



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 286-90

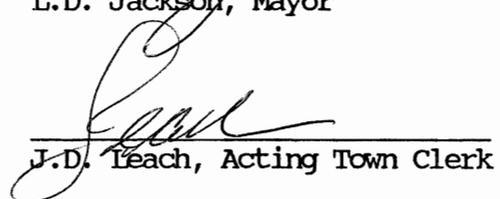
**A By-law to adopt Amendment Number 345 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 345 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1", "2", "3", "4", "5" and "6" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 345 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

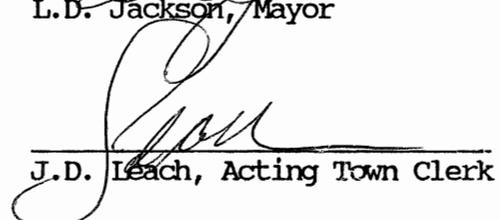
READ a FIRST and SECOND time this 5th day of September, 1990.

  
L.D. Jackson, Mayor

  
J.D. Leach, Acting Town Clerk

READ a THIRD time and finally passed this 5th day of September, 1990.

  
L.D. Jackson, Mayor

  
J.D. Leach, Acting Town Clerk

**AMENDMENT NUMBER 345  
TO THE VAUGHAN OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1", "2", "3", "4", "5" and "6" to Amendment Number 345 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 345.

Also attached hereto but not constituting part of the Amendment Appendix "1".



## I. PURPOSE

The purpose of this amendment to the Official Plan of the Vaughan Planning Area is to amend Schedules "A" and "C" and Section 4.0 of Amendment No. 240 (Woodbridge Community Plan) "Commercial Areas". The amendment will introduce new commercial designations and policies which will provide the Woodbridge Community with a more complete commercial/retail hierarchy. The designations and policies are based on the Woodbridge Commercial Structure Study which was adopted by Council on February 19, 1990. Additionally, lands will be incorporated into the Woodbridge Community Plan to complete the commercial structure approved by Council.

## II. LOCATION

The lands affected by this amendment are generally comprised of the following:

1. Those areas designated commercial by Amendment No. 240 to the Vaughan Official Plan (Woodbridge Community Plan) as amended by Amendment No. 345.
2. Areas designated "Industrial" by Amendment No. 240 fronting onto Highway No. 7.
3. The lands presently designated "Industrial" and "Service Commercial" by Amendment No. 135 fronting onto Highway No. 7 save and except Lot 3, Registered Plan M-2339.
4. The lands presently designated "Service Commercial" by Amendment No. 288 located at the southeast corner of the intersection of Weston Road and Rutherford Road.
5. The lands deleted from the Parkway Belt West Plan by Order-in-Council dated April 20th, 1990, located at the northwest corner of the intersection of Martin Grove Road and the Highway No. 407 right-of-way.

A. BACKGROUND

Throughout the latter part of the 1980's, the Town of Vaughan received numerous official plan amendment applications proposing new retail development in the Woodbridge Area. Of particular concern was the amount of supermarket floor space the community could realistically absorb and the location of any new supermarkets.

Amendment No. 240 to the Vaughan Official Plan (Woodbridge Community Plan) was primarily a consolidation of previous amendments in the Woodbridge Area. The commercial structure and hierarchy it reflected was not framed in the context of the entire Woodbridge Community as established by Amendment No. 240. Rather, it was based on a narrower focus dictated by the spatial and population characteristics of the individual amendments.

Commercial activities in Woodbridge are also complicated by other factors. Factors of particular importance include the presence of the Humber River Valley which discourages some travel patterns; the existence of large quantities of retail floor space in adjacent industrial areas and the presence of some large undeveloped commercial areas; a perceived community need for additional commercial space; and a struggling historic commercial core area. The situation warranted a comprehensive examination of Woodbridge's commercial structure to ensure that the community would be adequately served and to provide Council with a comprehensive commercial policy as a basis for assessing new development applications.

At the Council Public Hearing Meeting on June 20th, 1989, Council adopted the following resolution in consideration of one of the individual development applications:

1. THAT Official Plan Amendment Application File OP.73.88 and Zoning By-law Amendment Application File Z.137.88, BE APPROVED, in principle, and that

Staff prepare the appropriate Official Plan Amendment and Zoning By-law to be brought back to Council at the first Council Committee meeting in December, 1989, in conjunction with the market study.

2. THAT Staff be directed to finalize terms of reference and retain consultants to undertake Woodbridge Commercial Structure Study Policy Review.

Planning Staff prepared terms of reference for the proposed Commercial Structure Study Policy Review, identifying five objectives:

1. To determine the extent and nature of current retail activities in Woodbridge.
2. To determine the retail space requirements for Woodbridge at a population slightly greater than 60,000 persons.
3. To determine retail requirements for Woodbridge's established and future (i.e. Official Plan Amendment No. 250) employment areas.
4. To determine the preferred land use structure which will best provide the Woodbridge Community with a planned commercial structure which meets the community's needs.
5. To develop policies to ensure that desired future requirements are met in a manner that is compatible with the development of the Woodbridge Community.

To undertake the study, the firm John Winter Associates Limited, Management Consultants was retained. The resulting study was divided into two major components. The first involved an analysis of the Woodbridge market for retail space, including the adequacy of existing space to meet the community's needs and the identification of requirements for additional space to meet current and future needs. The second component focused on defining the future commercial structure. Finally, a series of Recommendations were prepared, based on the findings of the study, from a planning perspective. A summary of the results of the study are set out below.

## B. SUMMARY OF "THE WOODBRIDGE COMMERCIAL STRUCTURE STUDY"

### a) The Market Study

The market study included an inventory of all existing retail space in Woodbridge, and surveys of residents, employees, shoppers and developers. The study identified a total of 1.4 million square feet of existing retail and service commercial space, much of which is concentrated along Highway No. 7 and in industrial areas. Only about 100,000 square feet, or 7.4% of the total commercial space is located in the Woodbridge Core area.

The surveys were undertaken in order to determine the public view of the suitability of commercial facilities, and the need for additional space. Woodbridge lacks the higher order retail space that is typically located in shopping centres like the one proposed by East Woodbridge Developments at Weston Road and Highway No. 7. Residents, shoppers and employees expressed concerns about the lack of choice, high prices and need for more retail and service commercial facilities.

At a population of approximately 63,800 the community will be able to support an additional 1.2 million square feet of retail and service commercial space beyond the current inventory. This implies that upon construction of the East Woodbridge mall and the Price Club outlet, there will still be a need for additional retail space totalling some 660,000 square feet. Of this amount about a third of the demand will be for Department Store Type Merchandise, another third for Home Improvement Type Merchandise, 9% for supermarket space and 13% for the Auto Sector.

The analysis indicates that there will be sufficient demand to warrant the designation of at least 52 additional acres for commercial purposes by 1995, and that as much as 80 acres should be designated to allow for market flexibility. The only alternative to the designation of such lands would be to locate more commercial space in future industrial areas.

The surveys also showed that residents, shoppers and employees were supportive of more local convenience stores being located in close proximity to residential areas and

of more retail uses in industrial areas. Most respondents were not in support of protecting the market of the Woodbridge Core Area.

b) The Planning Study

The planning study focused primarily on the spatial and policy issues associated with accommodating the warranted space. A hierarchy of retail centres is needed, in which the function and scale of each level in the hierarchy is related to the market it is intended to serve, the variety of goods and services it offers, and the degree of convenience it provides.

The proposed East Woodbridge mall creates the top of the pyramid. The many local convenience centres will form the base of the pyramid. The latter are adequately distributed to fulfill their intended function. Difficulty arises, however, in defining an intermediate level in the hierarchy. This would normally be occupied by Neighbourhood Commercial Centres anchored by a supermarket or a major drug store located at key nodes in the community.

The existing linear form commercial development along Highway No. 7 precludes the creation of Neighbourhood Commercial nodes within the established urban area. Therefore, the study suggests that a more traditional retail hierarchy be applied in the planning of new urban areas. Two locations were identified as being suitable for "Neighbourhood Commercial Centres", being at intersections of Langstaff Road and Weston Road, and Langstaff Road and Highway No. 27.

The study also proposes to designate the four quadrants of the Highway No. 7/Weston Road intersection as the Central Area/Central Business District (designated "Major Commercial Centre") of the community. Highway No. 7 has already become the primary focus of retail and service commercial activity and the East Woodbridge mall and the existing Weston Square Centre will further strengthen the opportunity to create a "gateway" to Woodbridge. Other "Future Gateways" are identified at the intersections of Highway No. 7 and No. 27 and of Weston Road and Rutherford Road. The scale of development, location and uses to be permitted at these gateways will depend upon future decisions respecting the lands west of Highway No. 27

(pursuant to the planning of Highway No. 427 extension) and north of Rutherford Road (pursuant to the findings of the Vaughan Policy Review).

