

I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 525 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 20th day of October, 2000.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 2nd day of November, 2000.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 227-2000

A By-law to adopt Amendment Number 525 to the Official Plan of the Vaughan Planning Area.

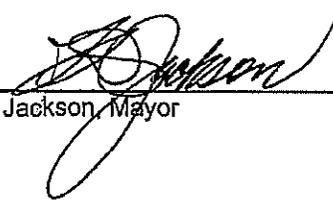
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 525 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.

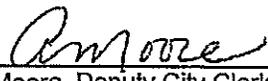
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 525 to the Official Plan of the Vaughan Planning Area.

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 12th day of June, 2000.



L. D. Jackson, Mayor



A. Moore, Deputy City Clerk

**AMENDMENT NUMBER 525
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 525 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 525.

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

LEGAL APPROVED	
Contents	<input checked="" type="checkbox"/>
Form	<input checked="" type="checkbox"/>

I PURPOSE

The purpose of this Amendment to Official Plan Amendment (OPA) No. 400 of the Vaughan Planning Area is twofold. Firstly, it is to provide for an exception to the "Agricultural Area" designation to allow one (1) of each of the following uses: an Automobile Gas Bar, an Automobile Service Station, and an Eating Establishment - Convenience, provided such use is operated in conjunction with an Automobile Gas Bar and/or an Automobile Service Station on the subject lands. Secondly, it is to provide policies to guide development for the proposed land uses on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands", comprise of 1.459 ha, and are located at the northwest corner of Keele Street and Kirby Road, being Part of Lot 31, Concession 4, City of Vaughan. The lands are shown as "Area Subject to Amendment No. 525" on Schedules "1" and "2" attached hereto.

III BASIS

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

1. The subject lands are currently designated "Agricultural Area" by Official Plan Amendment No. 400. An amendment to the Official Plan is required to provide for an exception to the "Agricultural Area" designation to allow one (1) of each of the following uses: an Automobile Gas Bar, an Automobile Service Station, and an Eating Establishment - Convenience, provided such use is operated in conjunction with an Automobile Gas Bar and/or an Automobile Service Station.
2. A number of studies supporting the justification for the proposal are as follows:
 - "Groundwater Supply, Soils Suitability and Development Impact Evaluation", dated October 28, 1994 and prepared by Ian D. Wilson Associates Limited;
 - "Agricultural Assessment", dated August 1997 and prepared by AgPlan Limited;
 - "Environmental Analysis Report", dated August 15, 1997 and prepared by Dillon Consulting Limited;

- "Noise Impact Study", dated March 26, 1998 and prepared by Aercoustics Engineering Limited;
- "Agricultural Justification", dated April 14, 1998 and prepared by Agar & Associates;
- "Planning Justification Report", dated June 1998 and prepared by Weston Consulting Group Inc.; and,
- "Planning Justification Report", dated September 15, 1999 and prepared by Weston Consulting Group Inc.

These studies, particularly the "Planning Justification Report", dated September 15, 1999 and prepared by Weston Consulting Group Inc., support the proposal as being, "...a compatible use with any future employment uses that may develop within the study area. With appropriate buffering measures, the proposed development can also be compatible with residential uses...."

3. On July 6, 1998, Council ratified the June 29, 1998 Committee of the Whole recommendation to approve the proposal, subject to an approved Official Plan Amendment to the Official Plan for the Regional Municipality of York, for the subject lands.
4. On November 23, 1998, Council directed, "That Staff undertake a comprehensive land use study for the lands within the boundary of Teston Road to the south, Keele Street to the east, King-Vaughan Road to the north and the CN tracks to the west." As a result of the findings of the study, on October 25, 1999, Council ratified the October 18, 1999 Committee of the Whole recommendation that the Region of York process any applications previously approved by Vaughan Council, within the study area, that require an amendment to the Region's Official Plan, in particular, Official Plan Amendment Application OP.94.025 due to new supporting information.
5. On January 27, 2000, the Region of York Council adopted Official Plan Amendment No. 16 to the Official Plan for the Regional Municipality of York which has the effect of redesignating the subject lands from "Agricultural Policy Area" to "Rural Policy Area".

