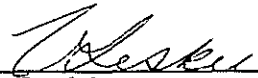


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 451 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 23rd day of June, 1995.

  
\_\_\_\_\_  
V. Leskie  
Deputy City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 26th day of July, 1995.

# *THE CITY OF VAUGHAN*

# BY-LAW

## BY-LAW NUMBER 337-94

A By-law to adopt Amendment Number 451 to the Official Plan of the Vaughan Planning Area.

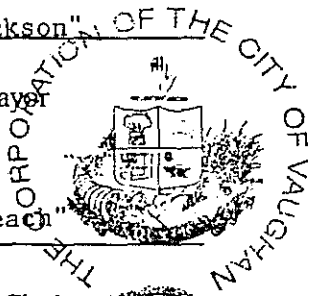
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 451 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 451 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, SECOND and THIRD time and finally passed this 18th day of October, 1994.

\_\_\_\_\_  
"L.D. Jackson"  
L. D. Jackson, Mayor

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

The seal of the Corporation of the City of Vaughan is circular. It features a central shield with a cross and four quadrants, surrounded by a wreath. The text "THE CORPORATION OF THE CITY OF VAUGHAN" is written around the perimeter of the seal.

**AMENDMENT NUMBER 451  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 451 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 451.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

ADDV  
APPROVED  
DATE: ✓  
Oct 2/01

I. PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 240, as amended by OPA No. 345, to the Official Plan of the Vaughan Planning Area, by redesignating the subject lands from "Neighbourhood Commercial" to "General Commercial", with the following additional uses: retail warehousing, supermarket, L.C.B.O, beer store, and clinic.

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are located on the west side of Highway #27, south of Langstaff Road, being Part 1 of Plan 65R-5956 and Part of Lots 3, 4, and 5, Plan 64R-7696, in Lot 9, Concession 9, in the City of Vaughan.

III BASIS

The decision to redesignate the Subject Lands from "Neighbourhood Commercial" to "General Commercial" is based on the following considerations:

1. The proposed retail warehouse use was originally permitted in the "Special Purpose Industrial" designation under OPA No. 343, for the subject lands. The retail warehousing use is more in keeping with the land use policies of OPA No. 343, and with what was originally planned for the subject lands. The subject lands are also surrounded by the industrial designations of OPA No. 343, with which Retail Warehouse uses would be compatible.
2. Neighbourhood Commercial sites are typically located at the edge of a residential neighbourhood and include a supermarket and high order commercial uses and offices to serve the residents. These sites are generally about 3 ha (7.5 acres) in area and of a scale compatible with the neighbourhood. The proposed development no longer consists of retail and office space, but is dominated by retail warehouse (63%), together with some general retail space. The site is very large (11.5 ha (28 ac.)) and would be difficult to fill with only neighbourhood commercial uses.
3. A more appropriate designation for the site would be a "General Commercial" designation, with an exception to permit retail warehousing, supermarket, L.C.B.O., beer store, and clinic uses.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240, as amended by OPA No. 345, to the Official Plan of the Vaughan Planning Area, be and it is hereby further amended by:

- "1. Redesignating the lands located on the west side of Highway #27, south of Langstaff Road, shown as "Area Subject to Amendment No. 451" on Schedules "1" and "2" attached hereto, from "Neighbourhood Commercial" to "General Commercial".

2. Deleting Schedule "A" to Official Plan Amendment No. 240 and substituting therefor Schedule "A", attached hereto as Schedule "2".
3. Deleting Section 4.8 h) and substituting therefor Section 4.8 h) as follows:
  - i) The uses permitted shall be:
    - all General Commercial Uses
    - retail warehousing
    - supermarket
    - L.C.B.O.
    - beer store
    - clinic
  - ii) Ultimate servicing of the subject lands shall occur to the satisfaction of the City.
  - iii) 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."