The Study emphasizes the importance of strict control over the location of department stores, supermarkets and major warehouse drug stores. In addition to existing sites, such uses should be accommodated in the Central Area/CBD and to a lesser degree within the two "Neighbourhood Commercial Centres". The possibility of locating other future supermarkets and major drug stores within the designated "Future Gateways" will remain subject to the resolution of other policy matters associated with the long term studies.

The Study recommends that, in view of the substantial role which Highway No. 7 now plays in the commercial life of Woodbridge, it should be treated as a major commercial corridor (designated "Highway No. 7 Commercial Corridor") with a wider range of retail, service and local office commercial space being permitted. This would exclude some sections where existing or planned uses have a non-commercial, yet meaningful role in the community.

The existing Woodbridge Core Area is proposed for redesignation as the "Woodbridge Historic Commercial Centre". This area's role in the commercial life of the community has been declining with the shift of the market to Highway No. 7. Therefore, it is appropriate to expect that this area will serve the needs of adjacent residential areas, much like a "Neighbourhood Centre". The study suggests that the redesignation of this area is appropriate to strengthen its heritage and pedestrian character.

The study recommends that the maximum potential size of "Local Convenience Commercial Centres" be increased to 1,800 square metres in order to permit a broader range of stores and services. Locations for such centres are not identified in the Study. Approval for this form of development will continue to be subject to the review of each application on its own merits by the Town.

The study also endorses the current policy to permit service commercial uses in industrial areas, but only at nodes on peripheral roads. This will discourage them from locating in existing residential areas where they are too intrusive, and place them on the edges of industrial areas where they will not interfere with industrial uses.

c) Recommendations of the Study

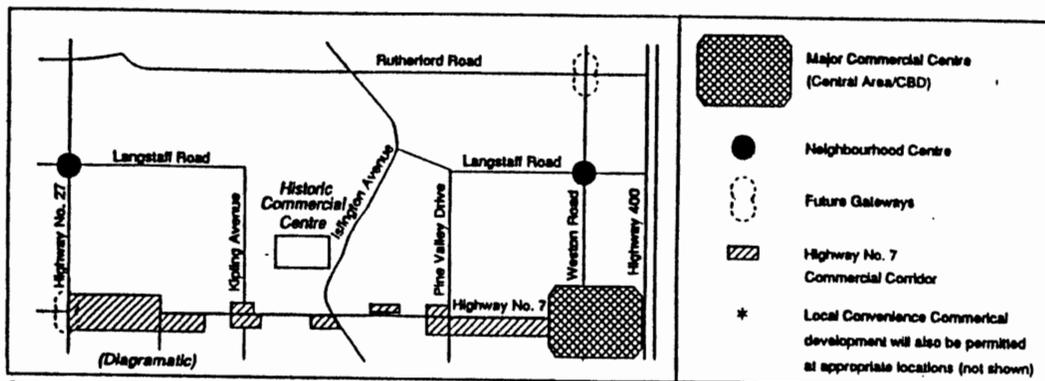
The following is the list of the recommendations prepared by the consultant as a result of the findings of the study.

1. Designate more lands for retail and service commercial purposes in and near Woodbridge.
2. Add a new level to the retail hierarchy, being the Woodbridge Neighbourhood Centre, which is anchored by a supermarket or by major warehouse drug store.
3. Utilize the retail hierarchy as a guide to planning nodal retail concentrations in all new urban areas.
4. Restrict development of all new supermarkets and major warehouse drug stores within Woodbridge to a shopping centre environment, designated as a Neighbourhood Centre.
5. For developments anchored by a supermarket, a major warehouse drug store or a department store, insist that a market feasibility and impact study be submitted to clarify the market and market impacts.
6. Treat Highway No. 7 as a major commercial corridor where most types of retail, service and local office commercial space should be permitted.
7. Plan for retail and service commercial uses on the peripheral roads of new industrial areas.
8. Strengthen the pedestrian and heritage aspects of the Woodbridge Core Area by redesignating it as the "Woodbridge Historic Commercial Centre".
9. Designate the four quadrants of the Weston Road and Highway No. 7 intersection as the prime gateway to Woodbridge, with a Central Area/CBD designation.

10. Support the intent of Amendment No. 320 by applying strict development and aesthetic controls on all four quadrants of the Weston/Highway No. 7 intersection in order to assure a prestigious future development as the prime "gateway" to Woodbridge.
11. That future consideration be given to designating the intersection at Highway No. 27 and Highway No. 7, and Weston Road and Rutherford Road as "Future Gateway".
12. Permit Local Convenience Commercial centres to range in size up to 1,800 square metres and deleting the threshold requirement of 1,200 housing units from Official Plan Amendment No. 240.
13. Designate the two intersections at Langstaff/Highway No. 27 and Langstaff/Weston as Neighbourhood Centres where supermarkets will be permitted.

Exhibit 24

**PROPOSED RETAIL HIERARCHY  
IN WOODBRIDGE COMMUNITY\***



C. COUNCIL APPROVAL OF STUDY

On February 19th, 1990, Council considered the "Woodbridge Commercial Structure Study" prepared by John Winter Associates Limited, Management Consultants, dated February, 1990, at a Public Hearing Meeting. At that meeting Council adopted the following motion:

1. THAT the Woodbridge Commercial Structure Study be received;

2. AND THAT the public comments received tonight and any subsequent comments received in writing by March 15, 1990, be reviewed by Planning Staff and be reported to a subsequent Council Committee meeting in April;
3. AND FURTHER THAT a draft Official Plan Amendment be presented to Council Committee at that time.

On May 14, 1990, Council Committee considered three draft amendments to the official plan which were derived from the findings of the Woodbridge Commercial Structure Study. Draft Amendment No. 346 and Amendment No. 347 were site specific amendments consistent with the Study. Draft Amendment No. 345 was a general amendment to implement the studies' findings throughout the Amendment No. 240 Amendment Area (Woodbridge Community Plan). The lands subject to Amendment No. 346 are located at the southwest corner of Weston Road and Highway No. 7 (Weston Square Ltd. - File OP.50.89). The lands subject to Amendment No. 347 are located at the southeast corner of Langstaff Road and Weston (Jevlan Holdings Inc. File OP.73.88). Council Committee approved the amendments subject to the incorporation of a number of amendments to Amendment No. 345.

On May 23, 1990, Council passed the following resolution:

THAT draft Amendment No. 346 and Amendment No. 347 be approved as site specific amendments to the Town of Vaughan Official Plan;

AND THAT draft Amendment No. 345 be approved as a general amendment to the Town of Vaughan Official Plan establishing a hierarchy of commercial uses in the Woodbridge Community;

AND THAT draft Amendment No. 345, Amendment No. 346 and Amendment No. 347 should be forwarded to a subsequent meeting of Council for final approval;

Council's approval of the draft amendments provided for modifications to Amendment No. 345 recommended by Council Committee and further modifications initiated by Council. The modifications resulted in amendments to the status of the following sites:

- Redesignating the lands at the southwest corner of Clarence Street and Rutherford Road from "Low Density Residential" to "Neighbourhood Commercial Centre".
  
- Redesignating the lands at the southeast corner of Weston Road and Rutherford Road from "Service Commercial" under Amendment No. 288 to "Neighbourhood Commercial".
  
- Redesignating the lands located at the northwest of the corner of Martin Grove Road and the Highway No. 407 right-of-way "General Commercial".
  
- Redesignating the lands to the northwest of the intersection of Medallion Boulevard and Highway No. 27 from "Industrial" under Amendment No. 250 to "Neighbourhood Commercial Centre".

