

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

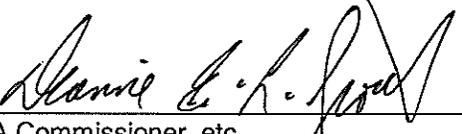
and

IN THE MATTER OF Amendment Number 562
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 562 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of August, 2001, and written notice was given on the 31st day of August, 2001 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 562 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 562 is deemed to have come into effect on the 21st day of September, 2001, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City
of Vaughan, in the Regional
Municipality of York, this
25th day of September, 2001.


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004



JOHN D. LEACH

**AMENDMENT NUMBER 562
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 562 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 562.

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

I PURPOSE

The purpose of this Official Plan Amendment is to amend Official Plan Amendment Number 600, hereinafter referred to as "OPA 600", to permit eating establishments (including take-out and convenience) as an additional permitted use in the "Local Convenience Commercial" designation, on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 562". The subject lands are located on the northeast corner of Dufferin Street and Autumn Hill Boulevard, being Block 554 on Draft Approved Plan of Subdivision 19T-90008, and comprising an area of approximately 0.51ha, in part of Lot 14, Concession 2, City of Vaughan.

III BASIS

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

1. The subject lands are designated "Medium Density Residential/Commercial" by OPA 600. The subject lands are further defined as "Convenience Commercial" on the Council approved Block 10 Plan of August 1999, and are therefore subject to the "Local Convenience Commercial" policies in OPA 600, which does not permit an eating establishment use. An amendment to the Official Plan is required to permit eating establishments (including take-out and convenience) as an additional permitted use in the "Local Convenience Commercial" designation.
2. The subject Amendment to permit the additional use of an eating establishment on the subject lands is considered to be appropriate for the following reasons:
 - a) The "Local Convenience Commercial" designation permits convenience level shopping and personal services such as retail stores, personal service shops, offices and similar uses. The addition of an eating establishment including take-out and convenience uses, is considered to be appropriate for the site, and compatible with the other uses in the designation and with the surrounding residential community. The eating establishment use is considered to provide a local convenience service to the residents in the immediate area. The development standards for the eating establishment use will be controlled in the Zoning By-law.
 - b) Local convenience commercial sites are permitted on arterial and primary streets, and preferred at corner locations. The "Local Convenience Commercial" policies require the design, appearance and scale of local convenience commercial sites to be in harmony with

the character of the surrounding residential uses. The site layout and building design, landscaping, fencing and parking will be reviewed through the submission of a site development application. The site plan process will ensure that the development of the site, including any proposal for an eating establishment, remains in character with the intent of the local convenience commercial policies in the Official Plan.

3. Having received a statutory Public Hearing on December 11, 2000, on April 17, 2001, Council approved Official Plan Amendment Application OP.99.039 (Dufferin Contwo Investments Ltd.) to permit eating establishment uses (including convenience and take-out), subject to the "Local Convenience Commercial" policies in OPA 600, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Adding the following paragraph to Section 4.2.2.5.1 Exceptions:

"(vi) Notwithstanding the policies above, the following shall apply to the lands located on the northeast corner of Dufferin Street and Autumn Hill Boulevard, being Block 554 on Draft Approved Plan of Subdivision.19T-90008, and comprising approximately 0.51ha, in part of Lot 14, Concession 2, City of Vaughan:

- a) Eating Establishments including take-out and convenience uses shall be a permitted use."

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 Zoning By-law and site plan approval, pursuant to the "Planning Act".

