

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 576 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 November, 2002.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 28th day of November, 2002.

Certificate of Approval

AMENDMENT No. 576

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on November 20th, 2002.

Date: Nov. 21/02.



Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

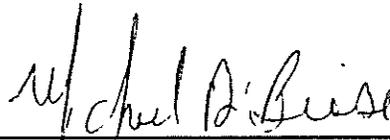
BY-LAW NUMBER 193-2002

A By-law to adopt Amendment Number 576 to the Official Plan of the Vaughan Planning Area.

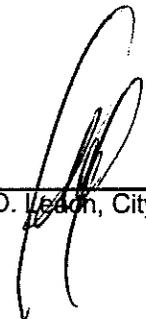
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 576 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 576 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 24th day of June, 2002.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 576
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 576 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 576.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #600 by permitting a retail nursery centre in the "Agriculture Area" on the subject lands.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 576". The lands are located on the east side of Huntington Road, north of Rutherford, municipally known as 9307 Huntington Road, in Lot 16, Concession 9, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit a retail nursery centre in the "Agriculture Area" is based on the following:

1. The proposed development is low intensity in nature.
2. The proposed use is compatible with the surrounding agricultural uses.
3. The subject lands are relatively small and should not hinder future development.
4. The valley land will be protected by being designated "Valley and Stream Corridor".

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Adding the following to Section 6.1.1.1 Exceptions:

"c) A retail garden centre shall be permitted in the "Agriculture Area" for the lands subject to Amendment No.576, located on the east side of Huntington Road, north of Rutherford, municipally known as 9307 Huntington Road, in Lot 16, Concession 9, City of Vaughan."

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 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 the Plan shall apply with respect to this Amendment.

ADOPTED THE 24th DAY OF June, 2002

CORPORATION OF THE
SIGNING OFFICERS
"Michael Di Biase"
"J.D. Leach"

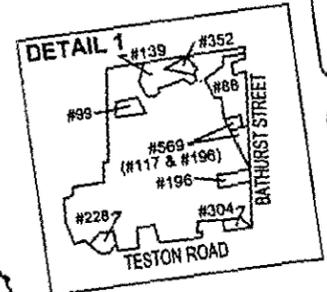
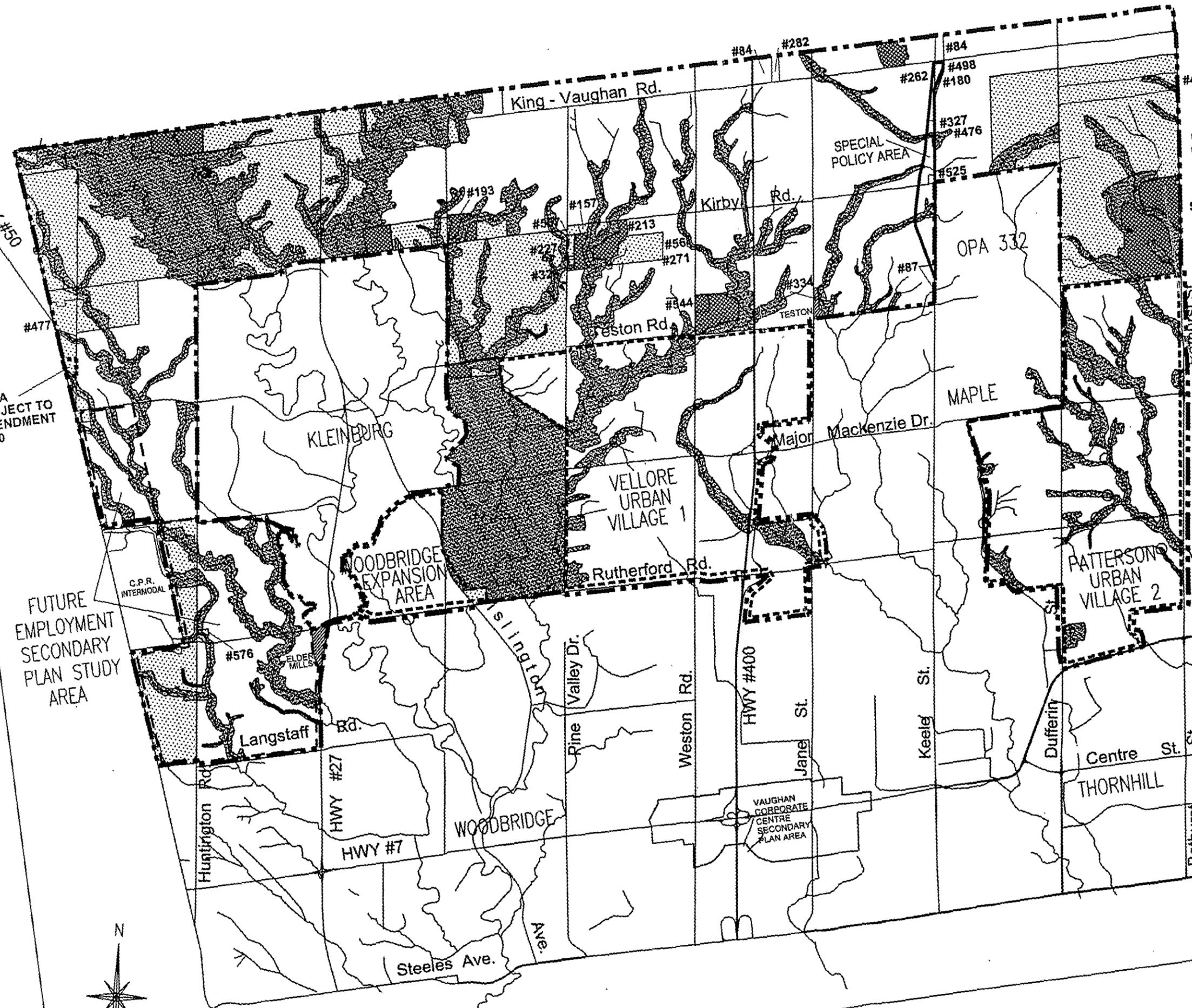
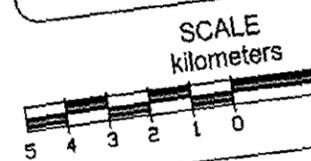


