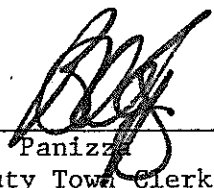


I, ROBERT A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 146 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, with modification, on the 8th day of December, 1982. The attached text incorporates said modification.



R.A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 13th day of December, 1982.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 141-82

A By-law to adopt Amendment Number 146 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan
ENACTS AS FOLLOWS:

1. That the attached Amendment Number 146 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing hereof.

READ a FIRST and SECOND time this 21st day of June, 1982.

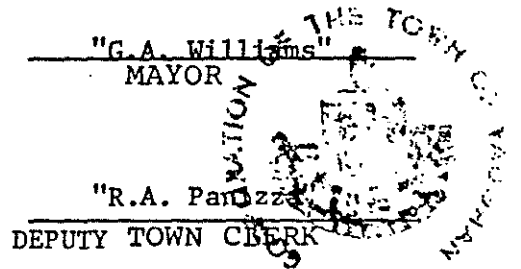
"G.A. Williams"
MAYOR

"R.A. Panizza"
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 21st day of June, 1982.

"G.A. Williams"
MAYOR

"R.A. Panizza"
DEPUTY TOWN CLERK



AMENDMENT NUMBER 146

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled 'Schedule "A" to Amendment Number 146 to the Official Plan of the Vaughan Planning Area' constitutes Amendment Number 146.

Also attached hereto but not constituting part of this Amendment are Appendices 1 and 2.

A. PURPOSE

The purpose of this Amendment is to permit a service station commercial area of approximately .85 ha in area for the lands located at the north-east corner of Steeles Avenue and Bathurst Street as shown on Schedule "A" to Official Plan Amendment Number 70 to the Vaughan Official Plan. Official Plan Amendment Number 70 presently states that a service station commercial area shall be "not more than one acre" (.4 ha) in area.

B. LOCATION

The subject lands are described as Part of Lot 1 and Part of Lot 2, Registered Plan 1607, being located in Part of Lot 26, Concession 1, Town of Vaughan. The lands are located at the north-east corner of Bathurst Street and Steeles Avenue and cover an area of approximately .85 ha, with frontage on Bathurst Street of approximately 100m and Steeles Avenue of approximately 88m.

C. BASIS

The decision to amend the Official Plan to permit the enlargement of a service station use is based on the following:

1. There presently exists a .4 ha self serve gas station use at the north-east corner of Steeles Avenue and Bathurst Street. By increasing the area of this service station site it will be possible to increase the amount of automotive service to this vicinity.
2. Increasing the size of the service station site to approximately .85 ha is considered to be a compatible size for the type of development envisioned on this particular site.
3. Further by permitting a large enough area to accommodate an increase and range of automobile services, the number of automobile trips can be reduced if obtaining more than one repair or service to the vehicle.

2. Given the location and accessibility of the subject lands at the intersection of two major arterial roads (Steeles Avenue and Bathurst Street), their proximity to a large residential population in the City of North York and the population growth occurring within the Thornhill-Vaughan Community immediately to the north, it is appropriate to increase the maximum size of a service station use on the subject lands.
3. A site plan agreement between the Owners and the Town will be required for this site to ensure that an acceptable design is provided with regard to parking, driveway location, berming and landscaping, orientation of buildings, noise abatement and screening measures. Municipal water supply, sanitary and storm sewer services are available to this area and it is intended that development of the subject lands will occur only on the basis of full municipal services.
4. The increase in size in the service station use is considered compatible with the "Medium Density Residential" and "Low Density Residential" designations of the surrounding lands.

D. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Notwithstanding the provisions of Section 2.2.3.5(a) of Amendment Number 70 to the Official Plan of the Vaughan Planning Area, an area of approximately .85 ha may be used for Service Station purposes on the lands situated in Part of Lots 1 and 2, Registered Plan 1607 and indicated as "Area Subject to Amendment Number 146" on Schedule "A" attached hereto.
2. The land will be developed in accordance with the commercial zoning standards and site plan guidelines set out for commercial development in the Thornhill-Vaughan Community Plan.
3. *No additional entrance onto Bathurst Street (Regional Road 38) will be permitted; access shall be only via the existing entrance, or relocation thereof.*

E. IMPLEMENTATION

It is intended that the policies in the Official Plan of Vaughan Planning Area pertaining to the subject lands shall be implemented through amendment to the Township of Vaughan Restricted Area (Zoning) By-law and the execution of a site plan agreement pursuant to Section 40 of the Planning Act, R.S.O. 1980, C. 379, as amended.

F. 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.

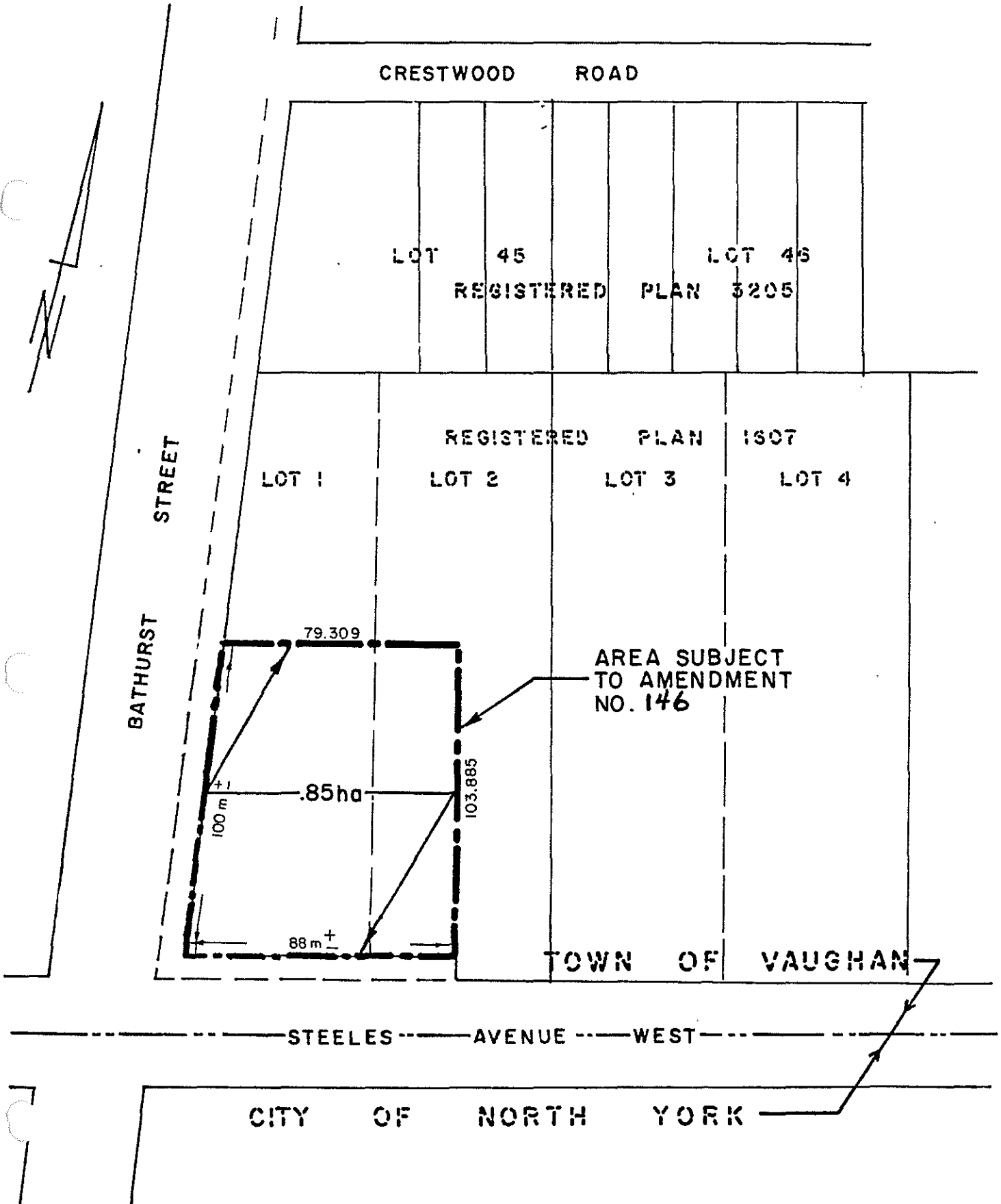
THIS IS SCHEDULE "A"
TO AMENDMENT NO. 146
ADOPTED THE 21ST DAY OF JUNE, 1982.

