

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 245-82

A By-law to adopt Amendment Number 149 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 149 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day of the final passing hereof.

READ a FIRST and SECOND time this 22nd day of September, 1982.

"L.D. Jackson"

ACTING MAYOR

"F.G. Jackman"

TOWN CLERK

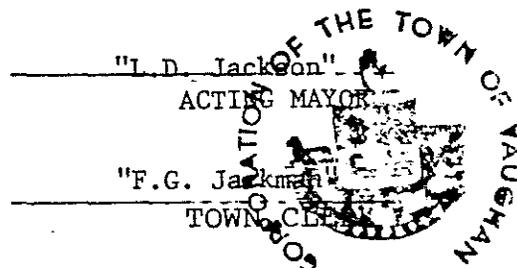
READ a THIRD time and finally passed, this 22nd day of September, 1982.

"L.D. Jackson"

ACTING MAYOR

"F.G. Jackman"

TOWN CLERK



AMENDMENT NUMBER 149
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number 149 to the Official Plan of the Vaughan Planning Area. Also attached hereto but not constituting part of this Amendment is Appendix "1".

I PURPOSE

The purpose of this Amendment is to clarify the definition of "Local Convenience Centres" within the Thornhill/Vaughan Community Plan (Official Plan Amendment Number 70 to the Official Plan of the Vaughan Planning Area).

II LOCATION

This Amendment applies to all lands subject to Official Plan Amendment Number 70 to the Official Plan of the Vaughan Planning Area.

III BASIS

The decision to amend the Official Plan to clarify the "Local Convenience Centres" definition is based on the following:

1. The definition of "Local Convenience Centres" is unclear and could be interpreted as a commercial centre which must provide retail and convenience goods and personal services for the residents of the immediate areas.

It is considered that "Local Convenience Centres" need not provide all three of those uses, and any one of those uses would qualify as a local convenience service.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATED THERETO

1. Official Plan Amendment Number 70 to the Official Plan of the Vaughan Planning Area is hereby amended by:

(i) Deleting the first sentence in paragraph (a) of Section 2.2.3.4 and by substituting the following:

"A commercial area of not more than two acres. Permitted uses include establishments which offer retail goods, convenience goods and personal services for the residents of the immediate area."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to any lands rezoned to permit a Local Convenience Centre shall be implemented through a restricted area by-law pursuant to Section 39 of the Planning Act, R.S.O. 1980, Chapter 379, as amended.

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 1

This document arises as a result of reviewing the provisions of Section 2.2.3.4 a) of Official Plan Amendment Number 70, as it relates to Local Convenience Centres within the Thornhill/Vaughan Community Plan. This section of the Official Plan may be interpreted as a local convenience centre having to provide for all three uses detailed in that section (retail and convenience goods and personal services) for residents of the immediate areas. It is considered appropriate to allow for one or any combination of those uses to be permitted in a "Local Convenience Centre" and as such, this Official Plan Amendment has been formulated.

At the Planning Committee meeting of August 17th, 1982, Committee held a Public Hearing to consider the matter. A notice of the hearing was advertised in the Thornhill Liberal, and the Woodbridge Vaughan News on August 4th, 1982.

Planning Committee recommended approval of the application and subsequently, Town Council ratified Planning Committee's recommendation.