On September 5th, 1990, Council enacted By-law 286-90 to adopt OPA #345. At that time, Council deferred the lands located at the northwest corner of Medallion Boulevard and Highway No. 27. They were deleted from the amendment area and referred to a public hearing.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Official Plan of the Vaughan Planning Area, as amended is hereby further amended by:
  - a) Deleting Schedule "A" to Amendment No. 240 and substituting therefor the Schedule "A" attached hereto as Schedule "1", thereby implementing the following changes:
    - i) Amending Official Plan Amendment No. 135 by deleting the lots fronting on the south side of Highway No. 7, west of Lot 3 of Registered Plan M-2339, and redesignating the lands from "Industrial" and "Service Commercial" to "Highway No. 7 Commercial Corridor" under Amendment No. 240, as amended by Amendment No. 345.
    - ii) Redesignating the lands on the northwest quadrant of the intersection of Weston Road and Highway No. 7 from "Community Commercial" to "Major Commercial Centre".
    - iii) Redesignating the lands at the northeast corner of Highway No. 27 and Langstaff Road from "General Commercial" to "Neighbourhood Commercial Centre".
    - iv) Redesignating lands at the southwest corner of the intersection of Rutherford Road and the first Collector Road west of Weston Road from "Low Density Residential" to "Local Convenience Commercial."
    - v) Redesignating the lands designated "Service Commercial" and "Industrial" by Amendment No. 240 fronting onto Highway No. 7 to

"Highway No. 7 Commercial Corridor", save and except those lands subject to the provisions of subparagraph 4.4 b) vii).

- vi) Redesignating the lands at the southwest corner of Clarence Street and Rutherford Road from "Low Density Residential" to "Neighbourhood Commercial Centre".
- vii) Redesignating the lands at the southeast corner of Weston Road and Rutherford Road from "Service Commercial" under Amendment No. 288 to "Neighbourhood Commercial Centre".
- viii) Redesignating the lands located to the northwest of the corner of Martin Grove Road and the Highway No. 407 right-of-way to "General Commercial".
- ix) *Redesignating the lands located at the southwest corner of Rutherford Road and Weston Road from "Low Density Residential" to "Neighbourhood Commercial Centre".*
- b) Deleting Schedule "C" to reflect the revised boundaries of the Amendment No. 240 area and substituting therefor the Schedule "C" attached hereto, as Schedule "3".
- c) Deleting Schedule "A" to Amendment No. 4 to the Vaughan Official Plan and substituting therefor the Schedule "A" attached hereto as Schedule "2".
- d) Deleting Schedule "1" to Amendment No. 250 to the Vaughan Official Plan and substituting therefor the Schedule "1" attached hereto as Schedule "4" and further deleting Schedule "B" to Amendment No. 288 to the Vaughan Official Plan and substituting therefor the Schedule "B" attached hereto as Schedule "5".
- e) Deleting Schedule "B" to Amendment No. 135 to the Vaughan Official Plan and substituting therefor the Schedule "A" attached hereto as Schedule "6".

- f) Deleting Subsections 4.0 to 4.4 inclusive and substituting therefor the following Subsections and renumbering the remaining subsections accordingly:

"4.0 COMMERCIAL AREAS

4.1 Definition and General Provisions

- a) For the purpose of this Plan, the Commercial Areas are categorized into 8 types:
- Woodbridge Historic Commercial Centre
  - Major Commercial Centre
  - Highway No. 7 Commercial Corridor
  - Neighbourhood Commercial Centre
  - Local Convenience Commercial
  - General Commercial
  - Service Commercial
  - Service Stations
- b) The development, redevelopment, or maintenance of all Commercial Areas shall be subject to the following:
- i) Open storage shall not be permitted.
  - ii) Except as provided for in subparagraph 4.2(c)1), no residential uses shall be permitted.
  - iii) Building setbacks, compatible lighting, visual screening, planting and/or fencing shall be provided between commercial uses and any adjacent residential uses.
  - iv) Comprehensive development plans will be required for all new commercial developments, incorporating an overall design to achieve proper access, internal traffic circulation, adequate parking and appropriate urban design characteristics prior to approval of specific development applications.

Commercial development and redevelopment shall be subject to site plan approval by the Town through agreements under the provisions of the Planning Act.

- v) Commercial development or redevelopment shall occur only on the basis of municipal water and sewer services and subject to the approval of storm water drainage plans by the Town and other appropriate authorities.

#### 4.2 Woodbridge Historic Commercial Centre

##### a) Location

The Woodbridge Historic Commercial Centre comprises that area generally bounded by the CPR tracks and Kipling Avenue to the west, Clarence Street and Church Street to the north, Islington Avenue to the East and Highway No. 7 to the south. The designations within the Core Area shall be as shown on Schedule "B".

##### b) Goals

- i) To retain and enhance the long established, pedestrian-oriented commercial environment.
- ii) To strengthen the existing commercial uses through sensitive redevelopment and the preservation and restoration of historic buildings, as well as through the implementation of improvement plans and the protection of buildings of architectural or historical significance.
- iii) To encourage the restoration, rehabilitation and repair of the existing store fronts and facades to ensure that the stores and services continue to serve the frequent shopping and service needs of the nearby residential areas as well as the specialized shopping requirements for a much larger area.

iv) To maintain a compact pedestrian-oriented area that will minimize encroachment into adjacent residential areas.

v) To permit, where appropriate, a mix of residential and commercial uses at a scale compatible with existing development.

c) Development Policies

i) Within the Core Area, the permitted uses shall be retail and personal service outlets, business and professional offices, restaurants, public uses, and cultural/entertainment facilities. Gasoline service stations and gas bars shall not be permitted within the Core Area. Low Density Residential uses appropriately integrated within the commercial area may also be permitted.

ii) It is intended that the Core Area will continue to provide for many of the commercial, institutional, and recreational services and also provide a strong and viable focus for the greater Woodbridge community.

iii) The Core Area shall continue to provide a strong retail service function for local residents, as well as a specialized tourist function. The lands designated Commercial in this Plan provide for expansion of the retail floor space in the Core Area from 11,150 m<sup>2</sup> to a maximum of 16,725 m<sup>2</sup>. No additional floor space shall be permitted without a study.

iv) The Town encourages community involvement to strengthen the function and role of the retail commercial area along Woodbridge Avenue as a unique and historically significant village

centre. Streetscape and other improvements shall be encouraged in order to create a pedestrian-oriented community activity centre and revitalized commercial district.

- v) Commercial development within the Core Area shall not encroach into adjacent low density residential neighbourhoods. Furthermore, all development proposals shall ensure that building form, density, and design are sensitive to the surrounding community with minimal disruption to these neighbourhoods.
- vi) It is intended that all development be of a low profile, street-oriented nature. Building heights, therefore, should generally not exceed three to four storeys depending on a compatible relationship to adjacent development.
- viii) Due regard shall be given to the design and massing of buildings in terms of their relationship to existing development. Such matters as overshadowing, design integration with the existing streetscape of Woodbridge Avenue, organization of open spaces, and pedestrian circulation shall be taken into account during the approval process.
- vii) All development adjacent to the CPR line shall ensure that adequate environmental and safety features are incorporated into the design and location of buildings. These environmental features shall be provided to the satisfaction of the Town of Vaughan and the Ministry of the Environment.
- ix) Limited ancillary office and/or retail uses may be permitted within residential medium density projects on an integrated basis subordinate to the primary residential use where detailed development review demonstrates that such commercial uses are warranted.

- x) Vaughan shall utilize its Site Plan Control Area By-law in considering development applications to ensure that the policies of this Plan are implemented.
  
- xi) Vaughan shall attempt to develop a continuous open space system throughout the Core Area. Nort Johnson Park shall be the major open space and recreation facility and shall be linked in a north-south direction with the fairgrounds through the centre of the village commercial area.
  
- xii) The road network and parking facilities shall be improved as conditions warrant. The Town shall encourage the development of comprehensive commercial parking lots with common access points.
  
- xiii) Vaughan shall encourage the preservation and protection of buildings, landmarks, or other heritage resources deemed to be of historical significance. In conjunction with the Local Architectural Conservation Advisory Committee (Heritage Vaughan), the Town may identify and designate properties of architectural/historical interest.
  
- iv) All development that is located within the Special Policy Area, as identified on Schedules "A" and "B": Land Use Plan, shall be subject to the applicable policies contained within Section 6.0 of this Plan.

