

THE CORPORATION OF THE CITY OF VAUGHAN

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

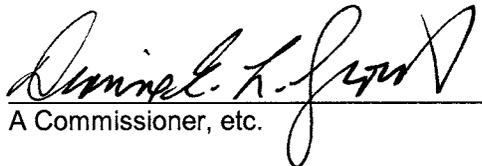
and

IN THE MATTER OF Amendment Number 608
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 608 was adopted by the Council of the Corporation of the City of Vaughan on the 10th day of May, 2004, and written notice was given on the 14th day of May, 2004 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 608 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 608 is deemed to have come into effect on the 4th day of June, 2004, 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)
8th day of June, 2004.)


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, 2007



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

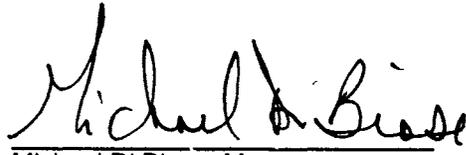
BY-LAW NUMBER 135-2004

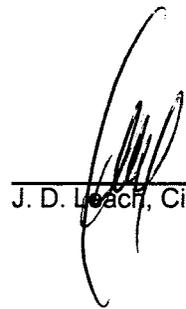
A By-law to adopt Amendment Number 608 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 608 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 10th day of May, 2004.


Michael Di Biase, Mayor


J. D. Leach, City Clerk

**AMENDMENT NUMBER 608
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 608 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 608.

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 #332 by including policies to permit additional commercial lands within the Special Residential designation of the Amendment Area.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 608". The "Subject Lands" are located on the northeast corner of Keele Street and Vista Gate, in Lot 30, Concession 3, being block 390 of Plan 65M-3556, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit additional commercial lands within the Special Residential designation is based on the following:

1. The Official Plan permits commercial uses serving the day-to-day needs of the residents provided they do not have direct access or visibility to an external municipal road and are located internally within the subdivision.
2. The proposed Amendment does not permit direct access to the commercial site from Keele Street.
3. The additional commercial lands would continue to serve the day-to-day needs of the local community and maintain a local focus.
4. Opportunities for a landmark building at the corner providing an attractive entry into the community are created by the proposed amendment.
5. The proposed Amendment is considered to represent good and appropriate planning.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.332 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Adding the following sentence in Section 3.4.2.2 Development Policies, Subsection a) Permitted Uses, Subparagraph v):

"Notwithstanding the above, commercial uses may be located on the "Subject Lands" as shown on Schedule 6, located at the northeast corner of Keele Street and Vista Gate. These commercial facilities are intended to serve a local focus and therefore, shall not have direct vehicular access to/from Keele Street. In addition, commercial development on these lands shall achieve high urban design standards and specifically shall be street-oriented and serve

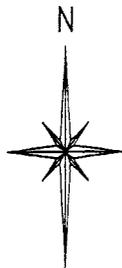
as an attractive entry feature into the community. Commercial building facades shall be oriented toward Keele Street and Vista Gate. Development that “backs” onto Keele Street and Vista Gate shall not be permitted. The appropriate development standards will be established in the implementing zoning by-law.”

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 a Draft Plan of Subdivision, 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.



NOT TO SCALE

OAK RIDGES MORaine
BOUNDARY

KIRBY ROAD

BESTVIEW CRESCENT

BEAVERBROOK CRESCENT

RAVINEVIEW DRIVE

VISTA GATE

LODGEWAY DRIVE

VILLAGE VISTA WAY

TRANS CANADA PIPELINE

KEELE STREET

THIS IS SCHEDULE '6'
TO OPA 332

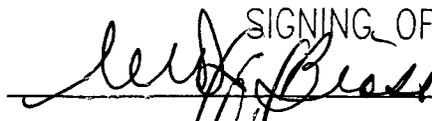
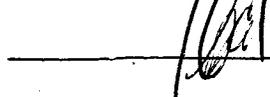


AREA SUBJECT TO
AMENDMENT No. 608

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 608**
ADOPTED THE 10th DAY OF MAY, 2004

FILE No. OP.03.017
RELATED FILE: Z.03.037
LOCATION: Lot 30, Concession 3
APPLICANT: 1570683 ONTARIO LIMITED
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\op.03.017

