

Working Copy For
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THE TOWN OF VAUGHAN BY-LAW

NUMBER 61-88

A By-law to adopt Amendment Number 266 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 266 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "A" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 266 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the final day of the passing thereof.

READ a FIRST and SECOND time this 18th day January, 1988.

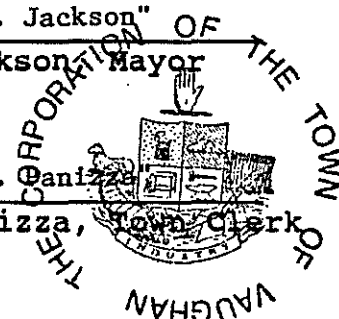
"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 18th day of January, 1988.

"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk



REFUSED - JULY 20/93
MINISTRY OF MUNICIPAL AFFAIRS

19 OP 1500 266

**AMENDMENT NUMBER 266
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text constitute Amendment Number 266 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment are Appendices I and II.

I PURPOSE

Official Plan Amendment #135, as amended specifies permitted uses within designated areas. The purpose of this Amendment is to permit the following additional uses on specific sites within the Pine Valley Business Park.

- a) Business or professional offices, not accessory to an industrial use, on lands designated "Industrial".
- b) A retail hardware store on lands designated "Industrial".
- c) A retail sporting goods store on lands designated "Service Commercial".

II LOCATION

The lands subject to this Amendment are located on individual lots within the Pine Valley Business Park. The business park has a total area of 174 ha. (430 acres) within Lots 3, 4 and 5, Concession 6, Town of Vaughan, Regional Municipality of York. The Business Park is bounded on the west by Pine Valley Drive; on the north by Highway #7; on the east by Weston Road; and on the south by the Provincial Highway #407.

III BASIS

The Pine Valley Business Park encompasses an area of approximately 174 ha. and is considered prime industrial land due to its immediate access to the Provincial Highway system and its proximity to the labour pool provided by the Woodbridge residential community. The goals and objectives for the Pine Valley Business Park are detailed in the Policy section of Official Plan Amendment No. 135, as

adopted by Vaughan Council in September, 1981, and finally approved by the Ontario Municipal Board in July, 1982. Approximately 65% of the Business Park is developed.

The current Official Plan policies and land use designations are reviewed by the Town when processing individual site specific Official Plan Amendment applications.

The development trends in the Pine Valley Business Park industrial community are slightly different than those anticipated by the 1981 policy. The most significant development trend emerging is the desire to provide for greater service commercial and office uses in the business park. These factors have resulted in the Council of the Town of Vaughan finding merit in permitting an expansion to the permitted uses in the "Service Commercial" and "Industrial" area designations.

IV DETAILS OF ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment NO. 135 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Adding the following paragraphs to Subsection 2.2.1:

"(1) In addition to the uses permitted in Subparagraph 2.2.1.a), (Industrial Areas), the following uses are permitted on the lands specified below:

<u>USE</u>	<u>LANDS</u>
Business office, not associated with an industrial use on site, provided the gross floor area of such use is approximately 110m ² .	Lot 43, Plan 65M-2309, Unit #2.
Business office not associated with an industrial use on site, provided the gross floor area of such use is approximately 420m ² .	Lot 39, Plan 65M-2333. Unit #2.
Business office not associated	Lot 19, Plan

with an industrial use on site,
provided the gross floor area of
such use is approximately 650m².

65M-2167.

Business office not associated
with an industrial use on site,
provided the gross floor area of
such use is approximately 65m².

Lot 43, Plan
65M-2309, Unit
#13.

Business office not associated
with an industrial use on site,
provided the gross floor area of
such use is approximately 420m².

Lots 3 and 12
Plan 65M-2167,
Units #21 to
23 inclusive.

Business office not associated
with an industrial use on site,
provided the gross floor area of
such use is approximately 120m².

Lots 3 and 12
Plan 65M-2167,
Unit #12.

Retail sales of hardware goods
and materials provided the
gross floor area of such use is
approximately 740m².

Lot 32,
Plan 65M-2167,
Units 5 to 7
inclusive.

Business office not accessory
to an industrial use on site,
provided the gross floor area
of such use is approximately
120m²."

Lots 2 to 4
inclusive, Plan
65M-2306, Unit
#18.