#### 4.3 Major Commercial Centre

##### a) Location

The Major Commercial Centre will functionally be comprised of the four quadrants of the intersection of Highway No. 7 and Weston Road. The portion of the Major Commercial Centre, as designated in the Woodbridge Community Plan, is located at the northwest corner of the intersection of Weston Road and Highway No. 7.

b) Goals

- i) To compliment the other three quadrants at the Weston Road/Highway No. 7 intersection which together will serve as the primary commercial focus for the Woodbridge Community and the surrounding industrial areas.
- ii) To foster a special identity which will contribute to a distinctive and attractive gateway to the Woodbridge Community.
- iii) To provide for a variety of uses appropriate to a higher order central place such as department stores, comparison shopping opportunities, offices, office buildings and entertainment facilities.
- iv) To ensure that the Major Commercial Centre is developed in accordance with sound principles of urban design and in particular, is integrated well with adjacent land uses.

c) Development Policies

- i) Uses permitted shall include:
  - an enclosed shopping centre which may only contain such uses as a supermarket, department stores, a full range of comparison and convenience retail shopping outlets, restaurants, places of entertainment and amusement, automotive uses, personal services and business and professional offices
  - an office complex with a maximum of gross floor area of 23,225 m<sup>2</sup>

- retail warehousing
  - a hotel complex with a maximum of 250 hotel rooms and which may include banquet, restaurant and other ancillary uses
- iv) Land identified as "Woodlot" on Schedule "A" and designated as "Major Commercial Centre" may be developed in accordance with the Major Commercial Centre policies provided that development on such lands shall occur on the basis of providing a natural setting through the retention of mature trees of significant quality. Parking areas within the area identified as "Woodlot" shall be restricted so as to maximize the natural setting;
- v) The Major Commercial Centre area shall be developed in accordance with a comprehensive design scheme and shall be approved by the Town of Vaughan prior to development. The design scheme shall establish the layout and the general orientation and configuration of major buildings and structures and parking areas together with access points, traffic circulation, pedestrian circulation and overall landscaping. A transit centre shall be included in the design scheme. Supporting traffic and urban design studies shall be submitted if required by the Town.

4.4. Highway No. 7 Commercial Corridor

a) Goals

- i) To recognize the distinctive mix and market power of the commercial uses along Highway No. 7.
- ii) To ensure the selective and orderly integration of commercial uses into the existing industrial areas so that the

commercial uses do not compromise the viability of the industrial uses or industrial area.

iii) To protect adjacent uses from the negative impact of commercial development.

iv) To ensure that development proceeds in accordance with the principles of good urban design.

b) Development Policies

i) Uses permitted shall include industrial, personal service, retail and office uses, office buildings and restaurants, provided that supermarkets, major warehouse drug stores and department stores shall not be permitted.

ii) Notwithstanding the uses cited in i) above, the appropriateness of each use to any specific site or situation shall be determined upon review of the implementing zoning amendment applications. No such use shall be permitted if it is considered to be incompatible with the existing uses or surrounding area. In this regard all such applications shall be reviewed on the basis of the following criteria:

- the availability of parking
- ingress and egress
- impact on building form, landscaping and urban design

iii) The Commercial Corridor shall not be developed in the manner of a "strip commercial" corridor. It is intended that the area shall maintain the design characteristics of a prestige industrial area. Access shall be obtained from internal subdivision streets wherever possible. Access to Highway No. 7 shall be prohibited unless no other access

opportunity is possible. Any access to Highway No. 7 shall be subject to the approval of the Ministry of Transportation Ontario. Viability of a proposed use shall not be a factor in considering the appropriateness of an access to Highway No. 7.

iv) Extension of commercial development beyond the current limits shall be discouraged in favour of infilling and the consolidation of development in existing commercial areas.

v) Lands in high profile locations such as at the intersection of arterial roads, at the intersection of arterial and collector roads and adjacent to valley lands, shall be developed in accordance with the following design and land use criteria:

- office buildings shall be encouraged to locate adjacent to valley lands
- developments at intersections shall be encouraged to direct building massing toward the streets in order to provide a visual focus for both the intersection and the development
- the primary focus at intersections should be given by an office component
- parking areas in such locations shall be screened from public roads by buildings or landscaping. The overall visibility of the parking areas shall be diminished and underground parking encouraged.

- vi) Pursuant to Subparagraph 4.4 b) v) above, the lands subject to Amendment No. 331 being Block 12, Plan 65M-2464 shall be developed in accordance with the policies of Amendment No. 331.

#### 4.5 Neighbourhood Commercial Centre

##### a) Goals

- (i) To provide for the weekly needs of residents in a one-stop shopping location.

##### b) Development Policies

- i) Permitted uses shall include a supermarket or major warehouse drug store, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, and restaurants.
- ii) The supermarket or major warehouse drug store shall have a floor area greater than 1800 sq. m.
- iii) A Neighbourhood Commercial Centre shall not include a department store.
- iv) Neighbourhood Commercial Centres shall be developed in such a manner and at locations which minimize their impact on residential areas.
- v) In order to maximize accessibility, Neighbourhood Centres shall be located at or near the intersections of arterial roads.

#### 4.6 Local Convenience Commercial

##### a) Goals

- (i) To provide for the day-to-day convenience shopping needs of residents

b) Development Polices

- i) Permitted uses within the "Local Convenience Commercial" designation shall be one or more retail stores offering convenience goods and personal services for the residents of the immediate area.
  
- ii) Such sites shall be planned and developed as a single unit and may have a maximum area of up to .8 ha (2.0 acres). The area of any specific site shall be established at the time of consideration of the zoning application and shall depend on such factors as location, site characteristics, surrounding land uses and market considerations.  
  
Notwithstanding the above, the convenience centre at the southwest corner of Highway No. 7 and Pine Valley Drive, may have a total area of approximately 2.8 ha (7 acres).
  
- iii) The maximum permissible gross floor area of each local convenience centre shall be 1800 m<sup>2</sup>. The gross floor area permitted shall be established at the time of consideration of the zoning application.
  
- iv) Local Convenience Commercial centres may be permitted in a residential neighbourhood only by amendment to this Plan. Such centres may be located on arterial, minor arterial or residential collector roads, preferably at a corner location.
  
- v) The design, appearance and scale of local convenience centres shall be in harmony with the character of the surrounding residential uses.

vi) Where a designated Local Convenience site is not used for commercial purposes,, the lands may be developed for residential purposes at the same density as adjacent lands, subject to the policies of this Plan.

d) *Deleting in its entirety Paragraphs 4.8 d) and adding the following paragraphs 4.8 d), e), f), h) and i).*

d) The lands located at the northeast corner of Highway No. 27 and Langstaff Road may be developed as a Neighbourhood Commercial Centre including a garden nursery outlet and the sale of home entertainment and improvement items. The maximum gross floor area shall be established in the implementing by-law. A minimum 6m wide landscaped strip shall be provided adjacent to Langstaff Road and a minimum 9m wide landscaped strip shall be provided adjacent to Highway No. 27. The site plan shall allow for the functional integration of individual properties within the designation. The site and architectural design and scale of development shall be complementary to the nearby Woodbridge Residential Community.

e) The lands located at the southwest corner of Clarence Street and Rutherford Road may be developed as Neighbourhood Commercial Centre. The maximum area of the centre shall be 1.8 ha. The total gross floor area shall be established in the implementing by-law.

f) The lands located at the southeast corner of Rutherford Road and Weston Road may be developed as a Neighbourhood Commercial Centre. The maximum area of the centre shall be 4.0 ha. The maximum gross floor area shall be established in the implementing zoning by-law. A 9m landscaped strip shall be provided adjacent to arterial roads. The site plan

shall allow for the functional integration of the individual properties within the designation.

g) The lands designated General Commercial located northwest of the intersection of Martin Grove Road and the Highway No. 407 right-of-way may be developed for General Commercial uses in accordance with paragraph 4.5 a) and Service Commercial uses in accordance with paragraph 4.7 a) provided that:

- i) the maximum area of lots so designated shall be 2.0 ha;
- ii) the maximum gross floor area of any such development shall be established in the implementing zoning by-law;
- iii) outdoor storage and display shall not be permitted in any yard abutting Martin Grove Road or Highway No. 407;
- iv) supermarkets or major drug retail stores shall not be permitted;
- v) a minimum of 9m wide landscaped strip shall be provided adjacent to Highway No. 407 and Martin Grove Road.

h) The lands designated Neighbourhood Commercial Centre located in the east half of part lot 9, Concession 9, fronting on the west side of Highway #27, south of Langstaff Road, generally east of the centre line of the Ontario Hydro right-of-way shall be subject to the following policies:

- i) Ultimate servicing of the subject land shall occur only in accordance with the servicing policies contained in OPA #343. Interim servicing arrangements may be approved by the City prior to the servicing of the OPA #343 area. Such interim measures shall ensure that the owner's pro rata contribution towards the servicing cost of the OPA #343 area is provided to the satisfaction of the City in an agreement which may be registered on title. Such an agreement may provide that the requirement for a servicing contribution may be transferred to other lands under the same ownership within the OPA #343 amendment area.

The agreement would be registered on title of all affected lands.

ii) That the occupancy permit of the Phase 1 Commercial component be provided only upon completion of a predetermined percentage of the Phase 2 Office component. This percentage shall be determined prior to the Zoning approval.

i) The specific uses permitted on the lands designated "Neighbourhood Commercial Centre" at the southwest corner of Weston Road and Rutherford Road shall be established in the implementing zoning by-law in conformity with this plan.