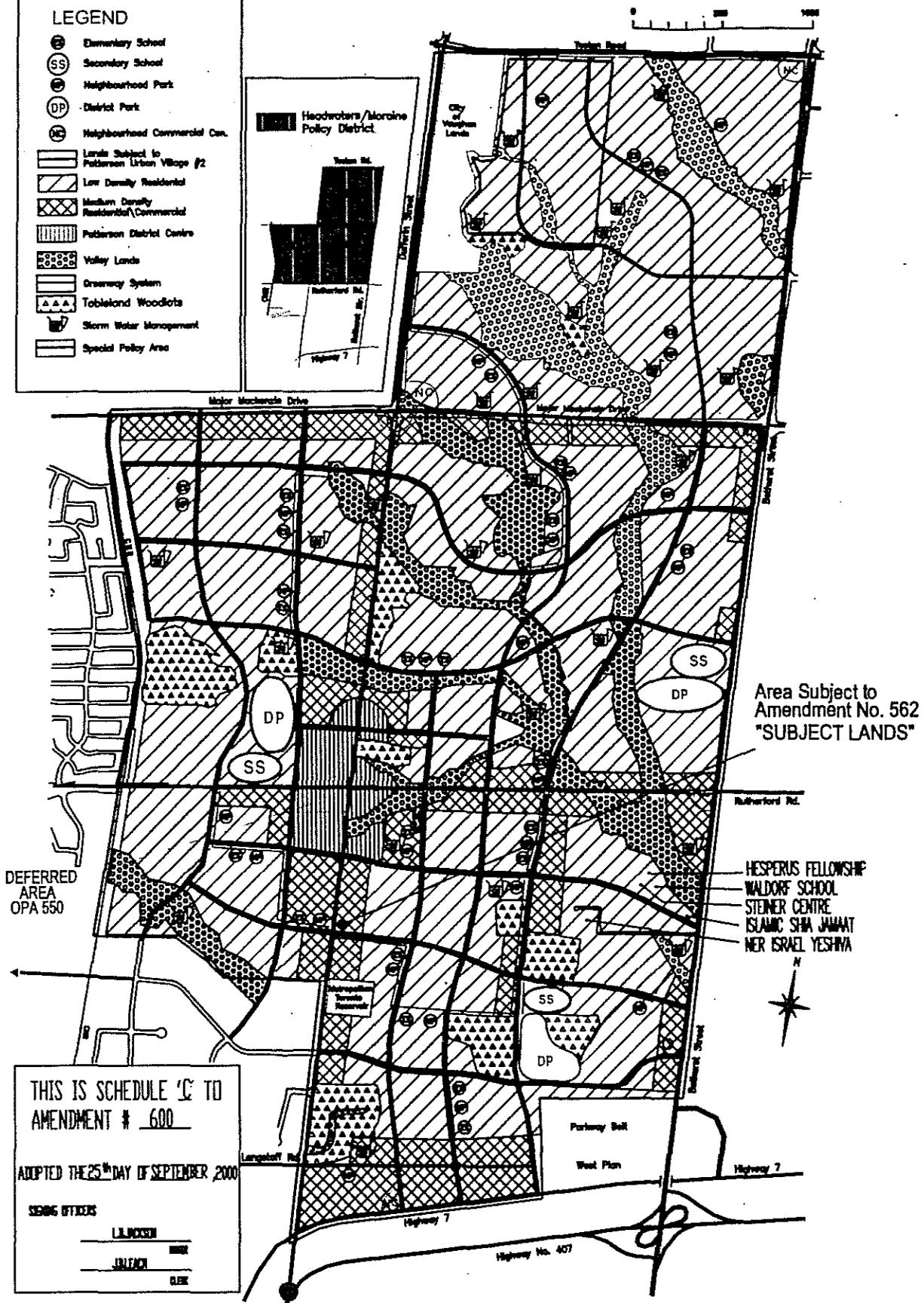
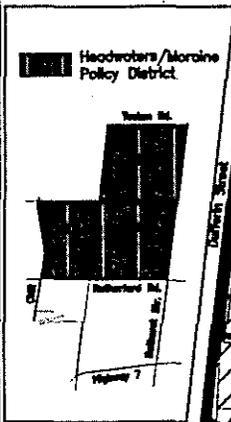
VI INTERPRETATION

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.

CARRVILLE - URBAN VILLAGE 2

LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Con.
- Lands Subject to Patterson Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- Patterson District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area



THIS IS SCHEDULE 'C' TO
AMENDMENT # 600
ADOPTED THE 25th DAY OF SEPTEMBER 2000

SIGNING OFFICERS

L. J. MCKENNA
CITY CLERK

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 562
ADOPTED THE 27th DAY OF AUG., 2001

SIGNING OFFICERS

J. Jackson
MAYOR

Amore
CLERK

FILE No. OPA 562
LOCATION: Part of Lot 14, Conc. 2
CITY OF VAUGHAN

NOT TO SCALE

APPENDIX I

On April 17, 2001, Council considered Official Plan Amendment Application OP.99.039 and Zoning By-law Amendment Application Z.99.088 (Dufferin Contwo Investments Ltd.), and resolved:

"THAT Official Plan Amendment Application OP.99.039 (Dufferin Contwo Investments Ltd.) BE APPROVED to permit eating establishment uses (including convenience and take-out), subject to the "Local Convenience Commercial" policies in OPA #600; and,

THAT Zoning By-law Amendment Application Z.99.088 (Dufferin Contwo Investments Ltd.) BE APPROVED to permit eating establishment uses (including convenience and take-out) to a maximum of 20% of the total floor area, as an additional use in the C3 Zone."