2. Adding the following paragraph to Subsection 2.2.2:

"(d) In addition to the uses permitted in Subparagraph
2.2.2.a), the following additional use is
permitted on the lands specified below:

Retail store permitting
the sale of sporting goods
provided the gross floor
area of such use is approximately
380m²."

Lot 1, Plan
65M-2309.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through
an Amendment to the Town of Vaughan Restricted Area Zoning
By-law in accordance with the provisions of the Planning
Act.

VI INTERPRETATION

The provisions of the Official Plan to 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

This Official Plan Amendment arises from a number of applications to amend the Official Plan and Zoning By-law to permit individual uses on specific sites. These applications were heard at public hearings of Council dated June 16, 1987 and October 6, 1987. Notification of the June 16 public hearing was advertised in the local newspapers and notices were mailed to all owners and tenants within 120m for the October 6 meeting.

The following is an excerpt from the minutes of the June 16, 1987, June 22, 1987, October 6, 1987 and November 2, 1987 Council meetings regarding these applications:

COUNCIL PUBLIC HEARING MINUTES 16 JUNE 1987

12. PINE VALLEY BUSINESS PARK
AMENDMENT TO OFFICIAL PLAN AND ZONING BY-LAW
FILE 21.11

ORIGIN

Eleven separate applications have been submitted by property owners to the Town for amendments to the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

The lands subject to the individual applications are located within the Pine Valley Business Park, which is bounded by Highway #7 to the north, Pine Valley Drive to the west, Highway #407 to the south, and Weston Road to the east.

The site specific location of each application is shown on Attachment #1 to this Staff Report.

PROPOSAL

Eleven independent applications have been submitted to the Town for amendments to the Pine Valley Business Park Official Plan and Zoning By-law. The majority of the applications were submitted as a result of notification from the Town Clerk's Department that the uses were illegal and that amendments to the by-law would be necessary for the owner to continue operations. This staff report represents a summary of the individual applications, including brief staff comments and a recommendation in respect each application.

1) East Woodbridge Developments Limited
File: OP.2.87 & Z.75.86

Mr. I. Manias, agent for East Woodbridge Developments Limited, appeared to support the company's application.

There was no one in the Council Chambers to speak either for or against the application.

MOVED by Councillor Reale
seconded by Councillor Cipollone

THAT Official Plan Amendment Application OP.2.87 and Zoning By-law Amendment Application Z.72.86 (East Woodbridge Developments Limited), BE APPROVED.

FAILED TO CARRY.

YEAS

Cipollone
Reale

NAYS

Cameron
Chapley
Di Biase
Di Giovanni
Jackson

MOVED by Councillor Chapley
seconded by Councillor Di Biase

THAT Official Plan Amendment Application OP.2.87 and Zoning By-law
Amendment Application Z.72.86 (East Woodbridge Developments
Limited), BE REFUSED.

CARRIED UPON A RECORDED VOTE

YEAS

Cameron
Chapley
Di Biase
Di Giovanni
Jackson

NAYS

Cipollone
Reale

11) S. DiGiammarino
File: Z.10.87

There was no one in the Council Chamber to appear in favour or
against the subject application.

MOVED by Councillor Reale
seconded by Councillor Cipollone

THAT Zoning By-law Amendment Application Z.10.87 (S. DiGiammarino),
BE APPROVED.

FAILED TO CARRY UPON A RECORDED VOTE

YEAS

Cipollone
Di Giovanni
Reale

NAYS

Cameron
Chapley
Di Biase
Jackson

MOVED by Councillor Chapley
seconded by Councillor Cameron

THAT Zoning By-law Amendment Application Z.10.87 (S. DiGiammarino),
BE REFUSED.

CARRIED UPON A RECORDED VOTE

YEAS

Cameron
Chapley
Di Biase
Jackson

NAYS

Cipollone
Di Giovanni
Reale

MOVED by Councillor Chapley
seconded by Councillor Cameron

THAT Official Plan Amendment Application OP.21.87 and Zoning By-law Amendment Application Z.58.87, (Metrus Industrial Parks Limited), BE APPROVED, to permit a medical office (145 m²) and a florist only.

CARRIED UPON A RECORDED VOTE.

YEAS

Cameron
Chapley
Di Biase
Di Giovanni
Jackson
Reale

NAYS

Cipollone

xii) Kingsmoor Developments Inc.
Files: OP.24.87 & Z.8.87

The applicant was present and indicated that he was applying for a retail sports goods store only and was withdrawing his application for a bulk food sales outlet.