THIS IS SCHEDULE 'F' TO
AMENDMENT NO. 600

RURAL AREA GENERAL

LEGEND

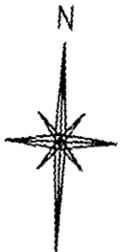
- LANDS SUBJECT TO RURAL AREA GENERAL
- ESTATE RESIDENTIAL
- AGRICULTURAL AREA
- VALLEY & STREAM CORRIDOR
- RURAL USE AREA
- HAMLET
- SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT
- 125 Ha DRAINAGE LIMIT
- SUBJECT LANDS PART OF LOT 16, CONCESSION 9



HWY #50

AREA SUBJECT TO AMENDMENT #570

FUTURE EMPLOYMENT SECONDARY PLAN STUDY AREA



C.P.R. INTERMODAL

ELDER MILLS

VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA

SPECIAL POLICY AREA

OPA 332

MAPLE

PATTERSON'S URBAN VILLAGE 2

THORNHILL

KLEINEBURG

VELLORE URBAN VILLAGE 1

WOODBIDGE EXPANSION AREA

WOODBIDGE

Huntington Rd.

Langstaff Rd.

HWY #27

HWY #7

Steeles Ave.

Islington Ave.

Rine Valley Dr.

Weston Rd.

HWY #400

Jane St.

Keele St.

Dufferin

Centre St.

Bathurst

Hwy, No. 7

Yonge St.

King - Vaughan Rd.

Kirby Rd.

Teston Rd.

Major Mackenzie Dr.

Rutherford Rd.

Huntington Rd.

HWY #400

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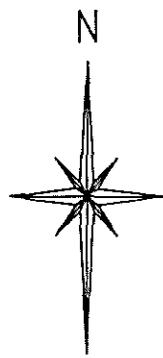
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Bathurst

