden centre shall be permitted on the "Area Subject to Amendment No. 575", as shown on Schedule "1", located between Jane Street and Melville Avenue, on the north side of Major Mackenzie Drive in Lot 21, Concession 4, City of Vaughan.

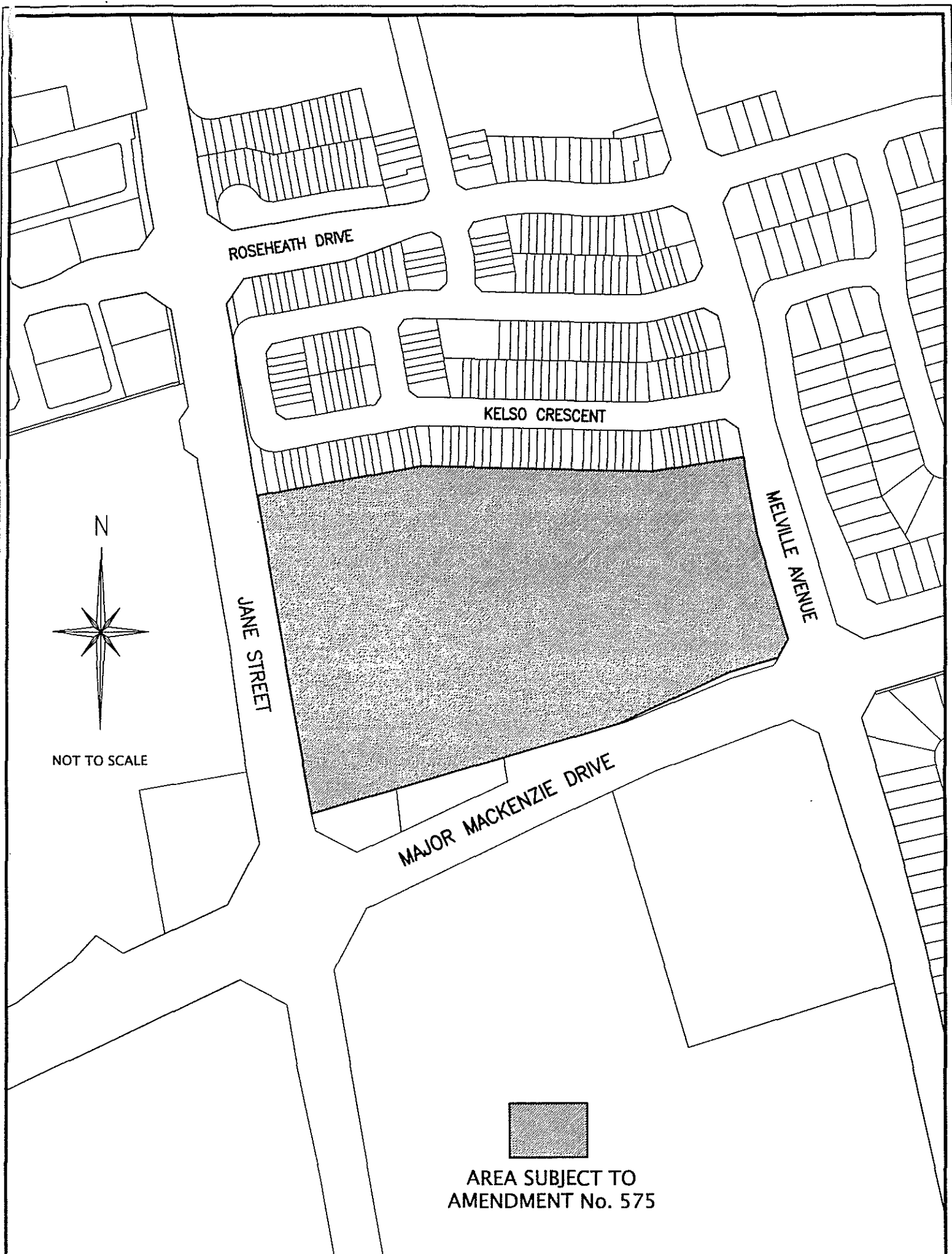
The applicable development standards will be established in the implementing zoning by-law."

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 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 the Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'
TO AMENDMENT No. 575
 ADOPTED THE 29th DAY OF APRIL, 2002

FILE No. OP.02.001
 Z.01.086
 MACKENZIE GLEN DEVELOPMENTS LTD.
 LOCATION: Part of Lot 21, Con. 4
 CITY OF VAUGHAN

SIGNING OFFICERS

 _____ MAYOR

 _____ CLERK

APPENDIX I

The lands affected by this by-law are located between Jane Street and Melville Avenue, on the north side of Major Mackenzie Drive, being part of Lot 21, Concession 4 and is municipally known as 2810 Major Mackenzie Drive, in the City of Vaughan.

