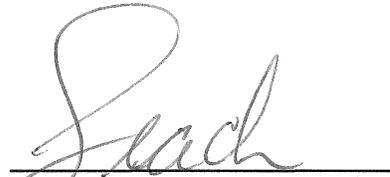
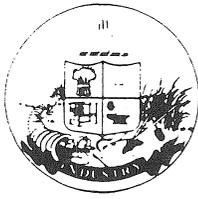


I, John D. Leach, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 436, to the Official Plan of the Vaughan Planning Area Which was approved by the Ministry of Municipal Affairs, without modifications on the 26, day of November, 1993.

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

DATED at the City of Vaughan  
this 6th day of December, 1993.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 232-93

A By-law to adopt Amendment Number 436 to the Official Plan of the Vaughan Planning Area.

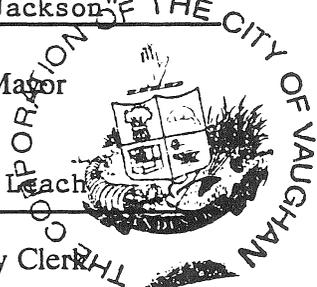
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 436 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" are 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 436 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 9th day of August 1993.

\_\_\_\_\_  
"L.D. Jackson"  
L. D. Jackson, Mayor

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

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN".

**AMENDMENT NUMBER 436**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" and Schedule "2" to Amendment Number 436 to the Vaughan Planning Area constitute Amendment Number 436.

Also attached hereto, but not constituting part of the Amendment is Appendix I and Appendix II.



## I PURPOSE

The purpose of this Amendment to the Official Plan is to provide for a site specific amendment to Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) to redesignate the subject lands from "General Commercial" to "Neighbourhood Commercial Centre".

## II LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands," are located on the northwest corner of Highway No. 7 and Martin Grove Road, being Block D, Registered Plan M-1489 being known municipally as 5694 Highway No. 7 and 7766 Martin Grove Road, in Lot 6, Concession 8, City of Vaughan.

## III BASIS

The decision to redesignate the Subject Lands from "General Commercial" to "Neighbourhood Commercial Centre" is based on the following considerations:

1. a) The existing building functions as a "Neighbourhood Commercial Centre" as defined by Official Plan Amendment No. 240. The goal of Neighbourhood Commercial Centres is to "provide for the weekly needs of the residents in a one stop shopping location." The Neighbourhood Commercial Centre policies permit a supermarket or major warehouse drug store having a floor area of greater than 1800 sq m as a typical anchor store. The subject building has an existing 2508 sq m supermarket.
  - b) The existing uses reflect the intent of a Neighbourhood Commercial Centre, in that it provides a range of facilities including a drug store, retail stores, banks and financial institutions, offices and personal services.
  - c) The development complies with the locational criteria established by the Neighbourhood Commercial Centre policies of Official Plan Amendment No. 240. In order to maximize accessibility, Neighbourhood Centres shall be located at or near the intersection of arterial roads. The subject lands abuts both Highway No. 7 and Martin Grove Road.
  - d) The subject lands are surrounded by a large residential area to the north and east which the site is servicing.
2. The existing building contains a wide range of commercial/retail uses including a supermarket. Additional Neighbourhood Commercial uses would be appropriate in the development.

The site is located in close proximity to a residential community on the north and east sides of the property. To the west are industrial uses and to the south commercial uses. Additional commercial uses would be compatible with the adjacent uses.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area, as amended, be and it is hereby further amended by:

"4.8j) Redesignating the lands located at the northwest corner of Highway No. 7 and Martin Grove Road, shown as "Area Subject to Amendment No. 436" on Schedules "1" and "2" attached hereto, from "General Commercial" to "Neighbourhood Commercial Centre."

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.

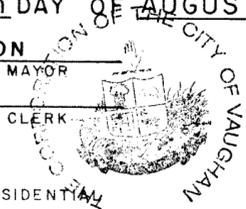
VI INTERPRETATION

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.



THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 436  
ADOPTED THE 9th DAY OF AUGUST, 1993.

