

# THE CORPORATION OF THE CITY OF VAUGHAN

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

and

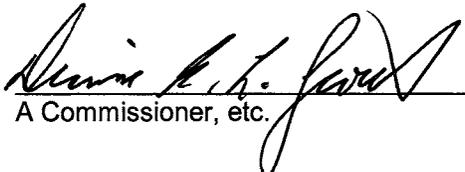
IN THE MATTER OF Amendment Number 647  
to the Official Plan of the Vaughan Planning Area

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 647 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of September, 2006, and written notice was given on the 5th day of October, 2006 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 647 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 647 is deemed to have come into effect on the 26th day of October, 2006, 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 )  
26th day of October, 2006. )

  
\_\_\_\_\_  
JOHN D. LEACH

  
\_\_\_\_\_  
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

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

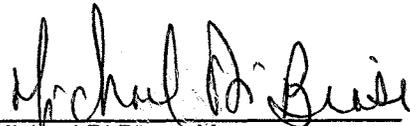
## **BY-LAW NUMBER 330-2006**

**A By-law to adopt Amendment Number 647 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 647 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 25<sup>th</sup> day of September, 2006.

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

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

**AMENDMENT NUMBER 647  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 647 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 647.

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 the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 600.

The subject Amendment will pertain to the Subject Lands shown as "Area Subject to Amendment No. 647" on Schedule "1" hereto, to permit an automobile gas bar and car wash as additional uses in the "Medium Density Residential/Commercial" designation.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 647". The Subject Lands are located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and future Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to permit an automobile gas bar and car wash on the Subject Lands, designated "Medium Density Residential/Commercial" is based on the following considerations:

1. The Subject Lands are identified as "Urban Area" in the Region of York Official Plan, which permits a range of residential, commercial, employment and recreational uses. The commercial uses of an automobile gas bar and car wash conform to the Regional Official Plan.
2. Amendment No. 600 includes policies which state that lots intended to accommodate an automobile gas bar and other related uses shall be of appropriate shape and size. The Subject Lands are rectangular in shape, and similar to other gas bar developments. A concept plan was prepared to demonstrate that the Subject Lands are of sufficient size to potentially accommodate the proposed uses.
3. Automobile gas bar sites are to be developed pursuant to a site plan, which is to be approved by Vaughan Council, and demonstrates proper site access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics that will ensure compatibility with adjacent lands. A Site Development Application is required to permit development on the Subject Lands, and will include review by the appropriate City Departments and external public agencies to ensure that these requirements are met.

4. Amendment No. 600 includes policies that require that the design, appearance and scale of gas bar sites be consistent with the existing and intended character of the surrounding community, and with utmost consideration to be given to the aesthetic design. A Site Development Application is required to be submitted on the Subject Lands to ensure that the development of the property will meet these requirements. Detailed design issues will be reviewed at the Site Development stage to ensure consistency with these policies.
5. On-site buffering and landscaping suitable to mitigate any undue impacts upon adjacent lands is to be incorporated into the final site design. A site plan and landscape plan are required to be submitted with the Site Development Application, and will be reviewed at the Site Development stage to ensure that building placement and appropriate landscape buffering is provided to ensure consistency with these requirements.

Having received a statutory Public Hearing held on May 29, 2006, Vaughan Council on September 25, 2006 approved Official Plan Amendment File OP.06.017 (Honeyvale Glade Estates Inc.) to permit an automobile gas bar and car wash as additional uses in the "Medium Density Residential/Commercial" designation.

#### 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:

1. Permitting an Automobile Gas Bar and Car Wash as additional uses within the "Medium Density Residential/Commercial" designation for the Subject Lands shown as "Area Subject to Amendment No. 647" on Schedule "1" attached hereto.
2. Adding the following site-specific development policy to Section 4.2.1.3 "Medium Density Residential/Commercial", within Subsection 4.2.1.3.1 "Exceptions" in Amendment No. 600:
  - "e. Notwithstanding the above, an Automobile Gas Bar and Car Wash use shall also be permitted on the Subject Lands identified as "Area Subject to Amendment No. 647" on Schedule "C" to Amendment No. 600, and designated "Medium Density Residential/Commercial", to be located at the southwest corner of Major Mackenzie Drive and Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3, City of Vaughan. A Site Development Application shall be required for the Subject Lands for approval by

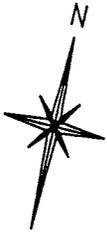
Vaughan Council. Site- specific development standards shall be set out in the implementing zoning by-law.”

