

I, JOHN D. LEACH, 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 476 to the Official Plan of the Vaughan Planning Area, which was approved, without modification, by the Regional Municipality of York, on the 25th day of November, 1996.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 4th day of December, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 153-96

A By-Law to adopt Amendment Number 476 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 476 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 Regional Municipality of York for approval of the aforementioned Amendment Number 476 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.

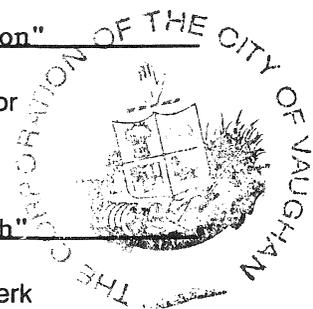
READ a FIRST, SECOND and THIRD time and finally passed this 10th day of June, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 476
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" and Schedule "2" constitute Amendment Number 476 to the Official Plan of the Vaughan Planning Area

Also attached hereto but not constituting part of the Amendment is Appendix I.



I PURPOSE

The purpose of this amendment is twofold. Firstly, it will provide an amendment to the use provisions as set out in site specific amendment No. 327 to the Vaughan Official Plan, to permit the use of portions of the Subject Lands for the following purposes:

- (i) Boating Showroom with associated service and repair;
- (ii) Service and Repair Shops.

Secondly, it will provide a site specific amendment to OPA #400 to add the subject amendment No. 476 to Section "6.0 iii) Rural Area - General policies."

II LOCATION

The lands subject to this amendment hereinafter referred to as the "Subject Lands", are located on the west side of Keele Street, directly east of the CN Rail Line, approximately 970 m north of Kirby Road, in Lot 32, Concession 4, in the City of Vaughan, and are shown on Schedule "1" and "2" attached hereto, as "Area Subject to Amendment No. 476".

III BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The subject lands have been developed with two existing industrial buildings on Part A of the subject lands and an existing garden centre on the north portion of Part B of the subject lands. The lands are subject to site specific Official Plan Amendment No. 327 permitting a range of commercial and industrial type uses. Boating showroom with associated service and repair shop and service and repair shops not associated with boats are to be added as permitted uses in both Parts A and B of the subject lands.
2. The subject lands are located outside of the City's urban communities in the Agricultural area. The nearest house to the south is setback 137 m (425 ft) from the site and the nearest house to the north is setback 173 m (569 ft). The subject lands are located between the CN Tracks to the west and Keele Street to the east being a four lane regional road. Given the distance separation to the existing residential dwellings and the location of the subject lands next to two transportation arteries, these uses should not have an impact on surrounding landuses.
3. Any open storage associated with the boating showroom with associated service and repair shop will be appropriately screened.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 327 to the Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

1. Adding the following uses to the end of paragraph IV. 1.a) of Amendment No. 327:

- vii) Boating Showroom with associated service and repair;
- viii) Service and Repair Shops.

2. Adding the following uses to the end of paragraph IV. 1.b) of Amendment No. 327:

- vi) Boating Showroom with associated service and repair;
- vii) Service and Repair Shops.

Amendment No. 400 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the "Amendment No. 476" after the words "No. 352" in Section 6.0 iii).

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and Site Development Agreements.

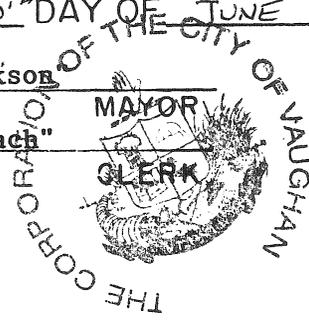
VI INTERPRETATION

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

THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 327
 ADOPTED THE 18th DAY OF DECEMBER, 1989.
 AS AMENDED BY AMENDMENT NO. 476
 ADOPTED THE 10TH DAY OF JUNE, 1996.

"L.D. Jackson"

"J.D. Leach"