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment No. 400 of the Vaughan Planning Area, as amended, is hereby further amended by adding the following paragraph to the end of Section 6.1.1 AGRICULTURAL AREA POLICIES - PERMITTED USES:

f) One (1) of each of the following uses: an Automobile Gas Bar, an Automobile Service Station, and an Eating Establishment - Convenience, provided such use is operated in conjunction with an Automobile Gas Bar and/or an Automobile Service Station, are permitted for the "Area Subject to Amendment No. 525", subject to the following policies:

1. Within an Automobile Gas Bar and Automobile Service Station site only the sale of fuel, oil and lubricant, and other related products, and the provision of repair and maintenance services for vehicles shall be permitted.
2. Outside storage shall be limited in the implementing zoning by-law.
3. On-site landscaping suitable to mitigate undue impact upon adjacent lands, particularly residential neighbourhoods, shall be provided.
4. The site with Automobile Gas Bar and Automobile Service Station uses shall be developed pursuant to an approved site plan which demonstrates proper site access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics that will ensure compatibility with adjacent lands.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law 1-88 and Site Plan Approval, pursuant to the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan of the City of Vaughan Planning Area, as amended, from time to time regarding the interpretation of the Plan, shall apply with respect to this Amendment.

THIS IS SCHEDULE "1"
TO AMENDMENT NO. 525
ADOPTED THE 12th DAY OF June, 2000.