#### 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.

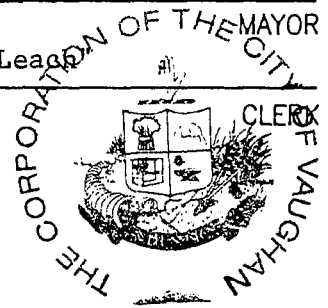
#### VI. INTERPRETATION

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.

THIS IS SCHEDULE '1'  
TO AMENDMENT NO. 451  
ADOPTED THE 18<sup>TH</sup> DAY OF OCT., 1994.

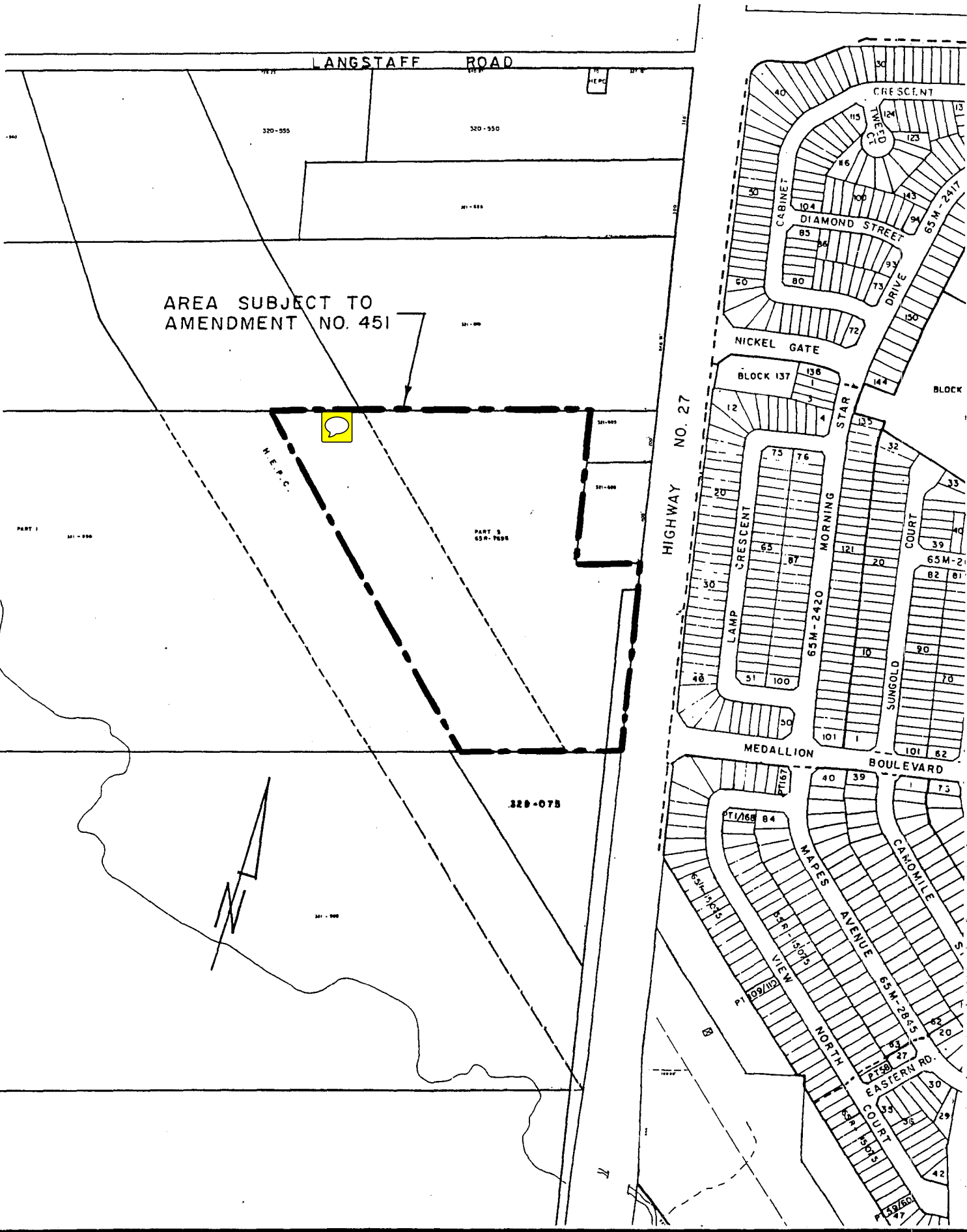
"L.D. Jackson"