L. D. JACKSON  
MAYOR  
J. D. LEACH  
CLERK



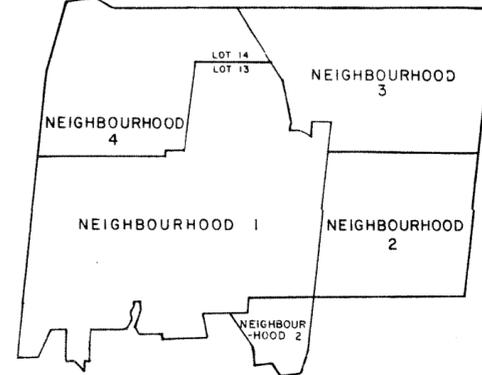
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

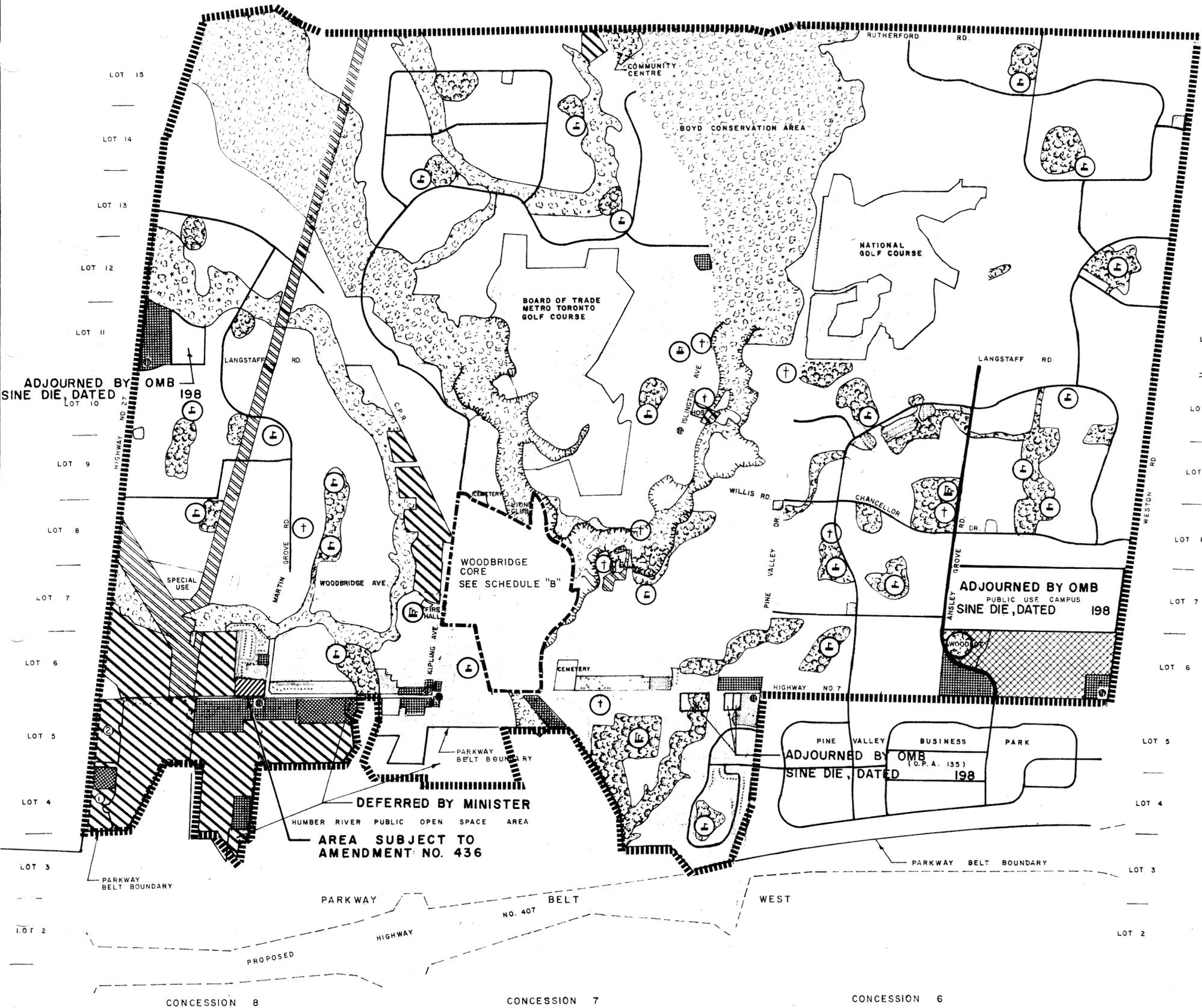
SCALE: 0 500 1000 m

### WOODBRIDGE COMMUNITY PLAN

#### NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240



DEFERRED BY MINISTER  
AREA SUBJECT TO  
AMENDMENT NO. 436

ADJOURNED BY OMB  
(O.P.A. 135)  
SINE DIE, DATED 198

ADJOURNED BY OMB  
PUBLIC USE CAMPUS  
SINE DIE, DATED 198

ADJOURNED BY OMB  
SINE DIE, DATED 198

## APPENDIX 1

The subject lands are located on the northwest corner of Highway #7 and Martin Grove Road, being Block D, Plan M-1489 and known municipally as 5694 Highway #7 and 7766 Martin Grove Road, in Lot 6, Concession 8, City of Vaughan.