A. Jackson

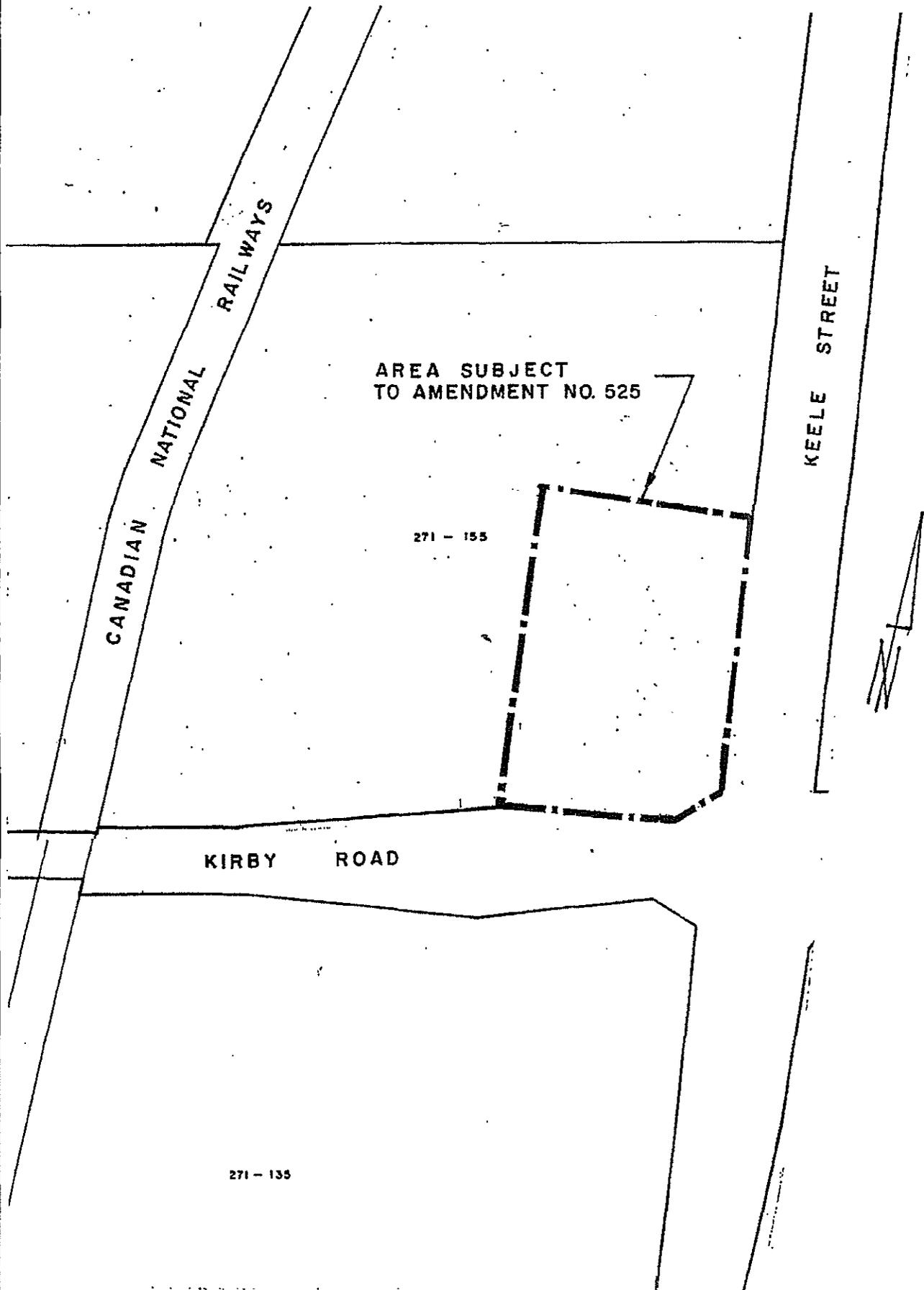
MAYOR

J. Amore

CLERK

LOCATION: PART OF LOT 31, CONCESSION 4

SCALE: 0 100 m



APPENDIX I

The subject lands, comprised of 1.459 ha, are located at the northwest corner of Keele Street and Kirby Road being Part of Lot 31, Concession 4, City of Vaughan.

The purpose of this Amendment is to provide for an exception to the "Agricultural Area" designation to allow one (1) of each of the following uses: an Automobile Gas Bar, an Automobile Service Station, and an Eating Establishment - Convenience, provided such use is operated in conjunction with an Automobile Gas Bar and/or an Automobile Service Station, and to provide policies to guide development for the proposed land uses on the subject lands.

On June 29, 1998, the Committee of the Whole considered Official Plan Amendment Application OP.94.025 and Zoning By-law Amendment Application Z.94.095 (Mario & Nick Cortellucci), for which the following recommendation was ratified by Council on July 6, 1998:

- "1) That the following report of the Commissioner of Development Services dated June 29, 1998, BE RECEIVED;
- 2) That Official Plan and Zoning Amendment Applications (OP.94.025(R) and Z.94.095(R)), be approved;
- 3) That the enacting by-law be approved subject to approval of the Regional Official Plan Amendment; and,
- 4) That the deputation of Mr. Patrick Capobianco, Project Manager, Valdor Engineering, be received."

On October 18, 1999, the Committee of the Whole considered the Official Plan Amendment File 15.74 (Keele Land Use Study), for which the following recommendation was ratified by Council on October 25, 1999:

- "1) a) That the following report BE RECEIVED as the rationale for Council's September 27, 1999, request to the Region of York to proceed with applications to amend the Regional Official Plan which have previously been approved by Vaughan Council.
- b) That Council requests that the Region of York process the said applications based on the new supporting information provided by the consultant for application OP.94.025."

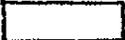
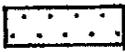
APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 525
CITY OF VAUGHAN