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

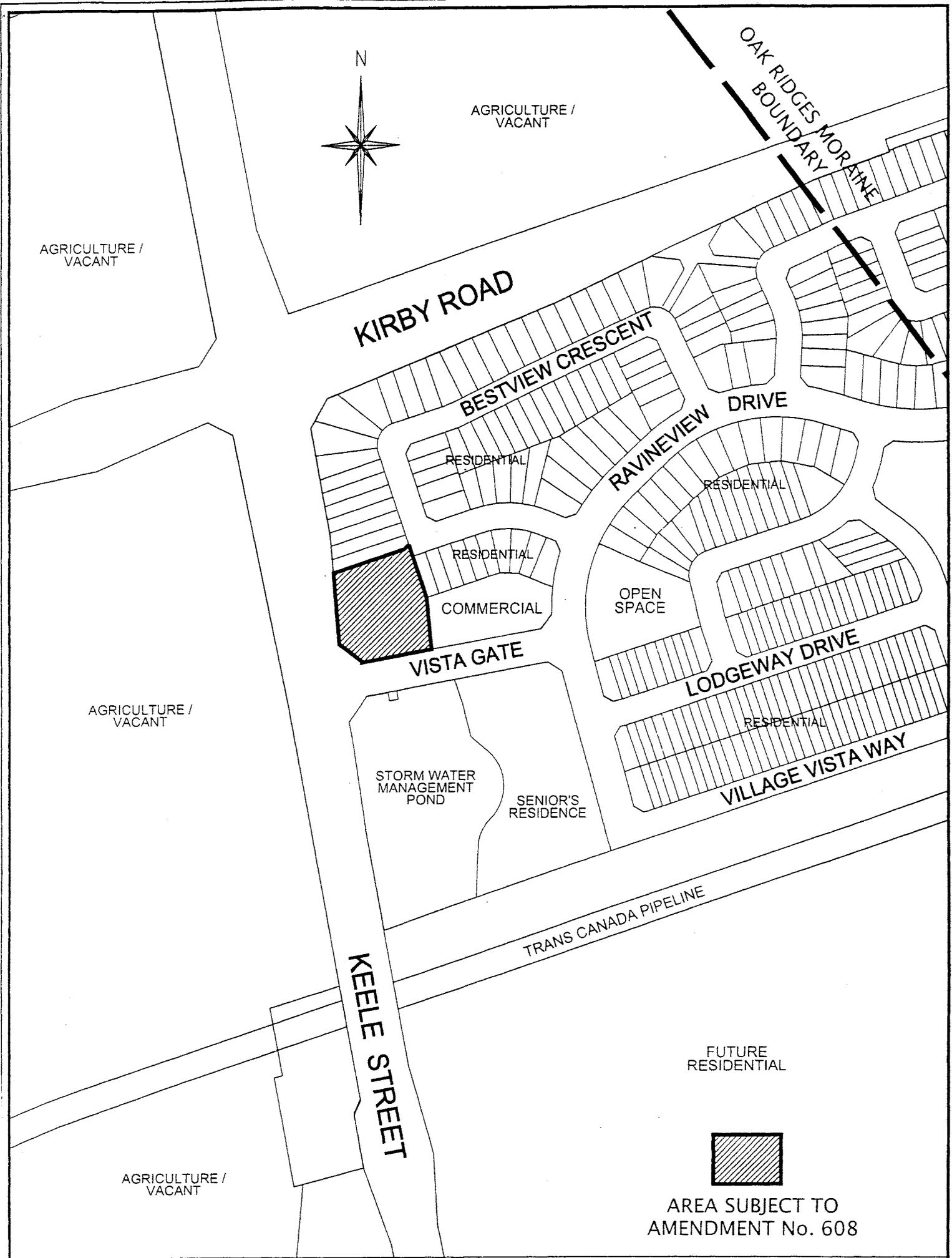
RECORD OF COUNCIL ACTION

The subject lands are located on the northeast corner of Keele Street and Vista Gate, in Lot 30, Concession 3, being blocks 389 and 390 of Plan 65M-3556, City of Vaughan. On April 19, 2004, Committee of the Whole considered an application to amend the Official Plan and the following recommendation (in part) contained in the report of the Commissioner of Planning dated April 19, 2004 as follows (in part):

"The Commissioner of Planning recommends:

That Official Plan Amendment Application OP.03.017 (1570683 Ontario Limited) BE APPROVED, and that the implementing OPA include policies requiring development to meet the City's Urban Design objectives for this site and specifically, that building facades are oriented towards Keele Street and Vista Gate."

The Committee adopted the recommendation of the Commissioner of Planning, which was subsequently adopted by Council on April 26, 2004.



APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 608

NOT TO SCALE

FILE No. OP.03.017
 RELATED FILE: Z.03.037
 LOCATION: Lot 30, Concession 3
 APPLICANT: 1570683 ONTARIO LIMITED
 CITY OF VAUGHAN