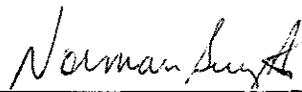


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 366 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 13th day of March, 1992. The attached text incorporates said modifications which are typed in script.



Norman Smyth  
Norman Smyth  
Deputy Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 1st day of April, 1992.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 23-91

A By-law to adopt Amendment Number 366 to the Official Plan of the Vaughan Planning Area.

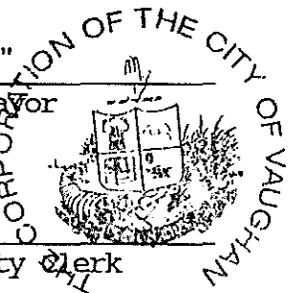
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 366 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 366 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 5th day of February 1991.

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

"J.D. Leach"  
J. D. Leach, City Clerk



**AMENDMENT NUMBER 366  
TO THE OFFICIAL PLAN OF THE  
VAUGHAN PLANNING AREA**

The following text and Schedule 1 to Amendment Number 366 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 366.

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



## I PURPOSE

The purpose of this Amendment is to provide for a site specific amendment to Amendment Number 252 to the Official Plan of the Vaughan Planning Area in order to permit the development of a gas bar.

## II LOCATION

The lands subject to this Amendment are located on the east side of Keele Street, approximately 400 metres south of Rutherford Road, in Lot 15, Concession 3, City of Vaughan shown as "Area Subject to Amendment No. 366" on Schedule "1" to this Amendment and hereinafter referred to as "Subject Lands".

## III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands are designated "Industrial" by OPA Number 190 (Tudor North Community Plan) as amended by OPA Number 252. Schedule "B" to OPA Number 252 designates the Subject Lands "Special Purpose Industrial" which permits prestige industrial uses and major retail warehousing subject to several specific design policies. As the proposed gas bar is not a permitted use, an amendment to the Official Plan is required.
2. The site is located at a secondary intersection of Keele Street and a planned road which will form an entrance into an industrial area. The gas bar use will serve the traffic generated by the immediate industrial and retail warehouse uses and the Maple Community without land use conflicts with nearby residential development.
3. The gas bar use is compatible with the area of the site and the uses permitted in the adjacent Special Purpose Industrial area.
4. On November 19, 1990, the Council of the Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan Amendment application.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 252 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Paragraph 4.2. (f):

Notwithstanding the above, the lands subject to Amendment No. 366 located on the east side of Keele Street, approximately 400 metres south of Rutherford Road in Lot 15, Concession 3, may be used for a gas bar, subject to appropriate development standards set out in an implementing zoning by-law.

1. *Access onto Keele Street shall be restricted to a right-in and right-out type of entrance located at the extreme north of the site only.*

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.

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

The subject lands are located on the east side of Keele Street, approximately 400 metres south of Rutherford Road, in Lot 15, Concession 3, City of Vaughan, and within the Tudor Business Park.

The Official Plan policies in OPA #252 do not permit a "gas bar" use in a Special Purpose Industrial designation and therefore, an amendment to the Official Plan is required.

Vaughan Council at its November 19, 1990, Public Hearing resolved:

- "1. That Official Plan Amendment OP.3.90 and Zoning Amendment Z.4.90 (Town of Vaughan/Vaughan Hydro Electric Commission), to permit a gas bar on the subject lands, BE APPROVED, subject to the following:
  - a) That exceptions to the "Special Purpose Industrial" designation of OPA #252 be provided to permit a gas bar.
  - b) That the proposed amending by-law zone the subject lands MW Special Purpose Industrial Zone, with exceptions to implement the site plan shown on Attachment #3 to Item 2 on the Council Public Hearing Agenda dated November 19, 1990.
2. That control on the architectural design, colour, texture and materials used in the construction of a gas bar on the lands be retained on the sale of the subject lands."