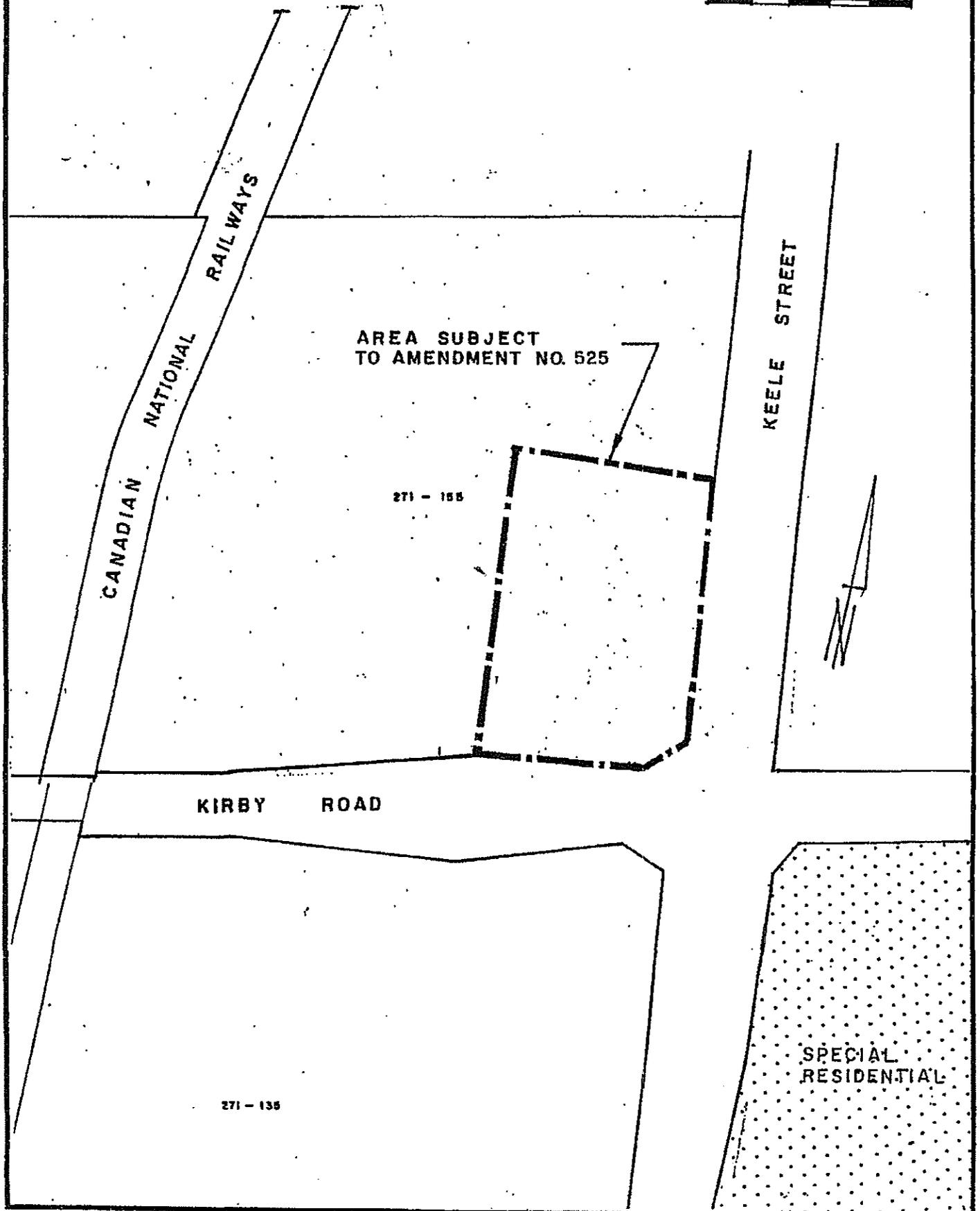
LOCATION: PART OF LOT 31, CONCESSION 4

LEGEND

-  AGRICULTURAL AREA
