

THE CORPORATION OF THE CITY OF VAUGHAN

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

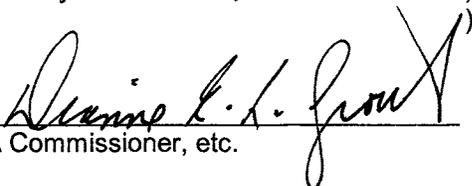
and

IN THE MATTER OF Amendment Number 613
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 613 was adopted by the Council of the Corporation of the City of Vaughan on the 12th day of October, 2004, and written notice was given on the 14th day of October, 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 613 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 613 is deemed to have come into effect on the 4th day of November, 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)
5th day of November, 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

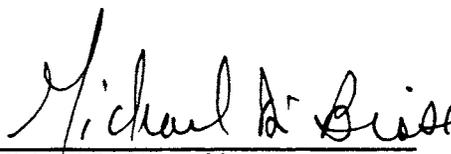
BY-LAW NUMBER 298-2004

A By-law to adopt Amendment Number 613 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 613 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 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 12th day of October, 2004.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 613
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 613 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 613.

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 #350 (Maple Community Plan) to redesignate lands located at the northeast corner of Rutherford Road and Melville Avenue from "Service Centre", "Local Convenience Commercial" and "Prestige Industrial" – Policy Area 1 to "Community Commercial Centre", with the addition of an automobile gas bar and car wash use.

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. 613". The lands are located on the northeast corner of Rutherford Road and Melville Avenue, in Lot 16, Concession 4, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Service Centre", "Local Convenience Commercial" and "Prestige Industrial" – Policy Area 1 to "Community Commercial Centre" is based on the following:

1. The designation is considered appropriate for the subject lands in light of the surrounding land uses.
2. The subject lands are located at the intersection of a Regional Road and a local collector road.
3. The subject lands are located south of the CNR pull back track and an existing residential development.
4. The development is located on Rutherford Road being a commercial area servicing the local and neighbourhood shopping needs of the community.
5. The existing Official Plan designation permits a service station on the "Subject Lands".

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 (Maple Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No.613" on Schedules "1" and "2" attached hereto from "Service Centre", "Local Convenience Commercial" and "Prestige Industrial" – Policy Area 1 to "Community Commercial Centre".
- b) In addition to the "Community Commercial Centre" uses, an automobile gas bar and car wash shall be permitted on the subject lands.

