

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 456 to the Official Plan of the Vaughan Planning Area which was approved without modification on the 26th day of May, 1995.



Victoria Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 2nd day of June, 1995.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 106-95

A By-Law to adopt Amendment Number 456 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 456 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 456 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.

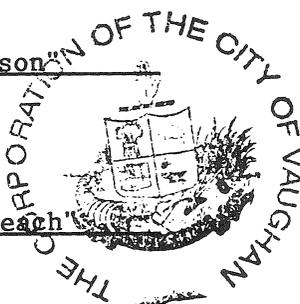
READ a FIRST, SECOND and THIRD time and finally passed this 10th day of April, 1995.

"L.D. Jackson"

L D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 456
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 456 to the Official Plan of the Vaughan Planning Area.

HON
LEGAL
APPROVED
COMMENTS TV
MCM
Apr 5/95

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide a site specific exception to the policies of Amendment #210 (Thornhill/ Vaughan Community Plan) in order to permit a personal service use.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Centre Street, between Yonge Street and Thornbank Road and are municipally known as 78 Centre Street, in Lot 31, Concession 1, City of Vaughan.

III BASIS

1. On February 13, 1995, Vaughan Council approved Official Plan and Zoning By-law Amendment applications for the subject lands to permit a personal service use (hair salon/esthetician).
2. On March 3, 1988, the Ontario Municipal Board approved the following modification to OPA #210 (Thornhill/Vaughan Community Plan).

b)ii LAND USE POLICIES

Notwithstanding Section 2.2.2.1., lands designated Low Density Residential fronting on Yonge Street and on Centre Street, east of Brooke Street, within the Village of Thornhill Heritage District, may be used for the following purposes:

- 1) low density residential,
- 2) Business and professional offices, not exceeding 464.5 square metres in gross floor area,
- 3) retail commercial uses not exceeding 232.25 square metres in total gross floor area.

Section 2.2.2.5(b(iv) states that:

"The appropriateness of all commercial uses shall be evaluated at the time of consideration of any implementing zoning by-law. The impact of any commercial use on adjacent residential areas shall be minimized by appropriate site design. If the impact of a commercial use or combination of uses on a residential area cannot be minimized so as to make it compatible with the residential area, it shall not be permitted."

The proposed personal service shop has similar operating characteristics as a retail commercial use, including the same parking requirement (6 spaces/100 sq.m. GFA). Operating hours for both uses are also similar and typically, business would be slower on weekdays than weekends. Further, given the limited size of the proposed beauty salon (likely to be 72.5 sq. m.), there would be any significant difference in impact between a retail or service commercial use.

The retail commercial use is permitted under the official plan. The site can be used for a personal service shop and can be compatible with the surrounding residential commercial area.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.210 to the Official Plan of the Vaughan Planning Area, is hereby amended by adding the following subparagraph to Section 2.2.2.5 b) ii):

5. Notwithstanding 1,2 and 3 above, a personal service use shall be permitted in addition to retail and office commercial and low density residential uses on the lands municipally known as 78 Centre Street in Lot 31, Concession 1, provided that the size and residential appearance of the existing structures is maintained and subject to the provisions of the implementing by-law.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Restricted Area Zoning By-law in accordance with the provisions of the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, is amended, from time to time, regarding the interpretation of that plan shall apply with respect to this Amendment.

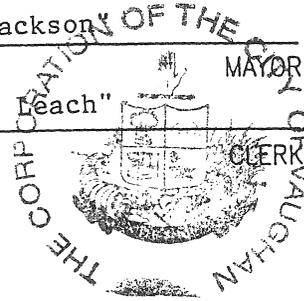
THIS IS SCHEDULE "I"
TO AMENDMENT NO. 456
ADOPTED THE 10TH DAY OF APRIL, 1995.

"L.D. Jackson" OF THE

MAYOR

"J. D. Leach"

CLERK



LOCATION: PART OF LOT 31, CONCESSION 1

SCALE : 0 200m



APPENDIX 1

Council Action

At a February 13, 1995 Public Hearing, Council considered Official Plan and Zoning By-law Amendment applications to permit a personal service use (hair salon/esthetician) in the existing detached dwelling. At that meeting, Council adopted the following resolution:

"THAT Official Plan Amendment Application OP.94.027 and Zoning Amendment Application Z.94.102 (Juli Miller Kane), BE APPROVED, subject to the following conditions:

1. That the implementing Official Plan Amendment permit a personal service use in addition to retail and office commercial and low density residential uses.
2. That the implementing Zoning By-law:
 - a) provide the necessary exceptions to By-law 1-88 to permit one personal service shop (hair salon/esthetician) OR one medical office, as well as business and professional offices, and one residential unit on the subject land;
 - b) require that a minimum of 9 parking spaces be provided on site."