At the Council meeting of April 15, 2002, Council considered applications to amend the Official Plan and zoning by-law and resolved:

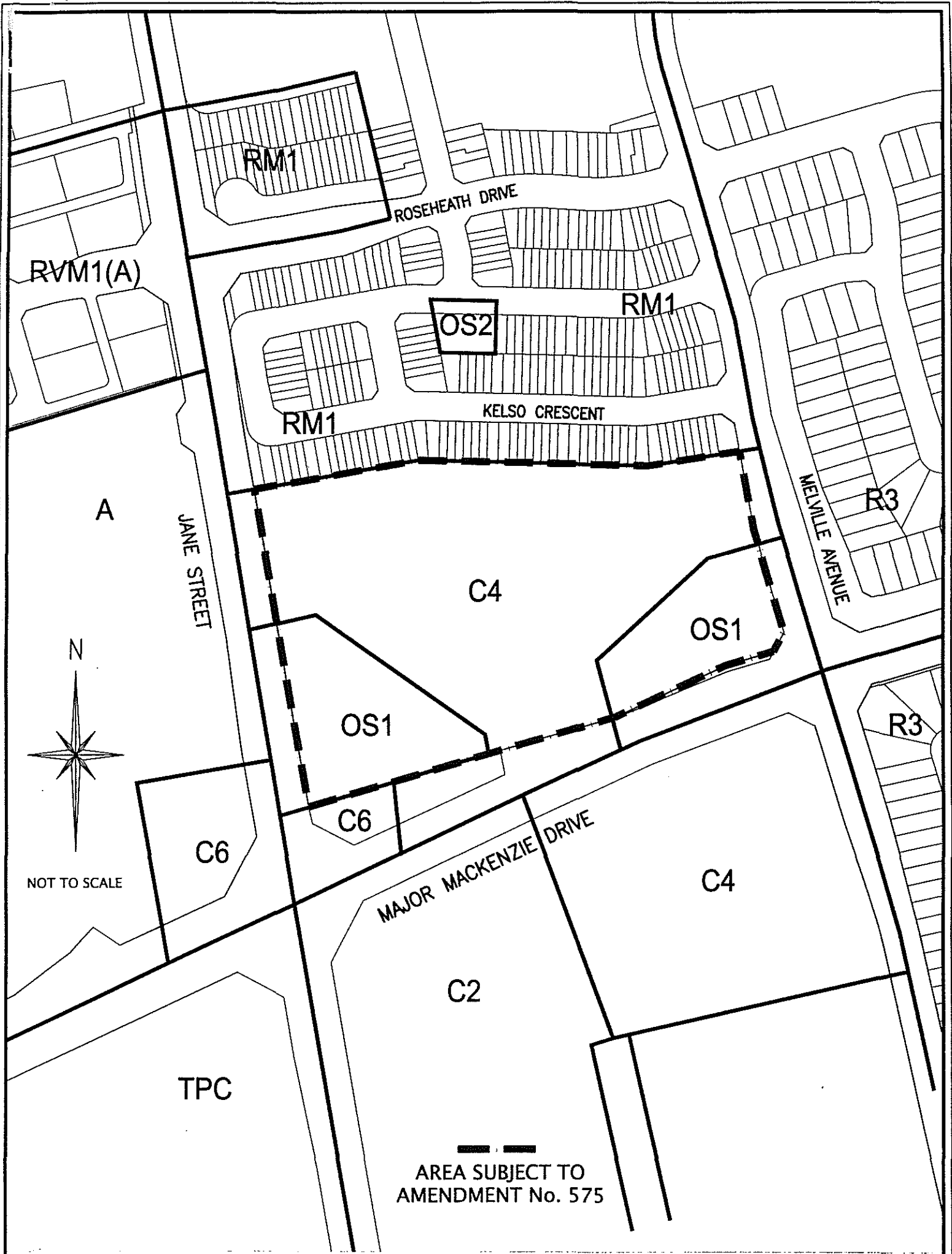
"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Urban Design, dated April 8, 2002:

Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT Official Plan Amendment Application OP.02.001 (Mackenzie Glen Developments Limited) BE APPROVED.
2. THAT Zoning Amendment Application Z.01.086 (Mackenzie Glen Developments Limited) BE APPROVED subject to the following conditions:
 - i) the implementing by-law shall:
 - Limit the size of the garden centre to 585m²;
 - Identify the seasonal operating times from April 15th to August 31st of each year; and,
 - Provide a seasonal reduction of 16 parking spaces;
 - ii) prior to the issuance of a building permit, a minor amendment to the existing site plan agreement for the property shall be approved."

Council ratified the recommendation of the Committee of the Whole on April 15, 2002.



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 575

FILE No. OP.02.001
 Z.01.086
 MACKENZIE GLEN DEVELOPMENTS LTD.
 LOCATION: Part of Lot 21, Con. 4
 CITY OF VAUGHAN