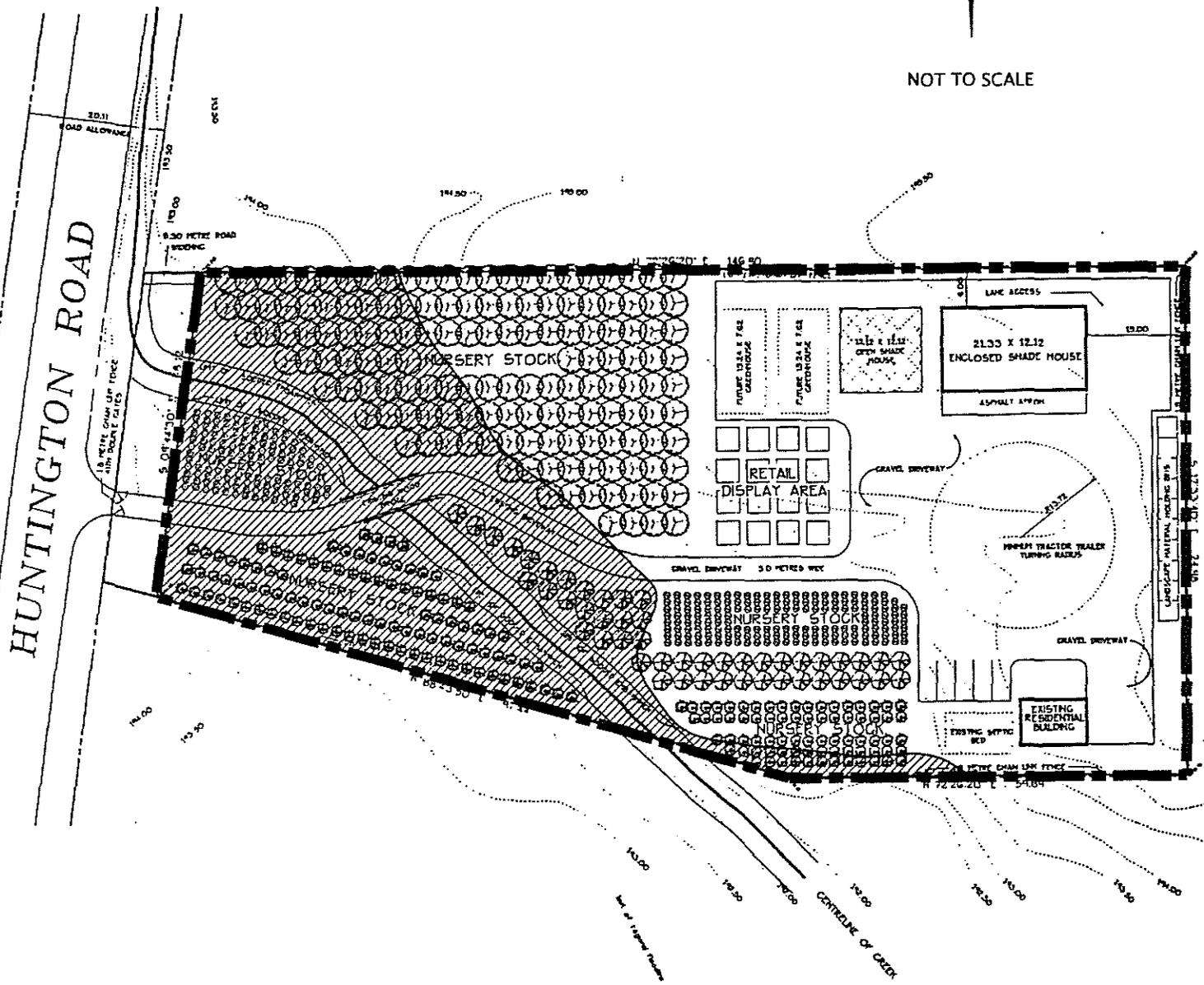
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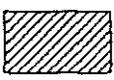
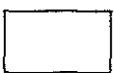
King - Vaughan Rd.