#### 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 through an amendment to the Vaughan Zoning By-law and the execution of site plan agreements, pursuant to Section 40 of 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.

APPENDIX I

RECORD OF COUNCIL ACTION

The purpose of this amendment is to introduce new commercial designations and policies which will provide the Woodbridge Community with a more complete commercial/retail hierarchy. The designations and policies are based on the Woodbridge Commercial Structure Study which was adopted by Council on February 19, 1990. Additional lands will be incorporated into the Woodbridge Community Plan area as a result of the recommendations of the study and the further actions of Council.

On June 20th, 1989, Council considered an application to amend the official plan and zoning by-law submitted by Jevlan Holdings Limited. The following is the record of the public hearing meeting:

PROPOSAL

To amend the Official Plan and Zoning By-law to permit a speciality food store (2400 sq. m.) and retail stores (1900 sq. m.) within a proposed 5665 sq. m. building on the subject lands presently designated and zoned for Service Commercial uses.

Mr. Steinberg, Solicitor, appeared on behalf of the applicant.

Mr. Leon Kentridge, Planning Consultant, made submissions on behalf of the applicant.

MOVED by Councillor Meffe  
seconded by Councillor Rosati

1. THAT Official Plan Amendment Application File OP.78.88 and Zoning By-law Amendment Application File Z.137.88, BE APPROVED, in principle, and that Staff prepare the appropriate OPA and Zoning By-law to be brought back to Council at the first Council Committee meeting in December, 1989, in conjunction with the market study.
2. THAT Staff be directed to finalize terms of reference and retain consultants to undertake Woodbridge Commercial Structure Policy Review.
3. AND THAT the study be completed by December 1989.

CARRIED

The firm John Winter Associates Limited Management Consultants was retained to undertake the Woodbridge Commercial Structure Study. The study was the subject of a public hearing on February 19th, 1990. The following is the record of the public hearing.

The Director of Planning introduced Mr. John Winter, John Winter Associates Limited.

Mr. Winter reviewed the "Woodbridge Commercial Structure Study" dated February 1990, prepared for the Planning Department by John Winter Associates Limited

Mr. Murray Evans, Weston and Associates, appeared before Council on behalf of Antonio and Maria Perricciolo and Benito Consiglio. Mr. Evans requested that Council recognize his clients' site and consider designation of this site as "Neighbourhood Centre".

Mr. Michael Larkin, Weston and Associates, was in attendance on behalf of Ruvalley Enterprises Ltd., and requested that his client's site be given consideration for development in the near future. Mr. Larkin stated that he would like to see the Official Plan Amendment proceed as soon as possible.

Mr. Michael Welch appeared before Council on behalf of 734903 Ontario Limited and requested that Council direct staff to consider his client's application and review it in the context of the "Woodbridge Commercial Structure Study".

Mr. Rimon, P.M.G. Consultants, was in attendance on behalf of two clients and requested that this matter be set aside for a few weeks in order that they may review the "Study".

Mr. Casamassima appeared before Council on behalf of the North Woodbridge Ratepayers' Association and expressed concern that the area of Rutherford Road and Islington Avenue was going to turn into another gateway.

Mr. Paul Johnston was in attendance on behalf of 680467 Ontario Limited and Jevlan Holdings Inc. and requested that the course of action proposed by staff be proceeded with as soon as possible.

Mr. Lee, 44 Wallace Street, was in attendance with respect to additional commercial space in the existing Woodbridge Core Area and discussion took place on the redesignation of the existing Woodbridge Core Area as the "Woodbridge Historic Commercial Centre".

MOVED by Regional Councillor Di Biase  
seconded by Councillor Cipollone

1. THAT the Woodbridge Commercial Structure Study be received;
2. AND THAT the public comments received tonight and any subsequent comments received in writing by March 15, 1990, be reviewed by Planning Staff and be reported to a subsequent Council Committee meeting in April;
3. AND FURTHER THAT a draft Official Plan Amendment by presented to Council Committee at that time

CARRIED

On May 14, 1990, draft official plan amendments OPA #345, OPA #346 and OPA #347 were presented to Council Committee. The subject amendment, being OPA #347, was prepared as a separate amendment by virtue of a Council resolution.

The draft amendments to the Official Plan derive from the findings of the Woodbridge Commercial Structure Study. Draft OPA #346 and OPA #347 are site-specific amendments consistent with the Study. Draft OPA #345 is a general amendment which would implement the full

scope of the Study's findings throughout the Woodbridge community.

Mr. Robert Johnston, Alcorn and Associates, was in attendance on behalf of two owners in the industrial proposal known as Rutherford Business Park and he said he was speaking re a ten acre parcel at the southeast corner of Rutherford Road and Weston Road.

Mr. Johnston stated that on October 31, 1988, Council recommended that these lands support a Neighbourhood Commercial designation under OPA #288. At a later date a decision was made to hold off on this designation due to other applications in the area, specifically Jevlan. It was his understanding that these two proposals would be brought forward simultaneously.

Mr. Murray Evans, Weston and Associates, appeared before Committee on behalf of Mr. Consiglio, owner of property at the southwest corner of Clarence Street and Rutherford Road and requested that part of this property be redesignated for neighbourhood centre use.

MOVED by Councillor Meffe  
seconded by Regional Councillor Di Biase

THAT the meeting be extended for one hour.

CARRIED UPON A TWO-THIRDS MAJORITY

Mr. Michael Welch was in attendance with respect to OPA #345 re lands at the northwest corner of Martin Grove Road and proposed Highway #407 and requested that Staff be directed to make provision in OPA #345 for general commercial uses and the residual of the property be dealt with at a future Public Hearing.

A gentleman representing Weston Square appeared before the Committee and stated he hoped Council will endorse OPA #346.

Mr. Bruce MacGregor was in attendance on behalf of Mr. Nicolitti with respect to a one acre parcel of land at the northeast corner of Woodbridge Avenue and Clarence Street and requested that his client's lands be included in OPA #345.

MOVED by Mayor Jackson  
seconded by Councillor Rosati

THAT draft OPA #346 and OPA #347 be approved as site-specific amendments to the Town of Vaughan Official Plan;

THAT draft OPA #345 be approved as a general amendment to the Town of Vaughan Official Plan establishing a hierarchy of commercial uses in the Woodbridge Community.

AND THAT draft OPA #345, OPA #346, and OPA #347 should be forwarded to a subsequent meeting of Council for final approval.

CARRIED AS AMENDED

#### AMENDMENT

MOVED by Regional Councillor Chapley  
seconded by Councillor Cipollone

THAT the lands of B. Consiglio, Lot 15, Concession 8, at Clarence Street and Rutherford Road, be designated as Commercial (File OP.93.88), within the Woodbridge Commercial structure.

AMENDMENT

Moved by Mayor Jackson  
seconded by Councillor Racco

THAT the lands of B. Consiglio, Lot 15, Concession 8, at Clarence Street and Rutherford Road, be deferred to a Public Hearing.

CARRIED

AMENDMENT

MOVED by Regional Councillor Chapley  
second by Councillor Cipollone

THAT the lands of Sora General Contracting (Lino Nicolitti) at the northeast corner of Woodbridge Avenue and Clarence Street, being 56 Woodbridge Avenue and 15 Clarence Street, be designated Commercial within the Woodbridge Commercial structure.

CARRIED

AMENDMENT

MOVED by Mayor Jackson  
seconded by Councillor Racco

THAT the foregoing motion be deferred and referred to a Public Hearing.

FAILED TO CARRY

The Committee had before it a letter dated May 11, 1990, from McMillan Binch on behalf of Trafalgar Capital Management Corporation.

MOVED by Councillor Meffe  
seconded by Regional Councillor Di Biase

THAT the letter dated May 11, 1990, dated McMillan Binch on behalf of Trafalgar Capital Management Corporation be received.

CARRIED

A representative on behalf of Trafalgar Management Corporation was in attendance and requested that their application be considered on a site specific basis.

MOVED by Councillor Meffe  
seconded by Regional Councillor Chapley

THAT Staff be instructed to report to Council on the correspondence received from McMillan Binch.

CARRIED

The recommendation of Council Committee proceeded to the Council meeting of May 23, 1990. At that meeting Council adopted the following motion:

THAT draft OPA #346 and OPA #347 be approved as site-specific amendments to the Town of Vaughan Official Plan;

AND THAT draft OPA #345, OPA #346, and OPA #347 should be forwarded to a subsequent meeting of Council for final approval;

AND THAT the lands of Sora General Contracting (Lino Nicolitti) at the northeast corner of Woodbridge and Clarence Street, being 56 Woodbridge Avenue and 15 Clarence Street, be deferred to a Public Hearing;

AND THAT the lands of B. Consiglio, Lot 15, Concession 8, at Clarence Street and Rutherford Road, be designated as Commercial (File: OP.93.88), within the Woodbridge Commercial Structure.