V IMPLEMENTATION

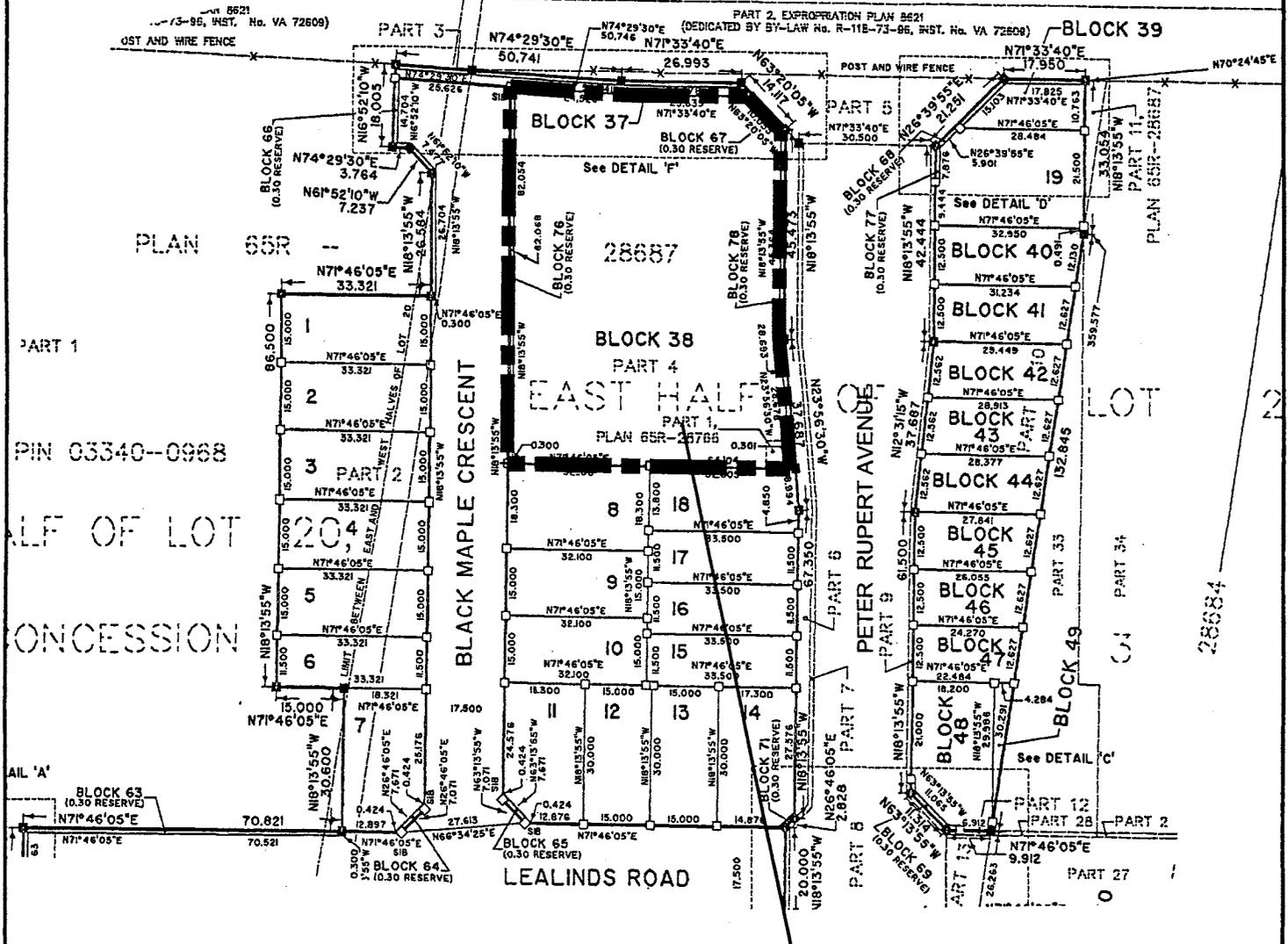
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88 and Site Development approval, pursuant to the Planning Act.

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.



**MAJOR MACKENZIE DRIVE**



**Medium Density Residential / Commercial**  
**0.5 ha.**

**AREA SUBJECT TO AMENDMENT No. 647**

**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 647**  
**ADOPTED THE 25th DAY OF SEPT., 2006**

NOT TO SCALE

FILE No. OP.06.017  
 RELATED FILE No. Z.06.038  
 LOCATION: Part of Lot 20, Concession 3  
 APPLICANT: HONEYVALE GLADE ESTATES INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

