

# THE CORPORATION OF THE CITY OF VAUGHAN

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

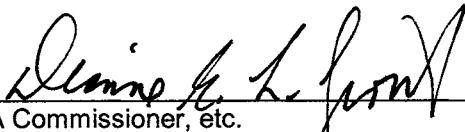
and

IN THE MATTER OF Amendment Number 619  
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 619 was adopted by the Council of the Corporation of the City of Vaughan on the 24th day of January, 2005, and written notice was given on the 1st day of February, 2005 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 619 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 619 is deemed to have come into effect on the 22nd day of February, 2005, 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  
22nd day of February, 2005. )  
)  
)  
)  
)

  
A Commissioner, etc.

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2007

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

**THE CITY OF VAUGHAN**

***BY-LAW***

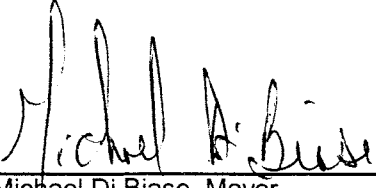
**BY-LAW NUMBER 15-2005**


**A By-law to adopt Amendment Number 619 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 619 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 24<sup>th</sup> day of January, 2005.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 619  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 619 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 619.

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 #600 by permitting restaurant and patio uses on a "Local Convenience Commercial" site.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 619". The lands are located at the southeast corner of Weston Road and Ashberry Boulevard, being Block 181 on Plan 65M-334, and Parts 1, 3, 8 and 18 on Plan 65R-26299 (9551, 9555, 9587 and 9591 Weston Road), in Lot 18, Concession 5, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit restaurant and patio uses in the "Local Convenience Commercial" designation for the subject lands is based on the following:

1. The size of the subject lands can support a greater range of uses.
2. The location of the restaurant and patio uses will be restricted in the implementing zoning by-law so that they do not create a nuisance for abutting residential uses.
3. Site Plan approval will be required for the development of any patios.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

a) Adding the following to Section 4.2.2.5.1 Exceptions:

"iii) Notwithstanding the policies above, the following shall apply to the lands located at the southeast corner of Weston Road and Ashberry Boulevard, being Block 181 on Plan 65M-334, and Parts 1, 3, 8 and 18 on Plan 65R-26299 (9551, 9555, 9587 and 9591 Weston Road), in Lot 18, Concession 5, City of Vaughan, as shown on Schedule "1" to Official Plan Amendment #619:

- a. restaurants, including convenience and take-out, but excluding drive-through restaurants, and patios shall be a permitted use; and,

- b. the implementing zoning by-law shall restrict the location of the restaurants and patios on the site so that they do not create a nuisance for the surrounding residential uses.”