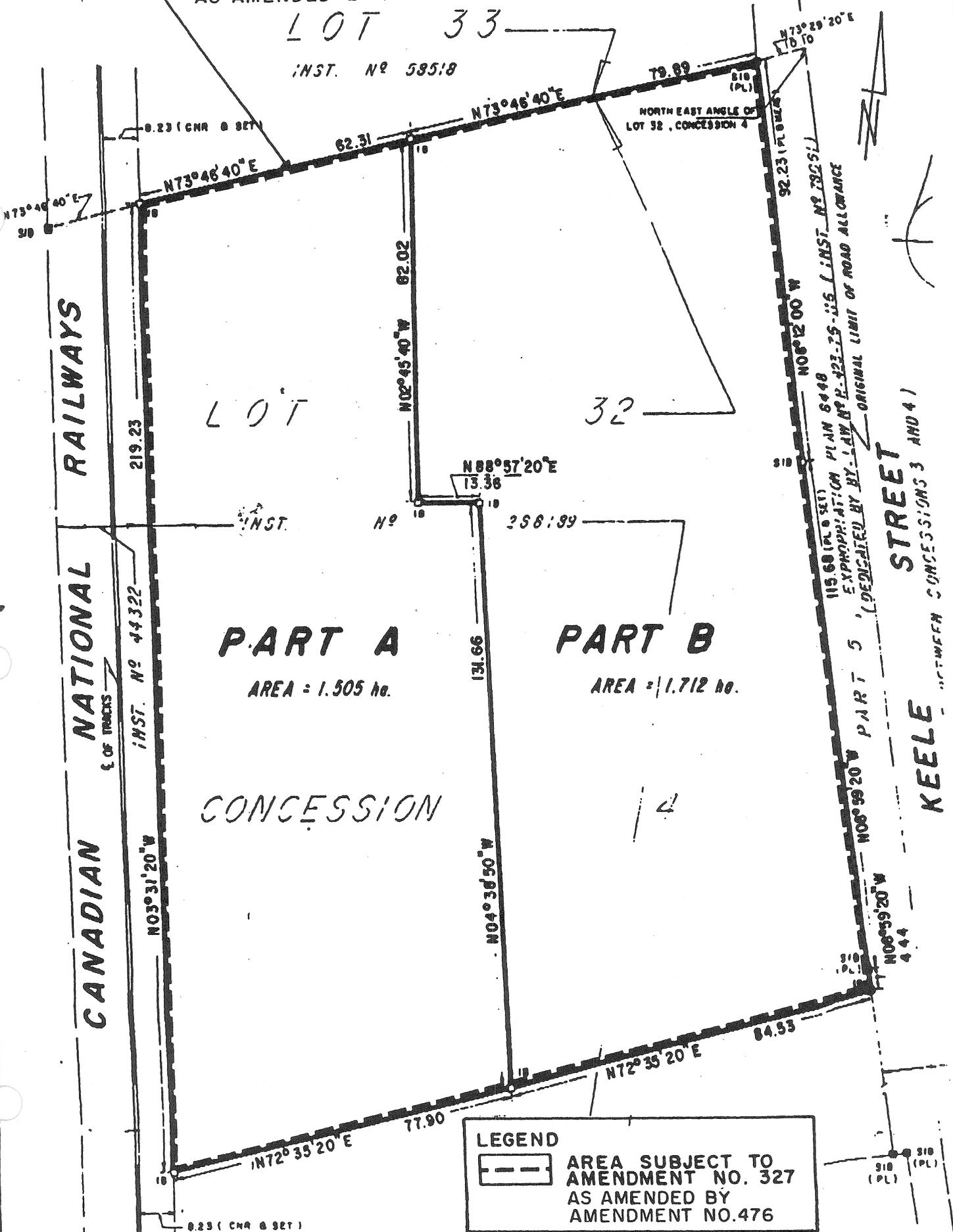


LOCATION: PART OF LOT 32, CONCESSION 4
 NOT TO SCALE

AREA SUBJECT TO AMENDMENT NO. 327
 AS AMENDED BY AMENDMENT NO. 476.

LOT 33

INST. NO 59518



LEGEND
 - - - AREA SUBJECT TO AMENDMENT NO. 327 AS AMENDED BY AMENDMENT NO. 476

APPENDIX I

The subject lands are located on the west side of Keele Street directly east of the CN Rail Line, approximately 970 m north of Kirby Road, in Lot 32, Concession 4, in the City of Vaughan.

Site specific Official Plan Amendment No. 327 permits specific uses on the subject lands. The purpose of the current amendment is to permit additional uses on the site including boating showroom and service and repair shop.

A public hearing was held on May 15, 1996, at which time Council passed the following resolution:

"THAT Official Plan and Zoning Amendment Applications OP.96.004 and Z.96.016 (Pennard Investors Inc.), BE APPROVED, subject to the following conditions:

1. That the official Plan be amended to:
 - a) Provide for a boating showroom with associated service and repair of boats on Parts A and B of the subject lands.
 - b) Permit service and repair shops on Parts A and B of the subject lands.
 - c) Permit the open storage of boats and boating equipment accessory to the boating showroom with associated service and repair shop.
2. That the implementing by-law shall:
 - a) Permit a boating showroom with associated service and repair shop for boats only in the M2 and C2 Zones.
 - b) Permit service and repair shops in the M2 and C2 Zones.
 - c) Permit the open storage of boats in the M2 and C2 Zone subject to the open storage provisions of By-law 1-88.
 - d) Any further exceptions necessary to implement the site plan.
3. Prior to the enactment of the implementing by-law:
 - a) A site plan application shall be submitted by the applicant and approved by the City."