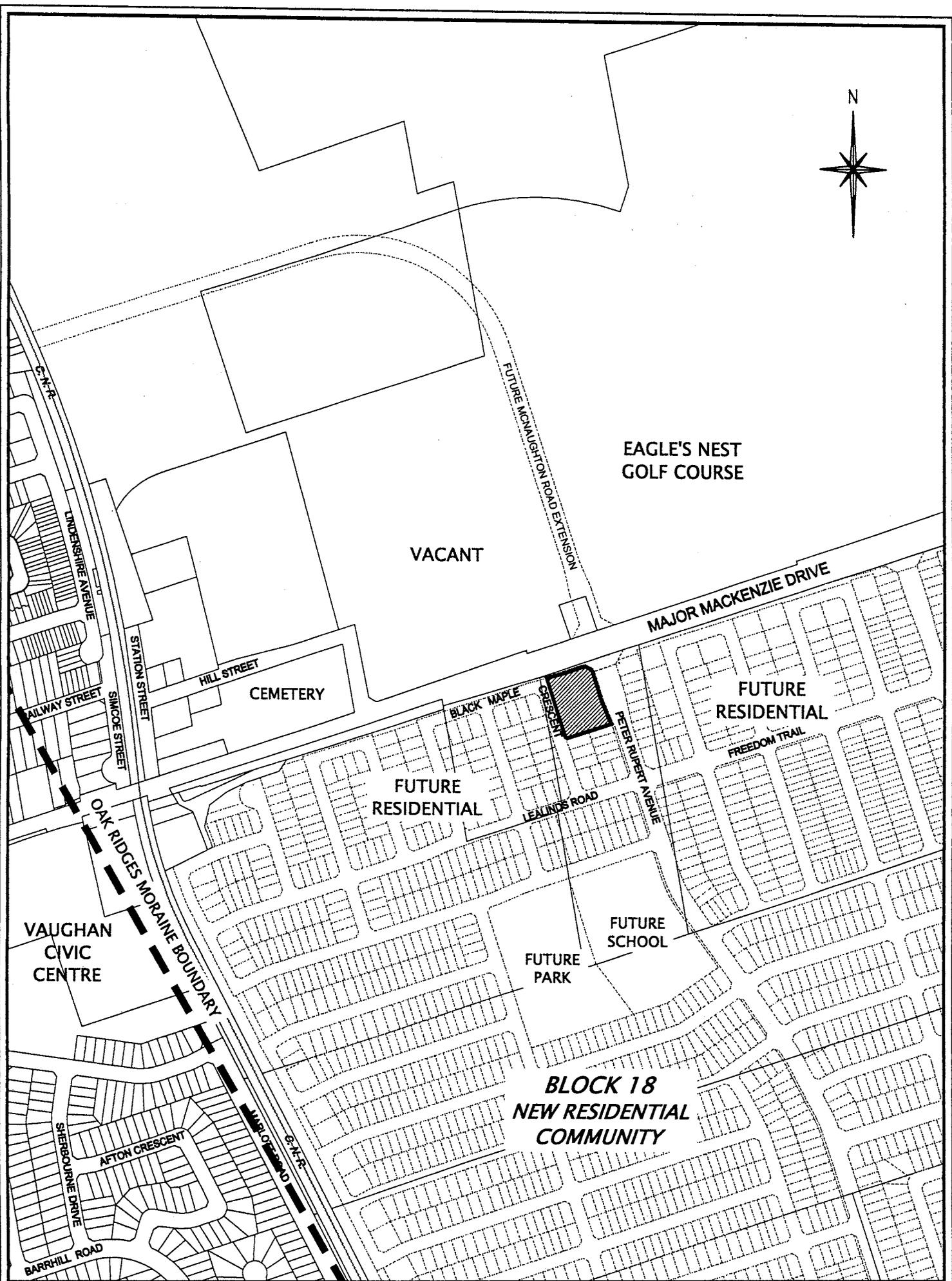
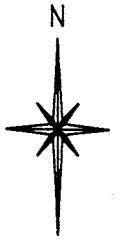
## APPENDIX I

The Subject Lands are located on the south side of Major Mackenzie Drive, west of Dufferin Street, more specifically at the southwest corner of Major Mackenzie Drive and future Peter Rupert Avenue, within Planning Block 18 (approved Draft Plan of Subdivision 19T-03V15), in Part of Lot 20, Concession 3, City of Vaughan.

The Committee of the Whole on September 18, 2006 considered and approved a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment Application OP.06.017 (Honeyvale Glade Estates Inc.):

- "1. THAT Official Plan Amendment File OP.06.017 (Honeyvale Glade Estates Inc.) BE APPROVED, to amend OPA #600, to permit an automobile gas bar and car wash as additional uses in the "Medium Density Residential/Commercial" designation, on the subject lands shown on Attachment #1."

Council on September 25, 2006, ratified the recommendation of the Committee of the Whole.



NOT TO SCALE

# APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 647

FILE No. OP.06.017  
RELATED FILE No. Z.06.038  
LOCATION: Part of Lot 20, Concession 3  
APPLICANT: HONEYVALE GLADE ESTATES INC.  
CITY OF VAUGHAN



AREA SUBJECT TO  
AMENDMENT No. 647