"J.D. Leach"

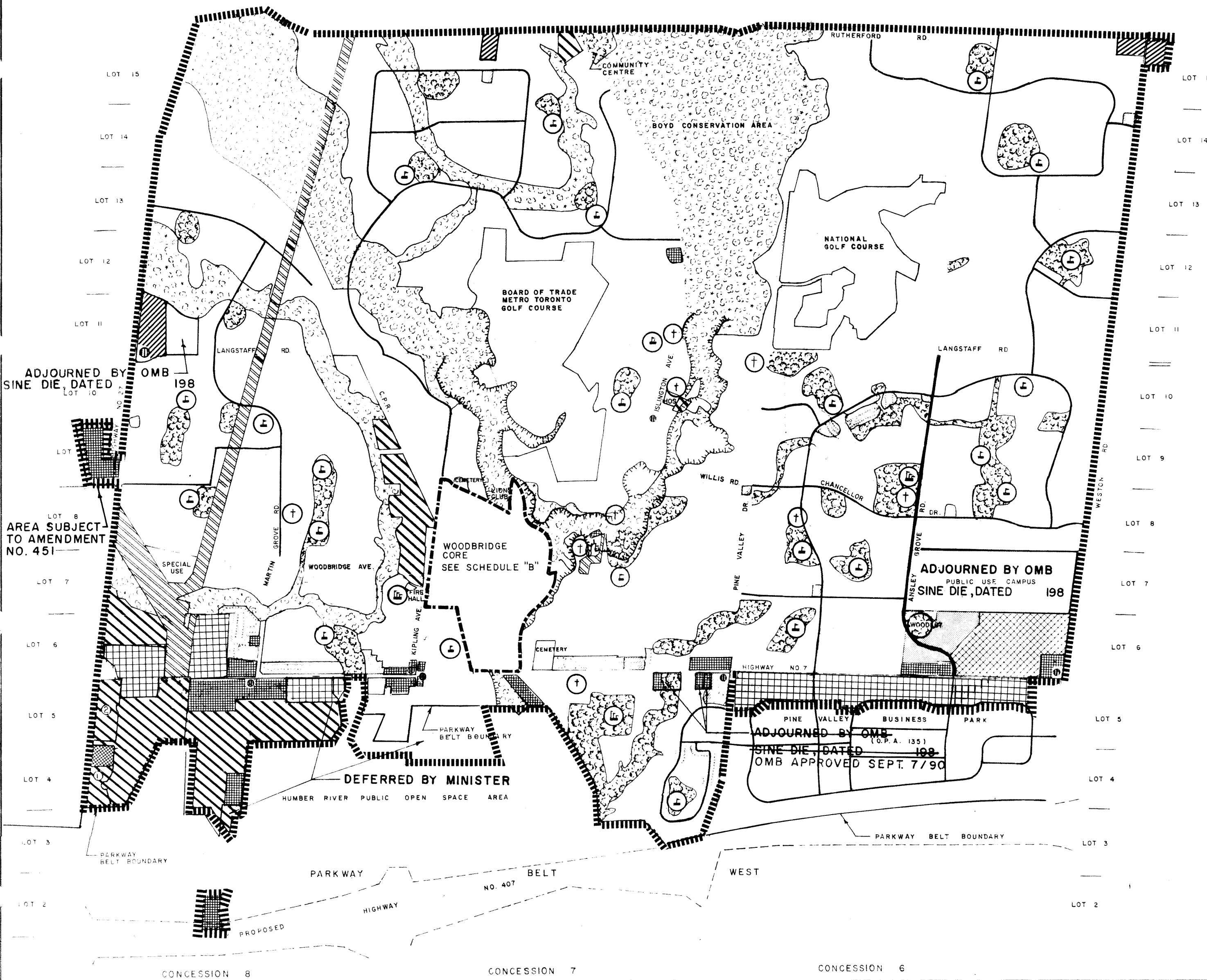


LOCATION: PART OF LOT 9, CONCESSION 9

SCALE: 0 200 m



THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 451  
ADOPTED THE 18th DAY OF OCTOBER, 1994.