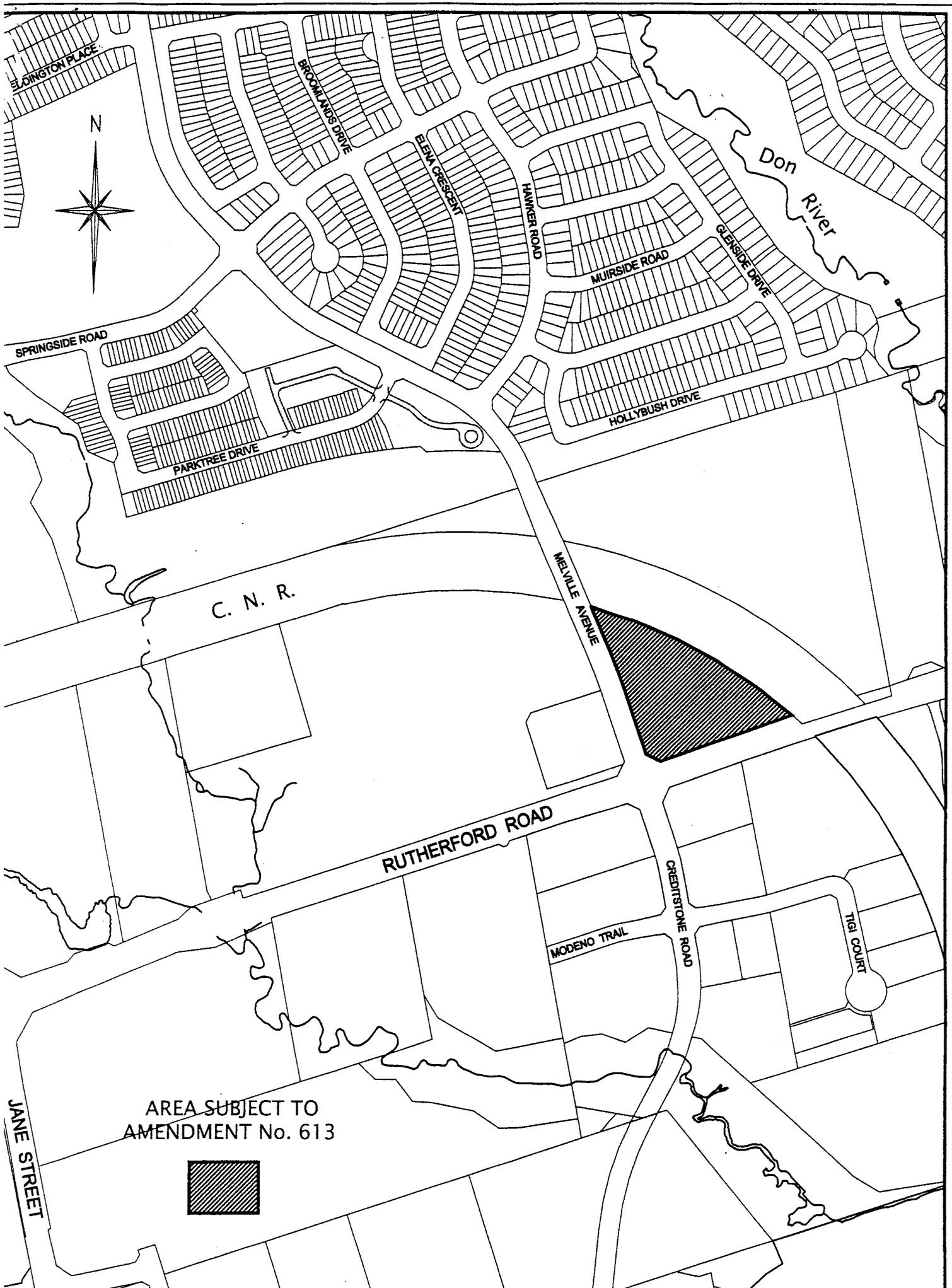
- c) Deleting Schedule "A" in Official Plan Amendment No. 350 and substituting therefore with the Schedule "A" attached hereto as Schedule "2".

V IMPLEMENTATION

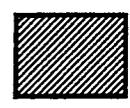
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law, pursuant to the Planning Act.