MOVED by Councillor Reale
seconded by Councillor Cipollone

THAT Official Plan Amendment Application OP.24.87 and Zoning By-law Amendment Application Z.8.87, (Kingsmoor Developments Inc.), BE APPROVED, for a sports goods store.

CARRIED UPON A RECORDED VOTE.

YEAS

Chapley
Cipollone
Di Biase
Di Giovanni
Reale

NAYS

Cameron
Jackson

MINUTES OF SPECIAL COUNCIL MEETING 22 JUNE 1987

5. ZONING BY-LAW AMENDMENT APPLICATION
DIPLOMAT INDUSTRIAL LTD.

Council resolved:

THAT adequate notice was given with respect to the subject application and no further public hearing with respect to this matter is necessary.

THAT Zoning By-law Amendment Application Z.50.87 (Diplomat Industrial Limited) BE APPROVED for a period of three (3) years.

5. AMENDMENT TO OFFICIAL PLAN AND ZONING BY-LAW
V. AND T. TURNER
FILES OP.54.87 AND Z.82.87

P.87.90

ORIGIN

The owner has submitted applications for amendment to the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

Northeast corner of Wings Road and Whitmore Road, being Lots 2, 3 and 4, Plan 65M-2306, municipally known as 131 Whitmore Road. The specific unit subject to the application is Unit 18, Registered Condominium Plan 584.

PROPOSAL

To permit the use of a unit of 120 m² (approximate) for office use. Presently, the Official Plan and Zoning By-law do not permit business and professional offices unless accessory to an industrial use on site.

Mr. Drudi, Solicitor, made submissions on behalf of the applicant.

There was no one present to speak in opposition to the application.

MOVED by Councillor Reale
seconded by Councillor Cameron

THAT Official Plan Amendment Application OP.54.87 and Zoning By-law Amendment Application Z.82.87 (V. and T. Turner) BE APPROVED.

CARRIED

MINUTES OF COUNCIL MEETING 2 NOVEMBER 1987.

31. ZONING BY-LAW AMENDMENT APPLICATION Z.51.87
NICK & ANGELA DI GIORGIO
LOT 32, PLAN 65M-2167, 145 HAIST AVENUE, UNITS 5-8

PROPOSAL

To permit wholesale and retail sales within Units 5-8, approximately 621 square metres.

Council resolved:

THAT Zoning By-law Amendment File Z.51.87, (Nick & Angela Di Giorgio), BE APPROVED, for a period of three (3) years.

22. AMENDMENT TO ZONING BY-LAW
J. ZANELLI
FILE Z.39.87

ORIGIN

A previously refused application for a zoning amendment is being brought forward for reconsideration, pursuant to Council's direction of 8 September 1987.

LOCATION

Southwest corner of Marycroft Road and Rowntree Dairy Road, being Lots 3-12, Plan 65M-2333, known municipally as Unit 12, 190 Marycroft Road.

PROPOSAL

To amend the Zoning By-law to permit the use of a 120 m² unit in an industrial building for a business office.

Council resolved:

THAT Zoning By-law Amendment Application Z.39.87 (J. Zanelli) be approved for a period of three (3) years from the date the by-law is in place.

COUNCIL PUBLIC HEARING MINUTES 06 OCTOBER 1987

4. AMENDMENT TO OFFICIAL PLAN AND ZONING BY-LAW
SPECTRA DESIGNS INTERIORS INC.
FILE OP.56.87 AND Z.93.87

P.87,89

ORIGIN

The owner has submitted applications for amendment to the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

Southwest corner of Rowntree Dairy Road and Marycroft Avenue, being Lots 3 and 12, Plan 65M-2167, municipally known as 190 Marycroft Avenue. The specific units subject to the applications are Units 21, 22 and 23, Registered Condominium Plan 571.

PROPOSAL

Amendment to the Official Plan and Zoning By-law to permit the use of three units (420 m²) for office use. Presently, the Official Plan and Zoning By-law do not permit business and professional offices unless accessory to an industrial use on site.

Mr. C. Iacobelli, Solicitor for the applicant, made submissions on behalf of the applicant.

No one appeared in opposition to the application.

MOVED by Councillor Cameron
seconded by Councillor Reale

THAT Official Plan Amendment Application OP.56.87 and Zoning By-law Amendment Application Z.93.87 (Spectra Designs Interiors Inc.) BE APPROVED.

CARRIED