AND THAT the lands of Rutherford Business Park (Title and Iacobelli File OP.1.89) at the southeast corner of Weston Road and Rutherford Road be designated Neighbourhood Commercial within the Woodbridge Commercial Structure;

AND THAT Staff are directed to make provision in Official Plan Amendment #345 for Service Commercial and General Commercial uses on approximately 2.0 ha (5.0 acres) in accordance with the application 19T-89129, prepared by Pound Welch Associates, dated November 24, 1989 in Part Lot 2, Concession 8 at the intersection of Martin Grove Road and future Highway #407, (734903 Ontario Limited);

AND THAT Staff are directed to bring forward applications OP.73.89, Z.149.89 and draft plan application 19T-89129 to a Public Hearing for an appropriate Official Plan designation for the balance of the subject property now deleted from the Parkway Belt.

AND THAT the letter dated May 11, 1990, dated McMillan Binch on behalf of Trafalgar Capital Management Corporation be received.

AND FURTHER THAT Staff be instructed to report to Council on the correspondence received from McMillan Binch.

CARRIED AS AMENDED ON A RECORDED VOTE

YEAS

NAYS

Regional Councillor Chapley  
Regional Councillor Di Biase  
Councillor Green  
Mayor Jackson  
Councillor Racco  
Councillor Rosati

Councillor Meffe was not in attendance when the vote was taken.

AMENDMENT

MOVED by Regional Councillor Chapley  
seconded by Councillor Green

THAT the lands of Ruvalley Enterprises Limited, at the southwest corner of Weston Road and Rutherford Road be designated Neighbourhood Commercial Centre within OPA #345.

AMENDMENT

MOVED by Councillor Meffe  
seconded by Councillor Rosati

THAT the matter of the lands of Ruvalley Enterprises Limited, at the southwest corner of Weston Road and Rutherford Road be deferred and referred to a future Public Hearing.

CARRIED

AMENDMENT

MOVED by Regional Councillor Chapley  
seconded by Councillor Green

THAT the lands of 611428 Ontario Limited that are located in OPA #250, west of Highway No. 27 and south of Langstaff Road be designated Commercial within OPA #345 in order to service the OPA #240 and OPA #250 employment area.

CARRIED ON A RECORDED VOTE

YEAS

NAYS

Regional Councillor Chapley  
Regional Councillor Di Biase  
Councillor Racco  
Councillor Green  
Councillor Rosati  
Councillor Meffe

Mayor Jackson

AMENDMENT

MOVED by Councillor Rosati  
seconded by Councillor Racco

THAT the matter of the lands of 611428 Ontario Limited that are located in OPA #250, west of Highway No. 27 and south of Langstaff Road be deferred and referred to a future Public Hearing.

FAILED TO CARRY

On September 5th, 1990, OPA #345 was submitted to Council for adoption. Council adopted the amendment subject to a further modification. The following is the record of Council's action on its hearing of deputations in respect of OPA #345 and of the adoption of the actual amendment.

In the matter of the deputations the following issues were presented and Council's acting are noted.

- a) C. M. Loopstra on behalf of 611428 Ontario Limited was not in attendance when his name was called.
- b) Mr. Dennis A. Trinaistich, McMillan Binch appeared before Council on behalf of Trafalgar Capital Management Corporation, owners of property at the northeast corner of Highway 27 and Langstaff Road. Mr. Trinaistich expressed concern over the manner in which his client's property is being dealt with in OPA #345 and of the inclusion of additional commercial properties in OPA #345, in particular the lands owned by 611428 Ontario Limited, west of Highway 27 and south of Langstaff

Road, without first holding a public meeting and requiring the applicant to prepare and submit a market study. Mr. Trinaistich requested that OPA #345 not be adopted in its present form but rather that it exclude designating in any way, for commercial purposes, the 611428 Ontario Limited property.

MOVED by Regional Councillor Di Biase  
seconded by Councillor Meffe

THAT the deputation be received

CARRIED

Mr. C. Iacobelli, Gambin Associates, was in attendance representing the owners of land in Rutherford Business Park (Title and Iacobelli). Mr. Iacobelli stated that both lands were redesignated but in the proposed OPA #345 only the Iacobelli lands were designated. Mr. Iacobelli requested that this error be corrected in the final document.

MOVED by Regional Councillor Di Biase  
seconded by Councillor Green

THAT the deputation be received.

CARRIED

In consideration of OPA #345, Council took the following action:

MOVED by Regional Councillor Di Biase  
seconded by Regional Councillor Chapley

THAT Council enact By-law 286-90 to adopt OPA #345.

CARRIED AS AMENDED ON A RECORDED VOTE

YEAS

Regional Councillor Chapley  
Councillor Cipollone  
Regional Councillor Di Biase  
Councillor Green  
Councillor Meffe  
Councillor Rosati

NAYS

Mayor Jackson  
ABSENT  
Councillor Racco

Amendment

MOVED by Councillor Cipollone  
seconded by Councillor Rosati

THAT the lands of 611428 Ontario Limited, west of Highway 27 and south of Langstaff Road be deferred to a Public Hearing.

CARRIED ON A RECORDED VOTE

YEAS

Councillor Cipollone  
Mayor Jackson  
Councillor Meffe  
Councillor Rosati

NAYS

Regional Councillor Chapley  
Regional Councillor Di Biase  
Councillor Green

ABSENT

Councillor Racco

Amendment

MOVED by Regional Councillor Di Biase  
seconded by Councillor Green

THAT OPA #345 be deferred and referred to a Public Hearing.

FAILED TO CARRY ON A RECORDED VOTE

YEAS

Regional Councillor Di Biase  
Councillor Green  
Mayor Jackson

NAYS

Regional Councillor Chapley  
Councillor Cipollone  
Councillor Meffe  
Councillor Rosati

ABSENT

Councillor Racco

Amendment

MOVED by Councillor Cipollone  
seconded by Councillor Meffe

THAT the memorandum dated September 5, 1990 from the Director of Planning re Page 26 (paragraph F) of OPA #345 be received and the maximum area of the site at the southeast corner of Rutherford Road and Weston Road be increased to 4.0 ha.

THIS IS SCHEDULE "1" TO AMENDMENT NO. 345 ADOPTED THE 5th DAY OF SEPTEMBER, 1990.