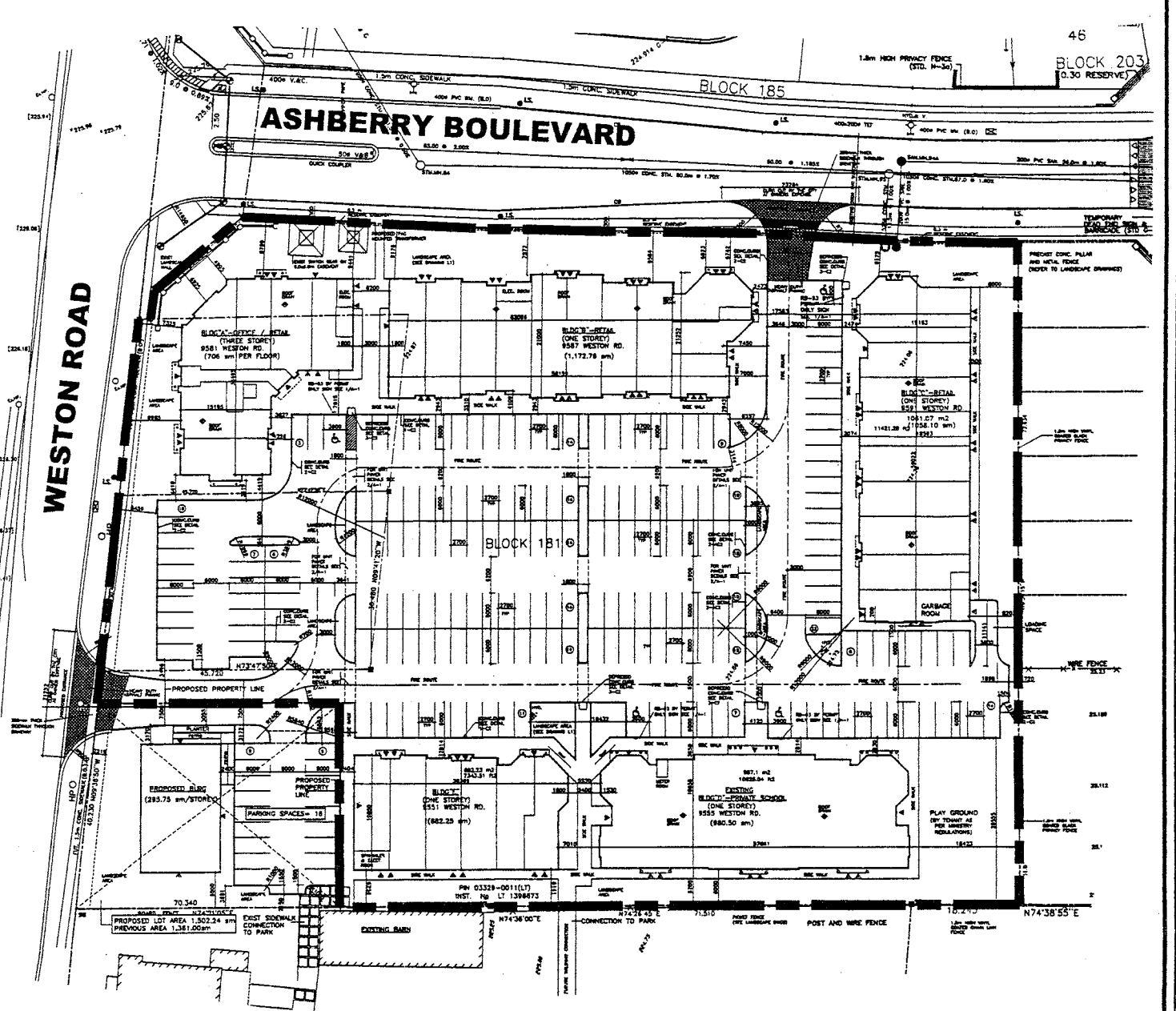
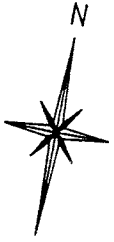
- b) Deleting Schedule “B” attached thereto, and substituting Schedule “B” attached hereto as Schedule “2”.

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 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 the Plan shall apply with respect to this Amendment.

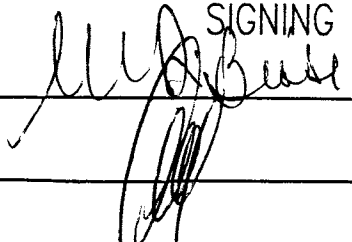


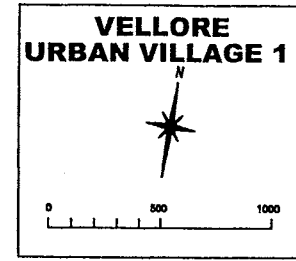
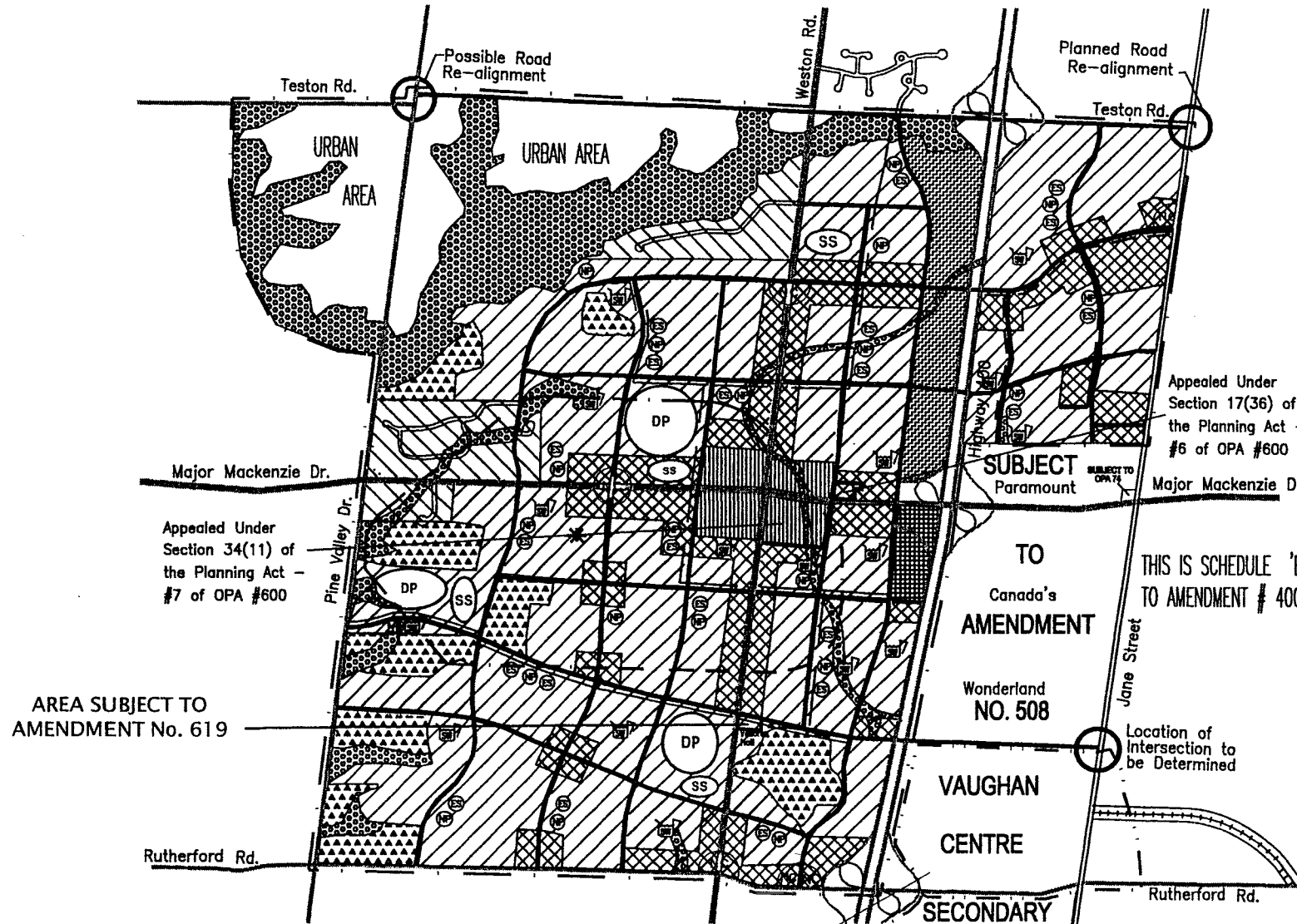
**AREA SUBJECT TO  
AMENDMENT No. 619**

