

# THE CORPORATION OF THE CITY OF VAUGHAN

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

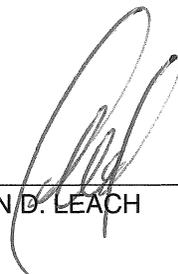
and

IN THE MATTER OF Amendment Number 583  
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:**

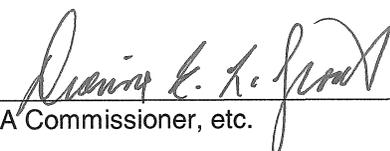
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 583 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of September, 2002, and written notice was given on the 1st day of October, 2002 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 583 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 583 is deemed to have come into effect on the 22nd day of October, 2002, 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 )  
22nd day of October, 2002. )




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JOHN D. LEACH




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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

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 296-2002

**A By-law to adopt Amendment Number 583 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 583 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 23<sup>rd</sup> day of September, 2002.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

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

**AMENDMENT NUMBER 583  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 583 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 583.

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 seasonal outdoor garden centre in a "Neighbourhood Commercial" designation.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 583". The lands are located on the northwest corner of Rutherford Road and Weston Road, being Block 173 on Plan 65M-3359, in Lot 16, Concession 6, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit a seasonal outdoor garden centre in a "Neighbourhood Commercial" designation is based on the following:

1. The seasonal garden centre can be appropriately integrated into the commercial development.
2. The seasonal garden centre will only be operated from the months of April to October.
3. The seasonal garden centre will not have a negative impact on the site.
4. A seasonal garden centre is a common use associated with many supermarkets, providing an additional service for customers during the spring, summer and fall months.

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 Section:

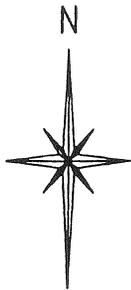
"4.2.2.4.1 Exceptions i. Notwithstanding the policies above, a seasonal outdoor garden centre shall be a permitted use on the lands at the northwest corner of Rutherford Road and Weston Road, being Block 173 on Plan 65M-3359, in Lot 16, Concession 6, City of Vaughan."

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.



