

9.0 > ADMINISTRATION AND INTERPRETATION

9.1 Application

9.1.1 The policies contained in this plan shall apply to the lands shown on Schedule A as the Vaughan Metropolitan Centre Secondary Plan Area. Except as otherwise provided herein, the policies of this plan shall supersede the policies of any other area or site specific Official Plan Amendment which is in force in the City on the date of the approval of this plan.

9.2 Status of Uses Permitted Under Previous Official Plans

9.2.1 Existing land uses throughout the VMC are expected to continue to exist in the near term, and some may remain for the foreseeable future.

9.2.2 Minor expansions of previously approved uses that are not consistent with this plan shall be permitted without amendment to this plan, provided that the intent of this plan, as it applies to adjacent properties, is not compromised and the tests prescribed below are satisfied:

- a. The proposed expansion does not increase the footprint of any one building by more than 10%.
- b. The road network envisioned by this plan is not compromised or precluded in the long-term;
- c. The proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the Zoning By-law;
- d. The characteristics of the existing use and the extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, parking and traffic generation;
- e. The neighbouring uses will be protected where necessary by the provision of landscaping, buffering or screening, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by lighting or advertising signs. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the existing use in order to improve its compatibility with the surrounding area;
- f. In all cases where an existing use severely impacts the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application for extension or enlargement of the existing use, especially where public health and welfare are directly affected.

9.2.3 Notwithstanding any policies of this plan (including the schedules) that would suggest otherwise, Zoning By-law No. 287-2008, which applies to the property at 2900 Highway 7, shall be deemed to conform to this plan. Zoning By-law No. 287-2008 permits a maximum gross

floor area of 182,000 square metres on the property, defines building envelopes and establishes an unlimited height for the property. Further, this secondary plan shall not prevent the consideration of minor variances to Zoning By-law No. 287-2008 that are in keeping with the objectives, policies and schedules of this plan.

9.3 Interpretation

9.3.1 This Secondary Plan is a statement of policy intended to guide the development of the Vaughan Metropolitan Centre Secondary Plan Area. The City may permit some flexibility in the interpretation of general policies, provided the intent of the principles and policies of the plan are maintained.

9.3.2 The Schedules included in this plan are general. Minor adjustments to the boundaries of designations are permitted without amendment to the plan, except where the designations are established by fixed boundaries, such as existing road right-of-ways, or where they are specifically stated as fixed in the policies of this plan.

9.3.3 Where lists or examples of permitted uses are provided, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses not listed but considered by the City to be similar to the listed uses and to conform to the general intent of the applicable land use designation may be recognized as a permitted use and recognized in the implementing zoning by-law.

9.3.4 Minor variations from numerical requirements in the plan, with the exception of maximum heights and maximum densities, may be permitted without an Official Plan Amendment where it is demonstrated through a site planning process to be appropriate and provided that the general intent of the plan is maintained.