-  SPECIAL RESIDENTIAL

DATE: 00/04/28

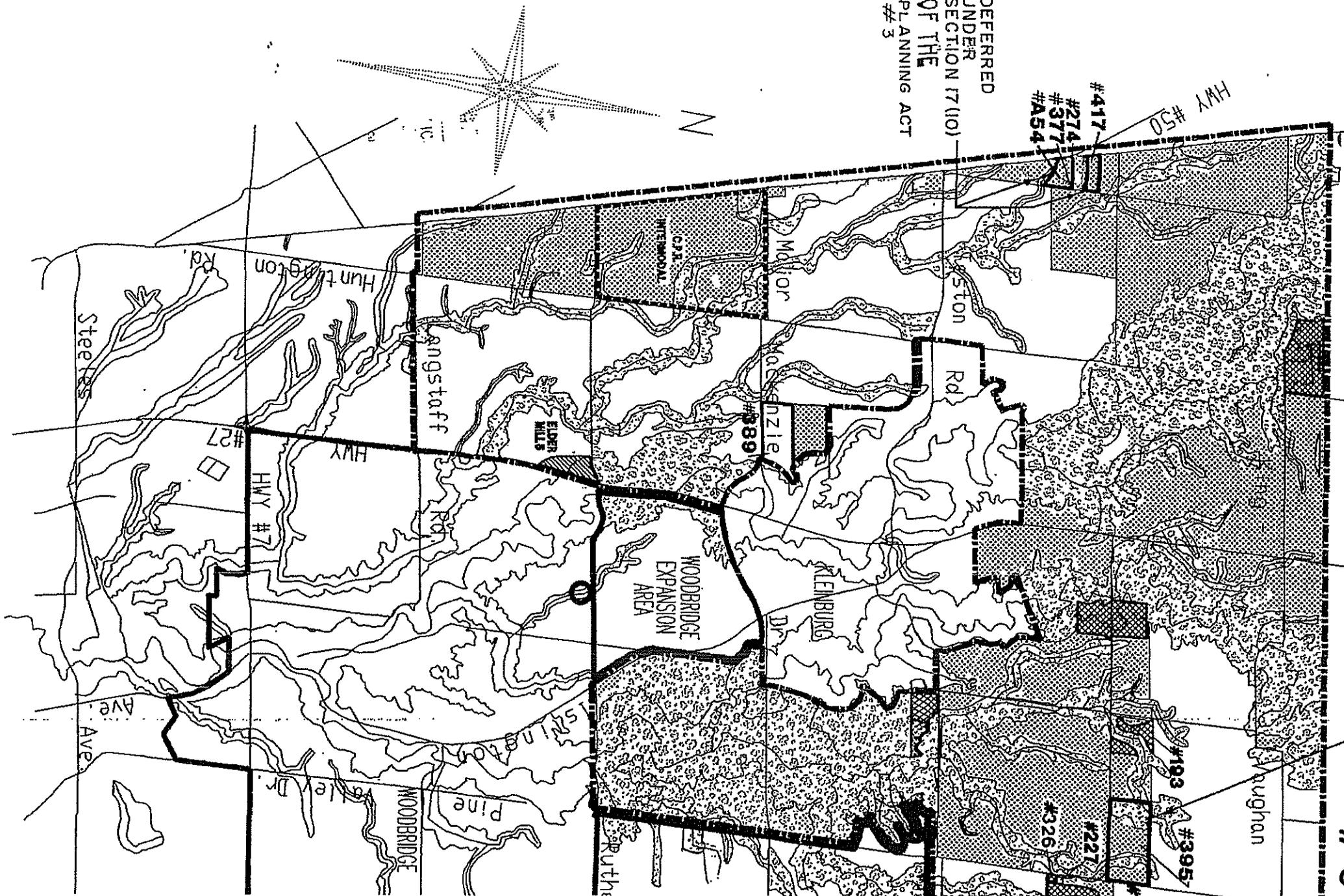
SCALE:



DEFERRED
UNDER SECTION 17 (10)
OF THE PLANNING ACT
3

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8

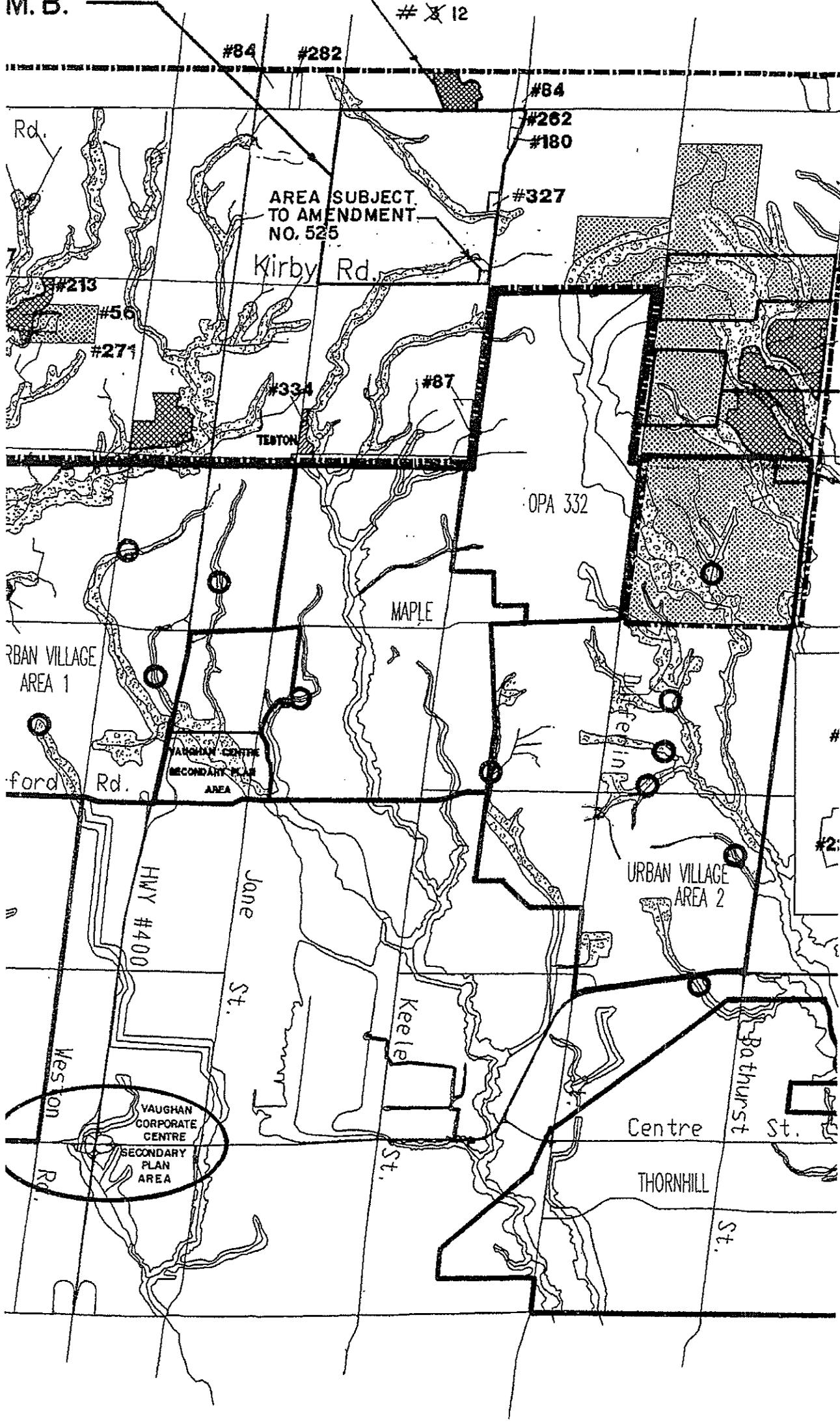
DEFERRED
UNDER
SECTION 17 (10)
OF THE
PLANNING ACT
3



RRED
M.B.

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
X 12

MODIFICATION
No. 230
UNDER SECTION
THE PLAN



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SECTION 17(9) OF
ZONING ACT

Bathurst St.

REFERRED
TO O.M.B.
6

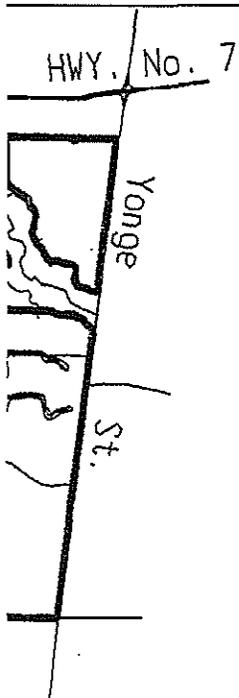
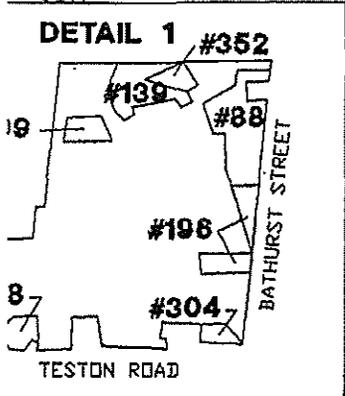
SEE DETAIL 1

REFERRED
TO O.M.B.
7

REFERRED
TO O.M.B.
2



WOODLAND
ACRES



THIS IS SCHEDULE " 2 " TO AMENDMENT NO. 525 ADOPTED THE 12th DAY OF JUNE , 2000.

" L. D. JACKSON "

MAYOR

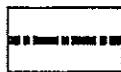
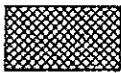
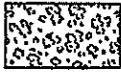
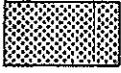
" A. MOORE "

DEPUTY CITY CLERK



THIS IS SCHEDULE " F " TO AMENDMENT NO. 400 ADOPTED THE 31 DAY OF AUGUST , 1994.

LEGEND

-  LANDS SUBJECT TO RURAL AREA - GENERAL
-  RURAL RESIDENTIAL
-  AGRICULTURE AREA
-  VALLEY & STREAM CORRIDOR
-  RURAL USE AREA
-  HAMLET

#196 SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT

○ 125 HA DRAINAGE LIMIT SCALE