MAYOR

ACTING TOWN CLERK

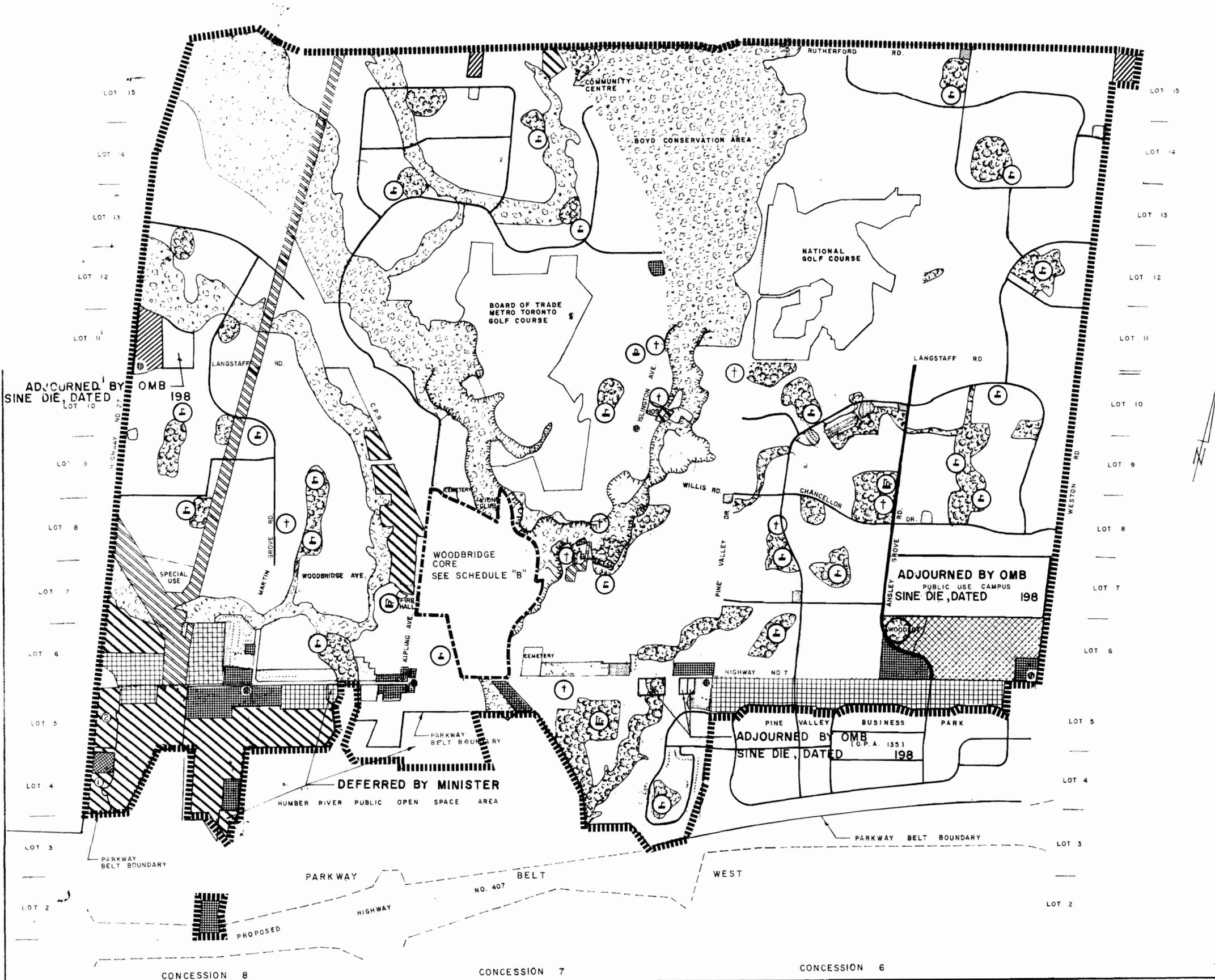
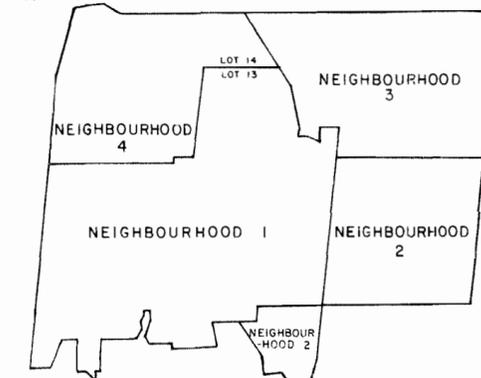
LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] MAJOR COMMERCIAL CENTRE
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Symbol] HIGHWAY NO.7 COMMERCIAL CORRIDOR
  - [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- ==== BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- - - - PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

THIS IS SCHEDULE 'A' TO AMENDMENT NO. 240 WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP





**WOODBIDGE COMMUNITY PLAN  
SCHEDULE 'C'  
OFFICIAL PLAN AMENDMENT NO. 240**

SCALE 0 500 1000 m

- LEGEND
-  PROVINCIAL HIGHWAY
  -  5-LANE ARTERIAL
  -  4-LANE ARTERIAL
  -  COLLECTOR
  -  RESIDENTIAL FEEDER
  -  AMENDMENT AREA BOUNDARY



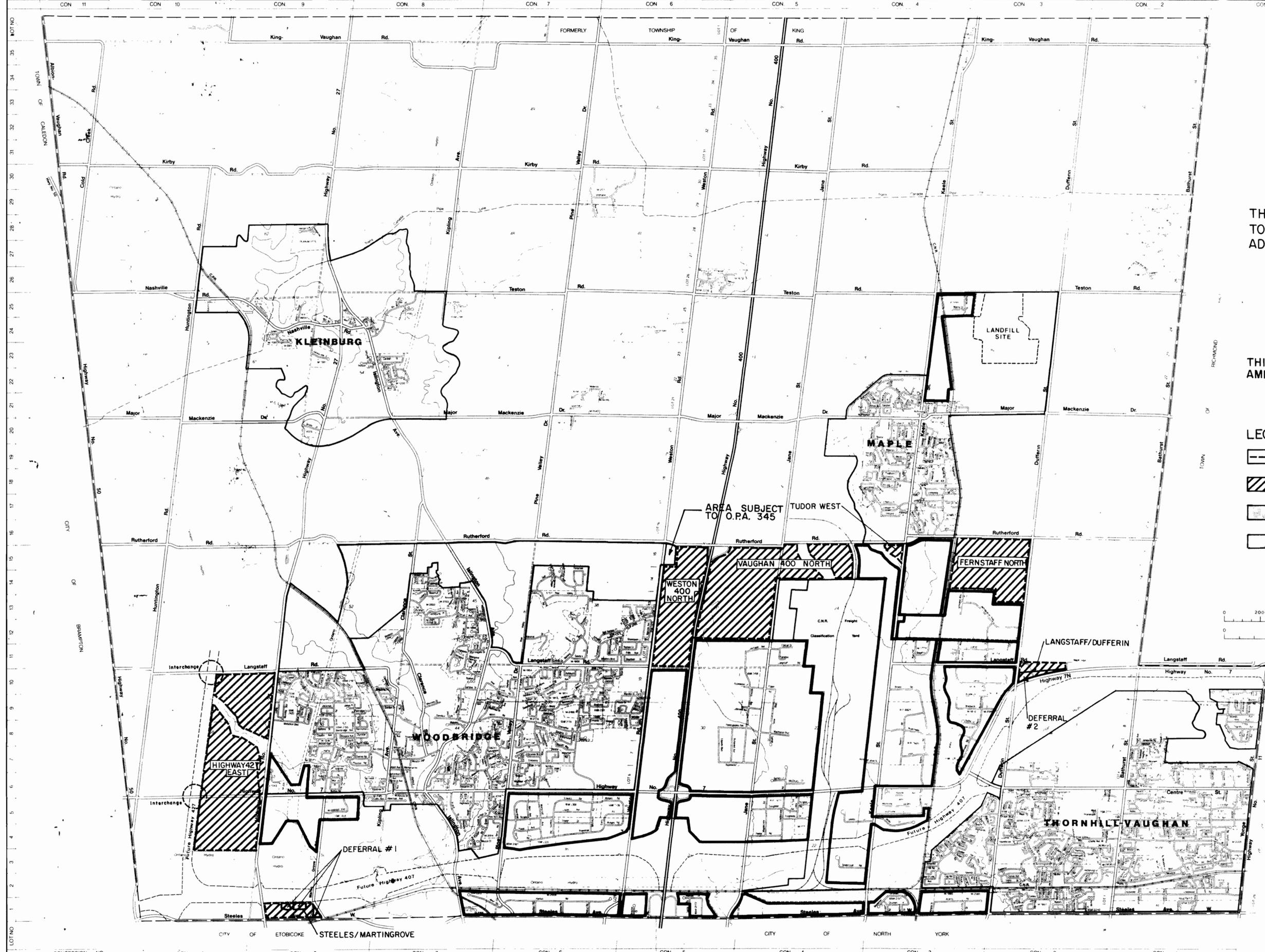
**THIS IS SCHEDULE '3'  
TO AMENDMENT NO. 345**

ADOPTED THIS 5th DAY OF SEPTEMBER, 1990  
SIGNING OFFICERS

*[Signature]*  
MAYOR

*[Signature]*  
ACTING TOWN CLERK





THIS IS SCHEDULE '4'  
 TO AMENDMENT NO. 345  
 ADOPTED THE 5th DAY OF SEPT. 1990

SIGNING OFFICERS  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ ACTING TOWN CLERK

THIS IS SCHEDULE '1' TO  
 AMENDMENT NO. 250.