"G. A. Williams" MAYOR
"R.A. Panizza" DEPUTY TOWN CLERK
CORPORATION OF THE TOWN OF VAUGHAN

PART LOTS 1 & 2, REGISTERED PLAN 1607
BEING PART OF LOT 26, CONCESSION 1, TOWN OF VAUGHAN

NOT TO SCALE

DATE: 82/04/05



This document arises from an application to amend the Official Plan in order to permit the enlargement of the existing service station operation for a particular site within the Thornhill-Vaughan Community. The subject lands are located at the north-east corner of Bathurst Street and Steeles Avenue being Part of Lots 1 and 2, Registered Plan 1607 located in Part of Lot 26, Concession 1, Town of Vaughan. A Public Hearing was held by Vaughan Planning Committee on February 16th, 1982 to consider the application for amendment to the Official Plan. A Notice of the Public Hearing was circulated to neighbouring property owners within 120 metres of the subject lands. The following is an excerpt from the Vaughan Planning Committee Minutes dated February 16th, 1982 regarding this application.

4. APPLICATION TO AMEND THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA, AND APPLICATION TO AMEND TOWN OF VAUGHAN BY-LAW 2523 OTLEY LIMITED FILES OP.42.81 AND Z.87.81

LOCATION

Northeast corner of Steeles Avenue and Bathurst Street, being part of Lots 1 and 2, Registered Plan 1607, which is part of Lot 26, Concession 1, in the Town of Vaughan.

PROPOSAL

The applicant has applied to the Town of Vaughan to amend Official Plan Amendment #70 (Thornhill-Vaughan Community Plan) and Township of Vaughan Zoning By-law 2523, to permit the enlargement of the existing service station operation to include a car-wash and other service station related uses.

Mr. B. Fitzpartrick, Walker, Wright & Young, appeared before Committee on behalf of the applicant.

MOVED by Councillor McAfee
seconded by Regional & Local Councillor Jackson:

"That Official Plan Amendment application OP.42.81 (Otley Limited) to amend Official Plan Amendment #70 (Thornhill-Vaughan Community Plan) BE APPROVED, and that the appropriate Official Plan Amendment be prepared and presented to Council for enactment.

That Zoning By-law Amendment application Z.87.81 (Otley Limited) for appropriate amendment to Zoning By-law 2523 BE APPROVED, but that the appropriate zoning by-law not be forwarded to Council for enactment until the following conditions have been satisfied:

1. That the owner deed the required road widenings to the Municipality of Metropolitan Toronto and the Town of Vaughan.
2. That the Regional Medical Officer of Health notify the Town of Vaughan in writing that he is satisfied with the provisions being made for sanitary facilities.
3. That provisions satisfactory to the Town's Engineering Department be made with respect to the installation of sanitary, storm and water services adjacent to the Steeles Avenue frontage".

CARRIED






The recommendation of Vaughan Planning Committee was ratified by Council on March 1st, 1982.

APPENDIX 2

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.
TOWN OF VAUGHAN

LEGEND

-  HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  SERVICE STATION
-  RETAIL COMMERCIAL
-  VACANT

DATE: 82/04/02

SCALE: 0  600 FT.