The subject lands are designated "General Commercial" by OPA No. 240. To redesignate the site to Neighbourhood Commercial Centre, an official plan amendment is required. The intent of the official plan application is to broaden the range of permitted uses for the existing commercial building.

Vaughan Council at its July 5, 1993 Public Hearing resolved:

**"THAT Official Plan OP.9.93 and Zoning Amendment Z.19.93 (F & F Realty Ltd.),  
BE APPROVED."**

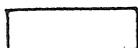
# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 436

CITY OF VAUGHAN

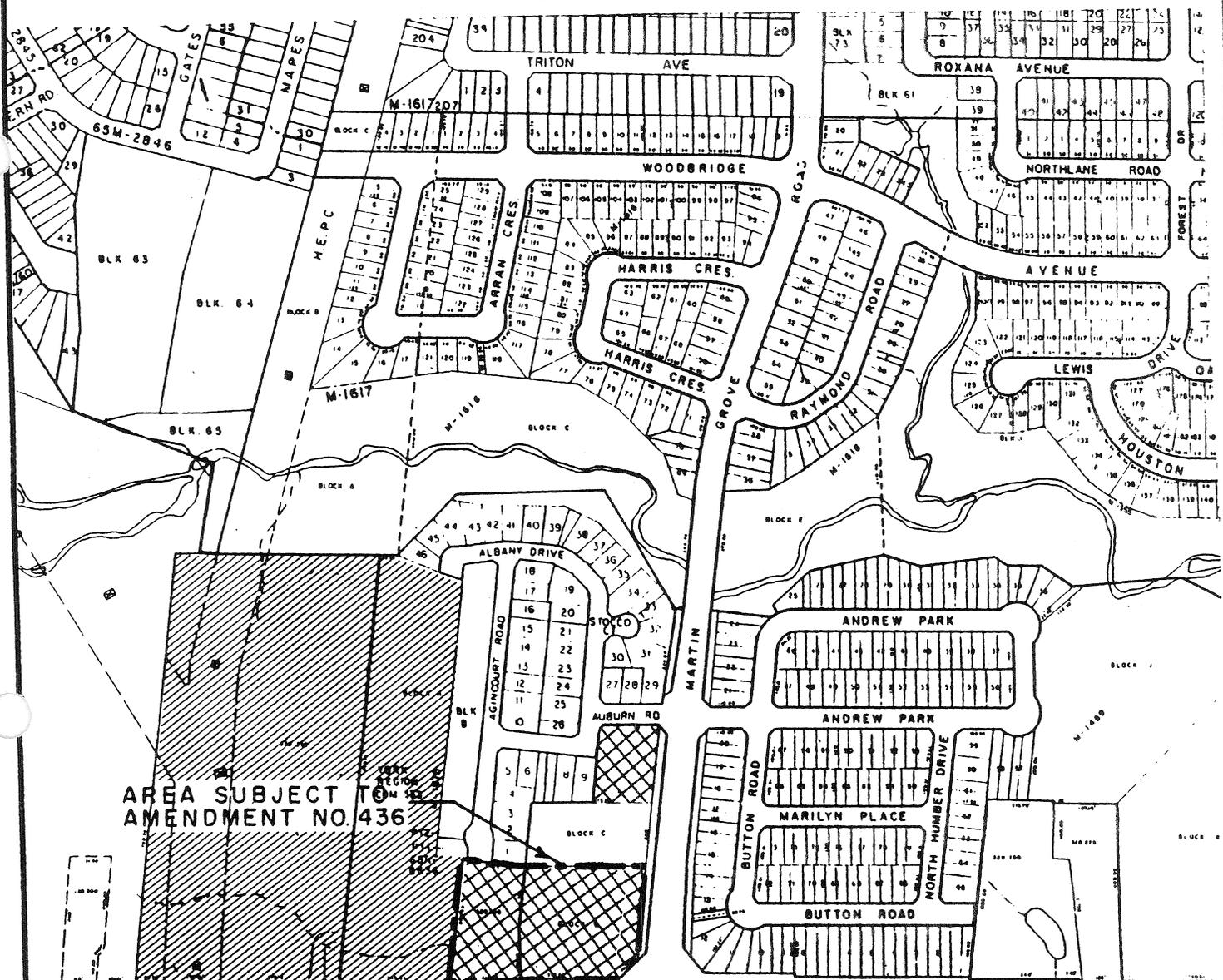
LOCATION: BLOCK D, PLAN M-1489,  
PART OF LOT 6, CONCESSION 8

### LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 19/07/93

SCALE: 0  200m



HIGHWAY No 7