- LEGEND**
-  SUBJECT LANDS
  -  INDUSTRIAL
  -  PRESENT URBAN AREA
  -  EXISTING INDUSTRIAL

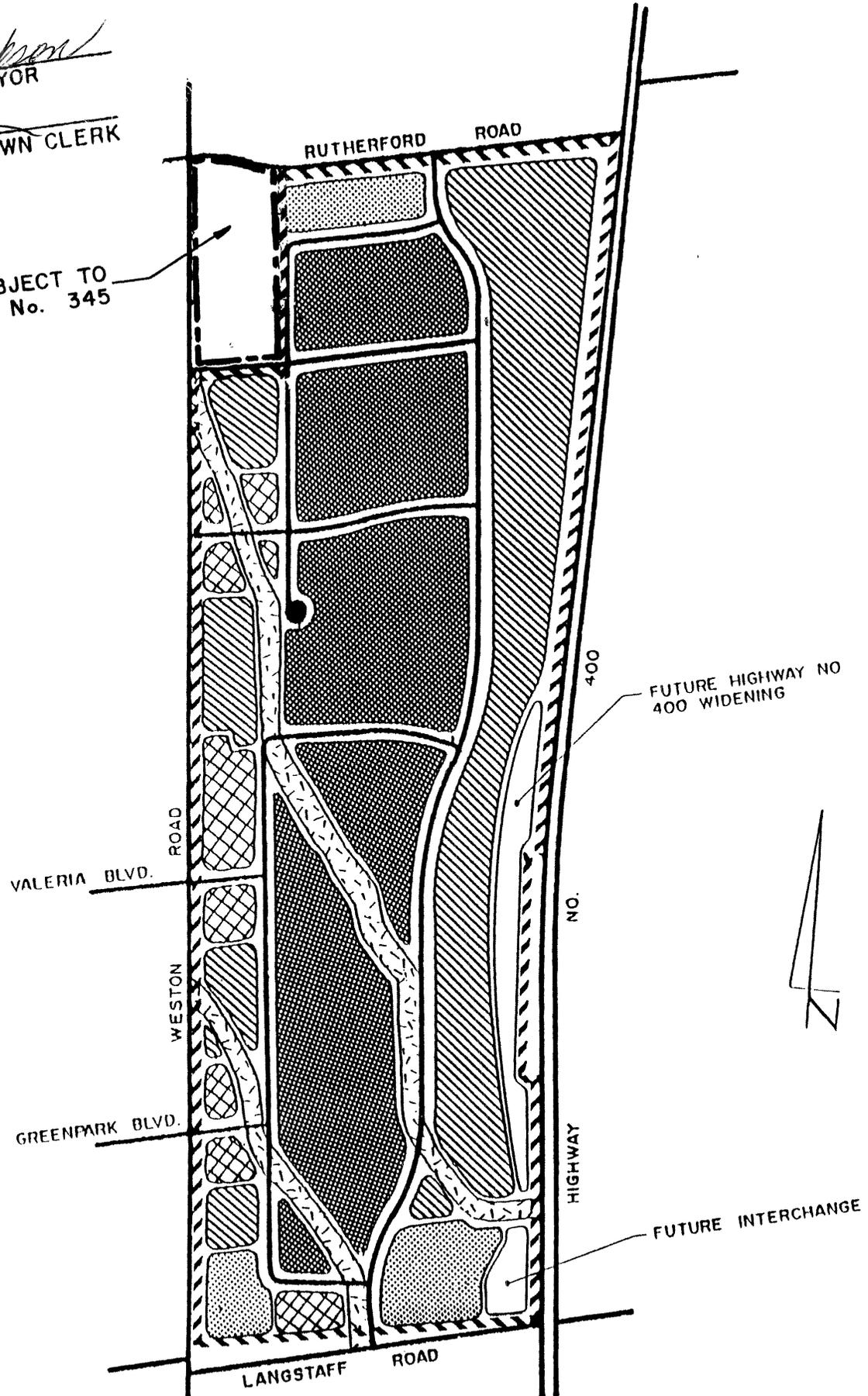


THIS IS SCHEDULE '5' TO  
OFFICIAL PLAN AMENDMENT NO. 345  
ADOPTED THE 5th DAY OF SEPT., 1990

*[Signature]*  
MAYOR

*[Signature]*  
ACTING TOWN CLERK

AREA SUBJECT TO  
O.P.A. No. 345



THIS IS SCHEDULE 'B' TO  
AMENDMENT NO. 288

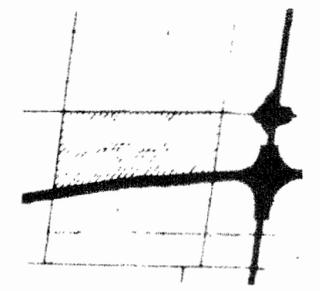
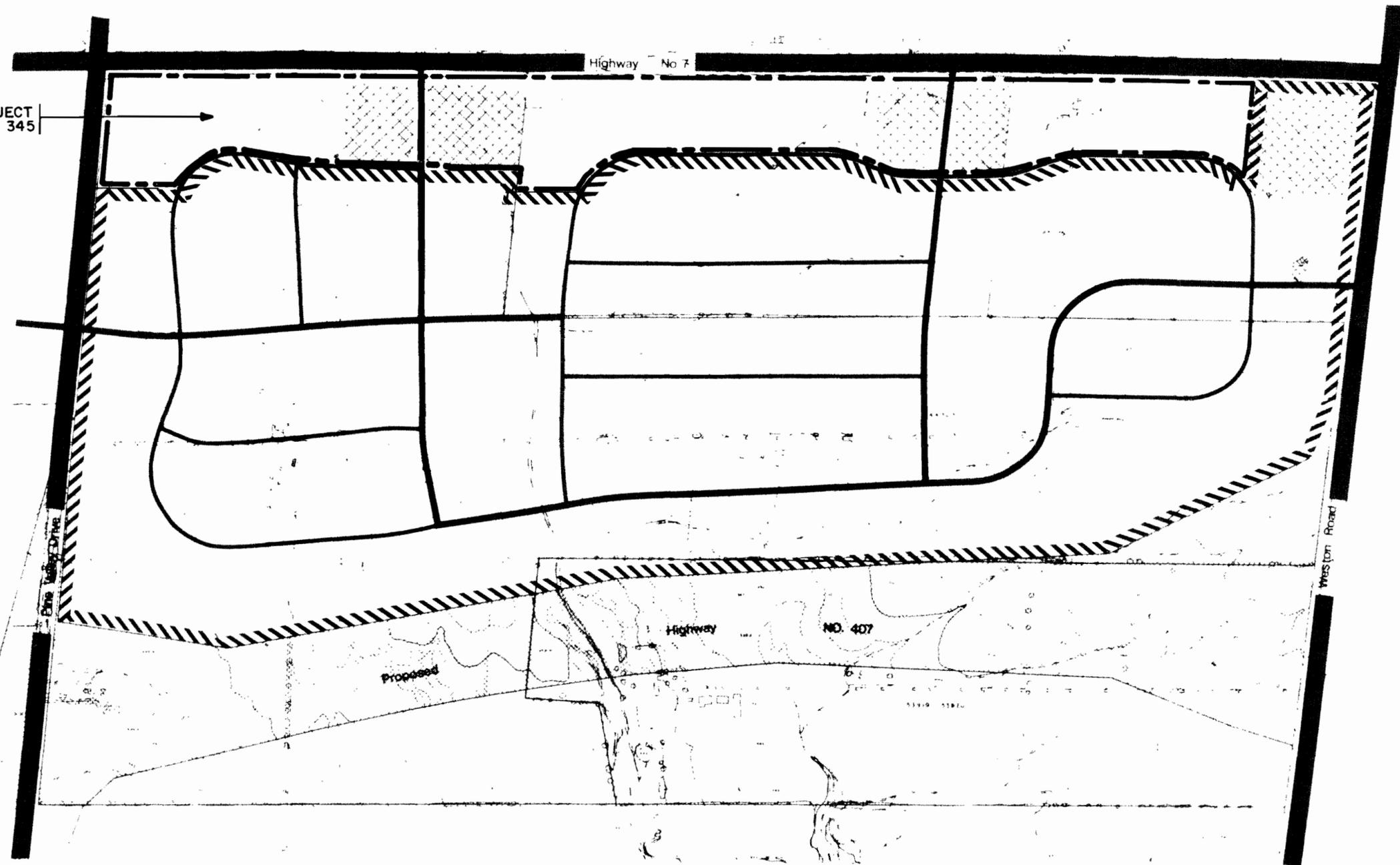
LAND USE PLAN

----- SUBJECT LANDS



-  General Industrial
-  Prestige Industrial
-  Service Commercial
-  Office Commercial
-  Open Space

AREA SUBJECT  
TO O.P.A. No. 345

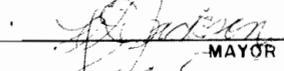


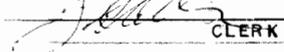
-  Designated Area
-  Industrial
-  Service Commercial
-  Proposed Highway  
no. 407  
Parkway Belt

**Schedule B  
LAND USE**

THIS IS SCHEDULE 'B' TO  
AMENDMENT NO. 135.

THIS IS SCHEDULE "6"  
TO AMENDMENT NO. 345  
ADOPTED THE 5th DAY OF SEPTEMBER, 1990.

  
MAYOR

  
CLERK