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. 613



**THIS IS SCHEDULE '1'
TO AMENDMENT No. 613**

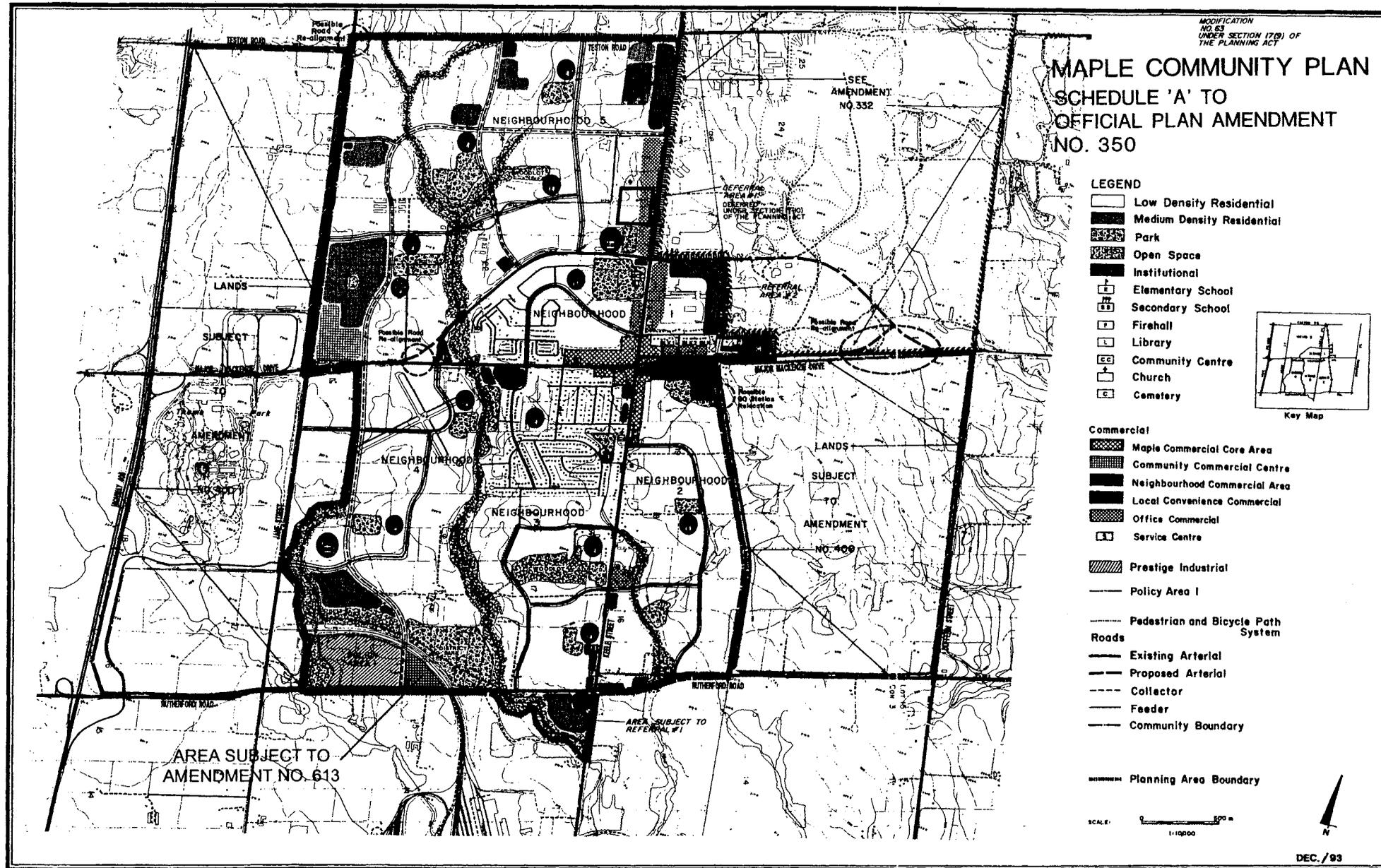
NOT TO SCALE

ADOPTED THE 12 DAY OF OCT., 2004

FILE No. OP.04.009
 RELATED FILE: Z.04.027
 LOCATION: Part of Lot 16, Concession 4
 APPLICANT: CITY OF VAUGHAN
 CITY OF VAUGHAN

SIGNING OFFICERS

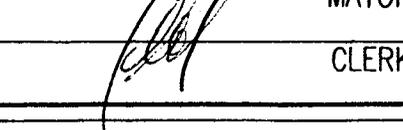
 MAYOR
 CLERK



FILE No. OP.04.009
 RELATED FILE: Z.04.027
 LOCATION: Part of Lot 16, Concession 4
 APPLICANT: CITY OF VAUGHAN
 CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
 TO AMENDMENT No. 613**
 ADOPTED THE 12 DAY OF OCT., 2004

SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

The subject lands are located on the northeast corner of Rutherford Road and Melville Avenue, in Lot 16, Concession 4, City of Vaughan. On September 7, 2004, the Committee of the Whole considered applications to amend the Official Plan and Zoning By-law and resolved:

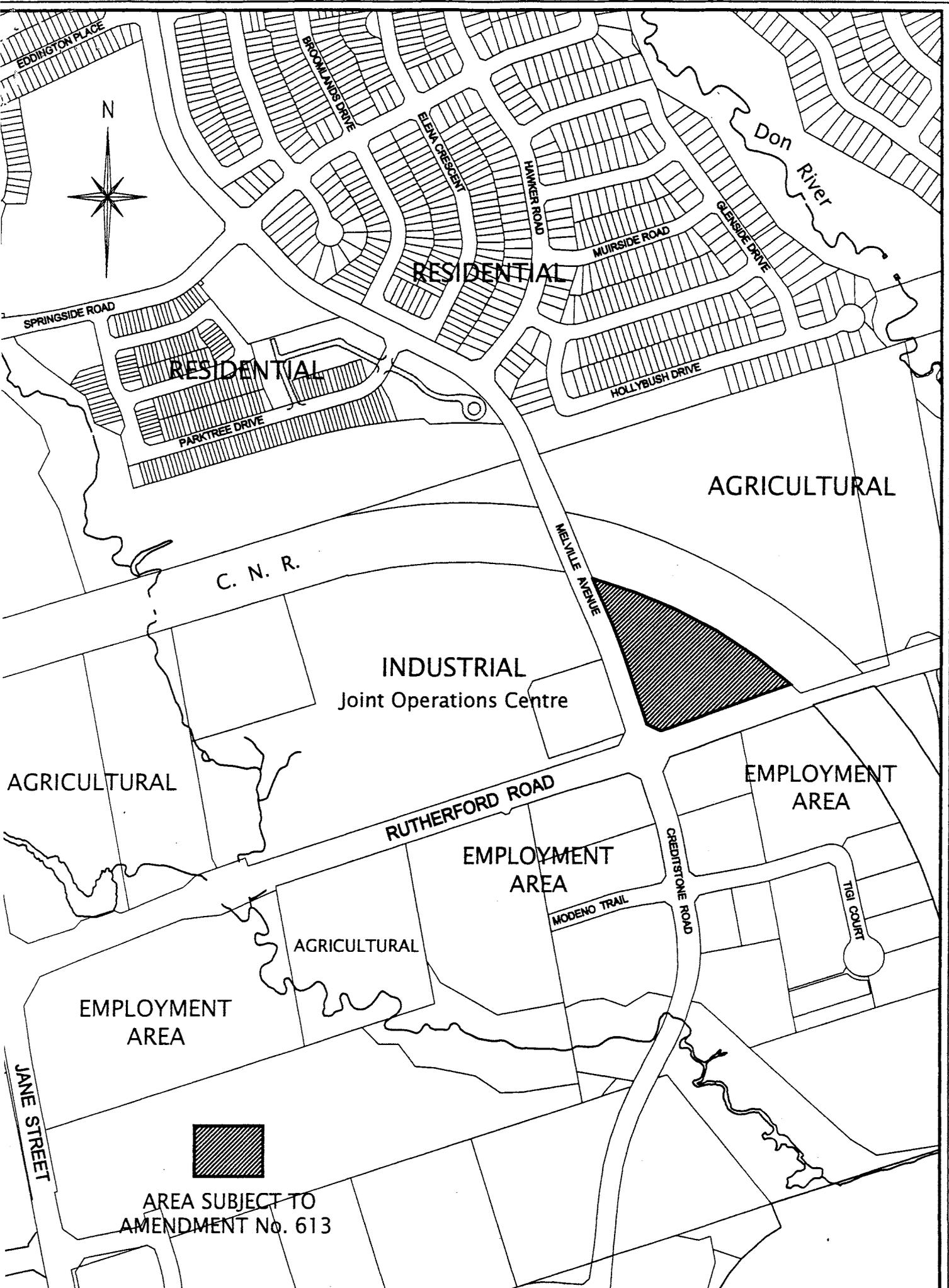
"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Urban Design, dated September 7, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.04.009 (City of Vaughan) BE APPROVED to redesignate the lands to a Community Commercial Centre designation, and;
2. THAT Zoning By-law Amendment Application Z.04.027 (City of Vaughan) BE APPROVED to rezone the lands from M2 General Industrial Zone to C5 Community Commercial Zone with the addition of an automobile gas bar and car wash use.'

Council ratified the recommendation of the Committee of the Whole on September 13, 2004.



NOT TO SCALE

APPENDIX II EXISTING LAND USE

FILE No. OP.04.009
 RELATED FILE: Z.04.027
 LOCATION: Part of Lot 16, Concession 4
 APPLICANT: CITY OF VAUGHAN
 CITY OF VAUGHAN