AREA SUBJECT TO  
AMENDMENT No. 583

**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 583**  
ADOPTED THE 23 DAY OF SEPT., 2002

NOT TO SCALE

FILE: OPA No. 583  
LOCATION: Lot 16, Concession 6  
CITY OF VAUGHAN

*Michael A. Beiss*  
SIGNING OFFICERS  
MAYOR  
*[Signature]*  
CLERK

## APPENDIX I

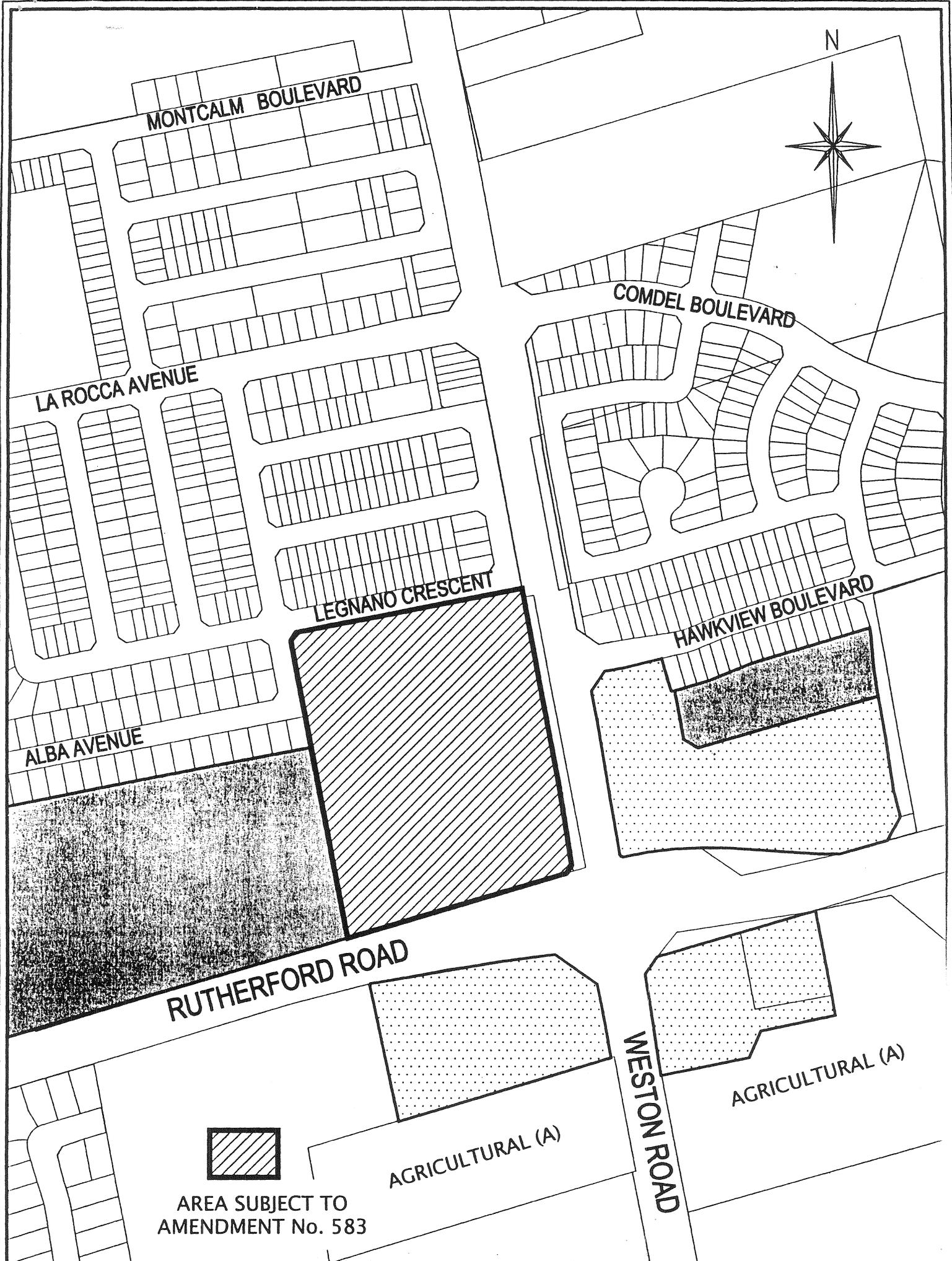
The subject lands are located on northwest corner of Rutherford Road and Weston Road, being Block 173 on Plan 65M-3359, in Lot 16, Concession 6, City of Vaughan. At the Council Meeting of August 26, 2002, Council considered applications to amend the Official Plan and resolved:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 19, 2002:

### Recommendation

The Commissioner of Planning recommends:

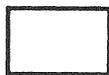
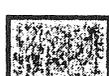
1. THAT Official Plan Amendment Application OP.02.011 (Piazza Villagio Corp.) BE APPROVED, to permit a seasonal outdoor garden centre.
2. THAT Zoning By-law Amendment Application Z.02.040 (Piazza Villagio Corp.) BE APPROVED, subject to the following:
  - i) that the implementing by-law:
    - a) limit the size of the garden centre to 380 sq.m; and
    - b) limit the operation of the seasonal garden centre from April 1<sup>st</sup> to October 31<sup>st</sup> annually
  - ii) that the site plan agreement be revised prior to the issuance of building permits."



**APPENDIX II  
EXISTING LAND USE  
OFFICIAL PLAN AMENDMENT No. 583**

NOT TO SCALE

FILE: OPA No. 583  
LOCATION: Lot 16, Concession 6  
CITY OF VAUGHAN

-  COMMERCIAL
-  RESIDENTIAL
-  STORMWATER MANAGEMENT