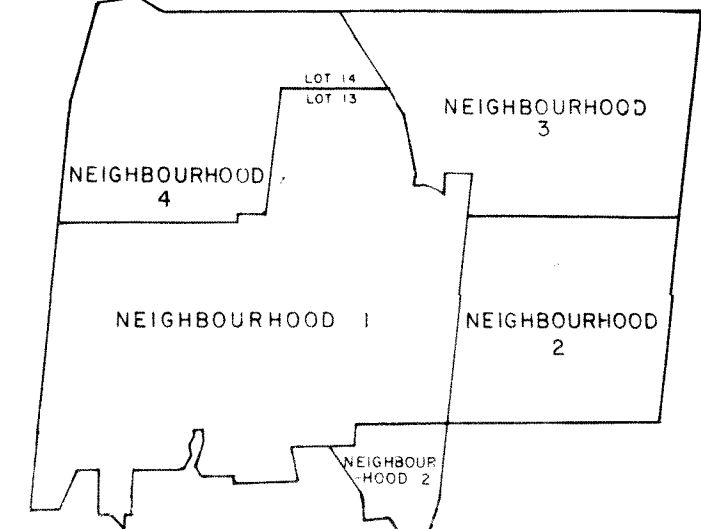
THE CORPORATION OF THE CITY OF  
 D. JACKSON MAYOR  
 J. D. TEACH CLERK

- [Symbol] LOW DENSITY RESIDENTIAL
- [Symbol] MEDIUM DENSITY RESIDENTIAL
- [Symbol] HIGH DENSITY RESIDENTIAL
- [Symbol] COMMUNITY COMMERCIAL
- [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] AS SHOWN SPECIAL USE
- [Symbol] CONSERVATION AUTHORITY FLOODLINE
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] SECONDARY SCHOOL
- [Symbol] HIGHWAY NO. 7 COMMERCIAL CORRIDOR
- [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE

SCALE: 0 500 1000 m

### WOODBRIDGE COMMUNITY PLAN

#### NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240

## APPENDIX I

The subject lands are located on the west side of Highway #27, south of Langstaff Road, being Part 1 of Plan 65R-5956 and Part of Lots 3, 4, and 5, Plan 64R-7696, in Lot 9, Concession 9, in the City of Vaughan.

The subject lands are designated "Neighbourhood Commercial" by OPA No. 240, as amended by OPA No. 345, which required an official plan amendment. The intent of this official plan amendment is to redesignate the lands from "Neighbourhood Commercial" to "General Commercial" including Retail Warehousing, Supermarket, L.C.B.O., Beer Store, and Clinic uses.

Vaughan Council at its August 29, 1994, Public Hearing meeting resolved:

- "1. THAT Official Plan Amendment Application OP.94.016 (611428 Ontario Limited) BE APPROVED subject to redesignation of the subject lands to "General Commercial", including retail warehousing, supermarket, L.C.B.O., beer store, and clinic uses; and
2. THAT Zoning By-law Amendment Application Z.50.92 (611428 Ontario Limited) BE APPROVED subject to the following conditions:
  - a) THAT the lands be rezoned to C2 General Commercial Zone with an exemption to permit retail warehouse, supermarket, L.C.B.O., beer store, and clinic uses;
  - b) THAT the by-law include any exceptions required to implement the approved site plan; and
  - c) THAT prior to enactment of the by-law, the required site plan application be approved by Council."






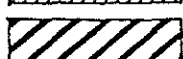
APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 451  
CITY OF VAUGHAN

LOCATION: PART OF LOT 9, CONCESSION 9

LEGEND

-  AGRICULTURAL
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 94/09/19

SCALE: 0  200 m