NOT TO SCALE

**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 619  
ADOPTED THE 24 DAY OF JAN., 2005**

FILE No. OPA #619  
RELATED FILE No's. OP.04.008 & Z.04.024  
LOCATION: Part Lot 18, Concession 5  
APPLICANT: ROYBRIDGE HOLDINGS LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
CLERK



**LEGEND**

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NCC) Neighbourhood Commercial Cen.
- [Hatched Box] Lands Subject to Vellore - Urban Village Area #1
- [Diagonal Lines] Low Density Residential
- [Cross-hatched Box] Medium Density Residential/Commercial
- [Vertical Lines] Vellore Village Centre
- [Horizontal Lines] Estate Residential
- [Dotted Box] Urban Area
- [Stippled Box] High Performance Employment Area
- [Wavy Box] Valley Lands
- [Wavy Box] Stream Corridor
- [Green Box] Greenway System
- [Triangle Box] Tableland Woodlots
- [Grid Box] General Commercial
- [Wavy Box] Storm Water Management
- [Circle Box] Vaughan Centre
- [Square Box] Waste Disposal Assessment Area (Power Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE \_\_\_ DAY OF \_\_\_, 2000

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SEE SCHEDULE 'B1'

TO Canada's AMENDMENT

Wonderland NO. 508

VAUGHAN CENTRE SECONDARY PLAN

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

SCHEDULE 'B' APPEALED: (APPEAL #4) IN SO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

FILE No. OPA #619  
 RELATED FILE No's. OP.04.008 & Z.04.024  
 LOCATION: Part Lot 18, Concession 5  
 APPLICANT: ROYBRIDGE HOLDINGS LIMITED  
 CITY OF VAUGHAN

THIS IS SCHEDULE '2' TO AMENDMENT No. 619  
 ADOPTED THE 24 DAY OF JAN., 2005

SIGNING OFFICERS

*W.A. Giese*  
 \_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

## APPENDIX I

The subject lands are at the southeast corner of Weston Road and Ashberry Boulevard, being Block 181 on Plan 65M-334, and Parts 1, 3, 8 and 18 on Plan 65R-26299 (9551, 9555, 9587 and 9591 Weston Road), in Lot 18, Concession 5, City of Vaughan. At the Council Meeting of December 6, 2004, Council considered applications to amend the Official Plan and resolved:

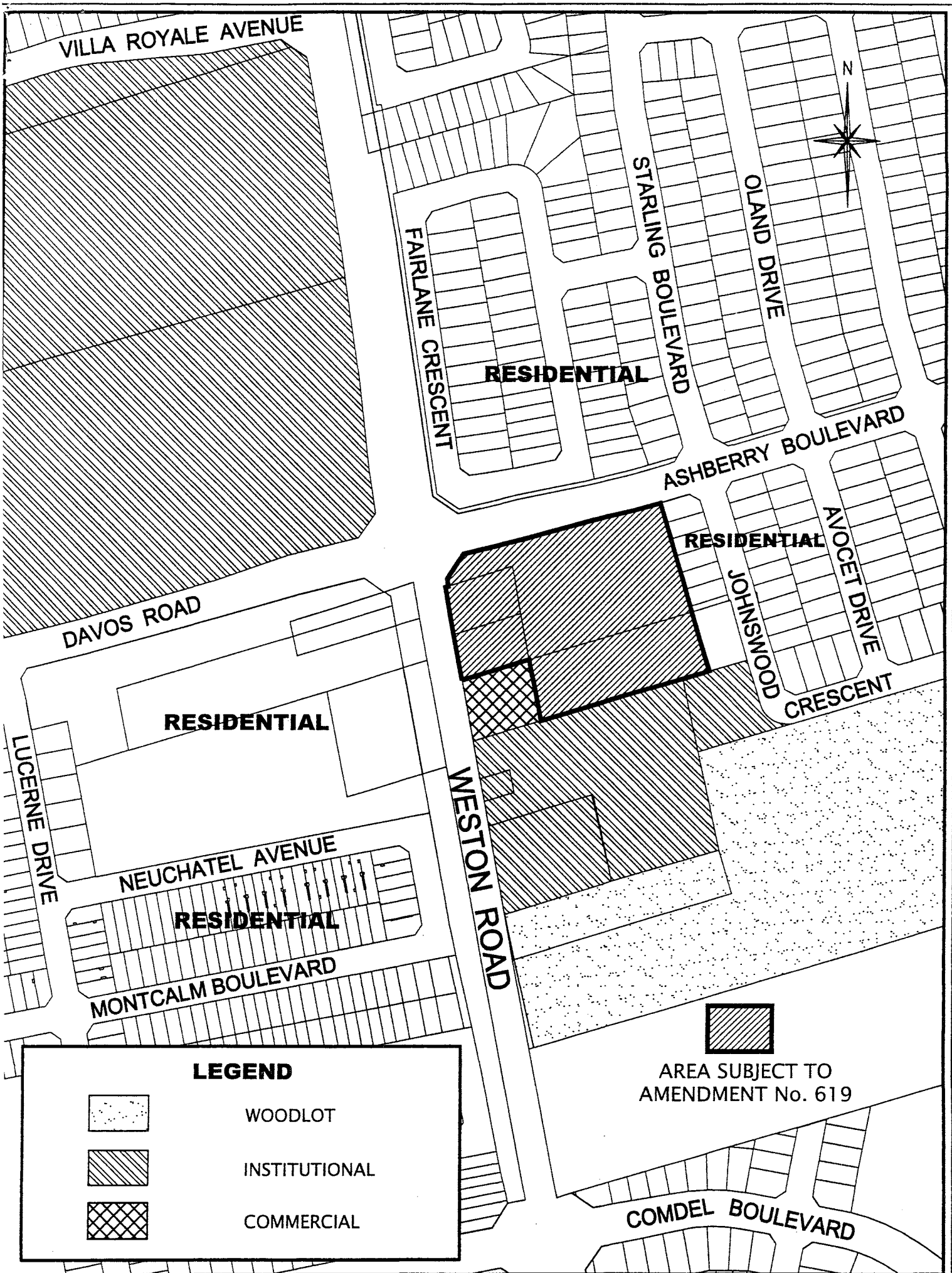
"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

### Recommendation

The Commissioner of Planning & Urban Design recommends:

1. THAT Official Plan Amendment Application OP.04.008 (Roybridge Holdings Limited) BE APPROVED to permit eating establishment and accessory outdoor patio uses on the subject lands shown on Attachment #1.
2. THAT Zoning By-law Amendment Application Z.04.024 (Roybridge Holdings Limited) BE APPROVED, to permit the following in the C3 Local Commercial Zone on the subject lands:
  - a) eating establishment, convenience eating establishment and take-out eating establishment uses with accessory outdoor patios for Buildings "A", "B" and "E" as shown on Attachment #2; and,
  - b) a total maximum combined gross floor area of 6,000 sq.m for all buildings on the subject lands shown on Attachment #2."





# APPENDIX II EXISTING LAND USE

## OFFICIAL PLAN AMENDMENT No. 619

NOT TO SCALE

FILE No. OPA #619  
 RELATED FILE No's. OP.04.008 & Z.04.024  
 LOCATION: Part Lot 18, Concession 5  
 APPLICANT: ROYBRIDGE HOLDINGS LIMITED  
 CITY OF VAUGHAN