NOT TO SCALE



LEGEND

-  AREA SUBJECT TO AMENDMENT No. 576
-  VALLEY & STREAM CORRIDOR
-  AGRICULTURAL AREA

THIS IS SCHEDULE '2'
TO AMENDMENT No. 576
 ADOPTED THE 24th DAY OF JUNE, 2002

FILE No. OPA 576
 Z.47.091
 RALPH AND MARIA MASTROIANNI
 LOCATION: Part of Lot 16, Con. 9
 CITY OF VAUGHAN

SIGNING OFFICERS

 _____ MAYOR

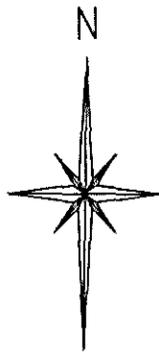
 _____ CLERK

APPENDIX I

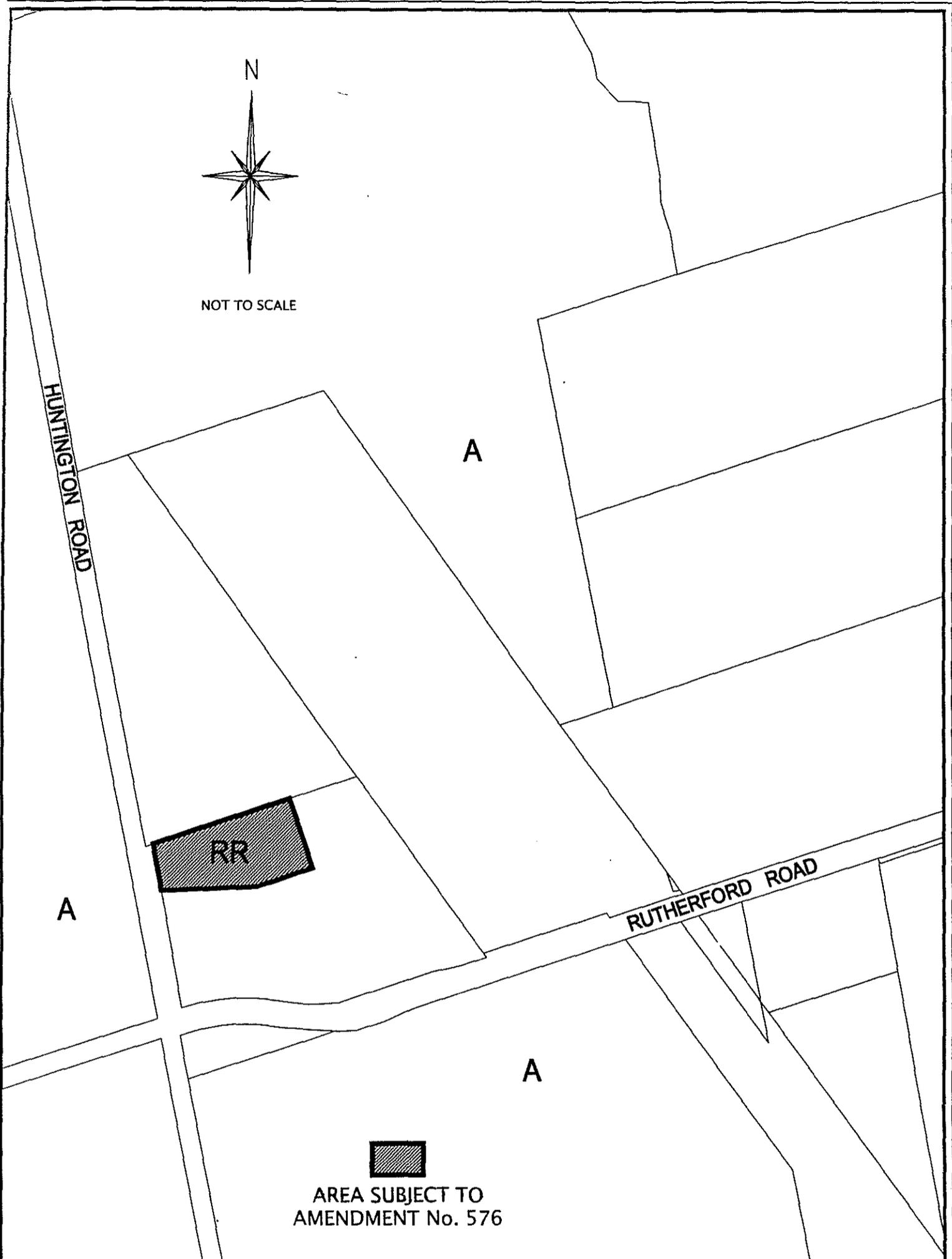
The subject lands are located on east side of Huntington Road, north of Rutherford, municipally known as 9307 Huntington Road, in Lot 16, Concession 9, City of Vaughan. At the Council Meeting of June 22, 1992, Council considered applications to amend the Official Plan and resolved:

"THAT Official Plan Amendment OP.24.91 and Zoning By-law Amendment Z.47.91 (Ralph & Maria Mastroianni), BE APPROVED, subject to the following conditions:

1. THAT the Official Plan Amendment provide for the following:
 - a) the addition of a Retail Nursery Centre engaged in the sale of horticultural material as a permitted use on the subject lands; and
 - b) the "Open Space" designation of the watercourse and buffer area, as determined by the Ministry of Natural Resources and the Metropolitan and Region Conservation Authority.
2. THAT prior to the enactment of the zoning by-law amendment:
 - i) Council shall have approved the site development application.
 - ii) the owner shall obtain approval from the Office of the Medical Officer of Health for the required private septic disposal system and well.
3. THAT the implementing by-law:
 - i) provide for a Retail Nursery Centre engaged in the sale of horticultural materials as a permitted use within the current RR Rural residential Zone,
 - ii) limit the retail component to the areas specified in the approved site plan.
 - iii) rezone the watercourse and buffer area to OS1 Open Space Conservation Zone.
 - iv) provide any exceptions to the RR Zone standards as required to implement the site plan."



NOT TO SCALE



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 576

FILE No. OPA 576
Z.47.091

RALPH AND MARIA MASTROIANNI

LOCATION: Part of Lot 16, Con. 9

CITY OF VAUGHAN