


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 557 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 6th day of November, 2001.



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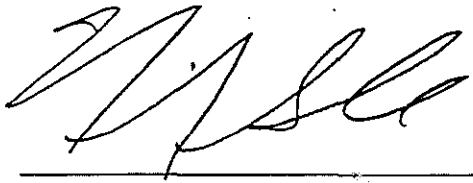
John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 15th day of November, 2001.

**Certificate of Approval**  
**AMENDMENT NO. 557**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**CITY OF VAUGHAN**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved as pursuant to Sections 17 and 21 of the Planning Act, and came into force on the date indicated on this certificate.

Nov. 6/01.  
Date

  
\_\_\_\_\_  
Neil Garbe, M.C.I.P., R.P.P.  
Director of Development Services  
The Regional Municipality of York

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

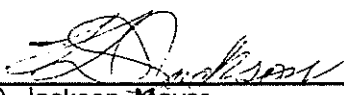
## **BY-LAW NUMBER 368-2001**

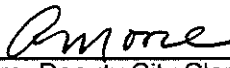
**A By-law to adopt Amendment Number 557 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 557 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "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 557 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 27<sup>th</sup> day of August, 2001.

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

  
\_\_\_\_\_  
A. Moore, Deputy City Clerk

**AMENDMENT NUMBER 557  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 557 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 557.

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

## I PURPOSE

The purpose of this Amendment to Official Plan Amendment No. 600 (City of Vaughan) of the Vaughan Planning Area is to re-designate Block 2 of Draft Plan of Subdivision 19T-98V03 from "Medium Density Residential/Commercial" to "Neighbourhood Commercial".

## II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 557". The lands are comprised of 1.5 ha and are known as Block 2 of Draft Plan of Subdivision 19T-98V03, located northwest of Rutherford Road and Highway #400, in Lot 16, Concession 5, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to re-designate the subject lands from "Medium Density Residential /Commercial" to "Neighbourhood Commercial" is based on the following:

1. The Subject Lands are designated "Medium Density Residential/Commercial" which permits residential and small scale retail and office commercial uses which can be integrated with the residential development and be located at grade level. Since the development proposal is for neighbourhood commercial uses, an amendment to OPA # 600 is required.
2. The Region has advised that they have no objections to the Official Plan Amendment re-designating the lands to "Neighbourhood Commercial".
3. The Vaughan Economic and Technology Development Department has reviewed the development applications and the supporting market study by John Winter Associates Limited, and advised that based on this report they support the re-designation to "Neighbourhood Commercial" for the Subject Lands.
4. On May 14, 2001, the Council of the City of Vaughan approved the re-designation of the Subject Lands from Medium Density Residential/Commercial to "Neighbourhood Commercial".

## IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area is amended by:

- a) Re-designating the lands shown as "Area Subject to Amendment No. 557" on Schedules "1" and

"2" attached hereto from "Medium Density Residential/Commercial" to "Neighbourhood Commercial".

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 and Site Development Approval, pursuant to 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 the Plan shall apply with respect to this Amendment.



HIGHWAY No - 400

SUBJECT LANDS

RUTHERFORD ROAD

**THIS IS SCHEDULE '1'**

TO OFFICIAL PLAN

AMENDMENT NO. 557

PASSED THE 27 DAY OF AUG, 2001



SUBJECT LANDS

FILE No. OP.98.006

LOCATION: Part of Lot 16, Conc. 5

CITY OF VAUGHAN

SIGNING OFFICERS

*[Signature]*

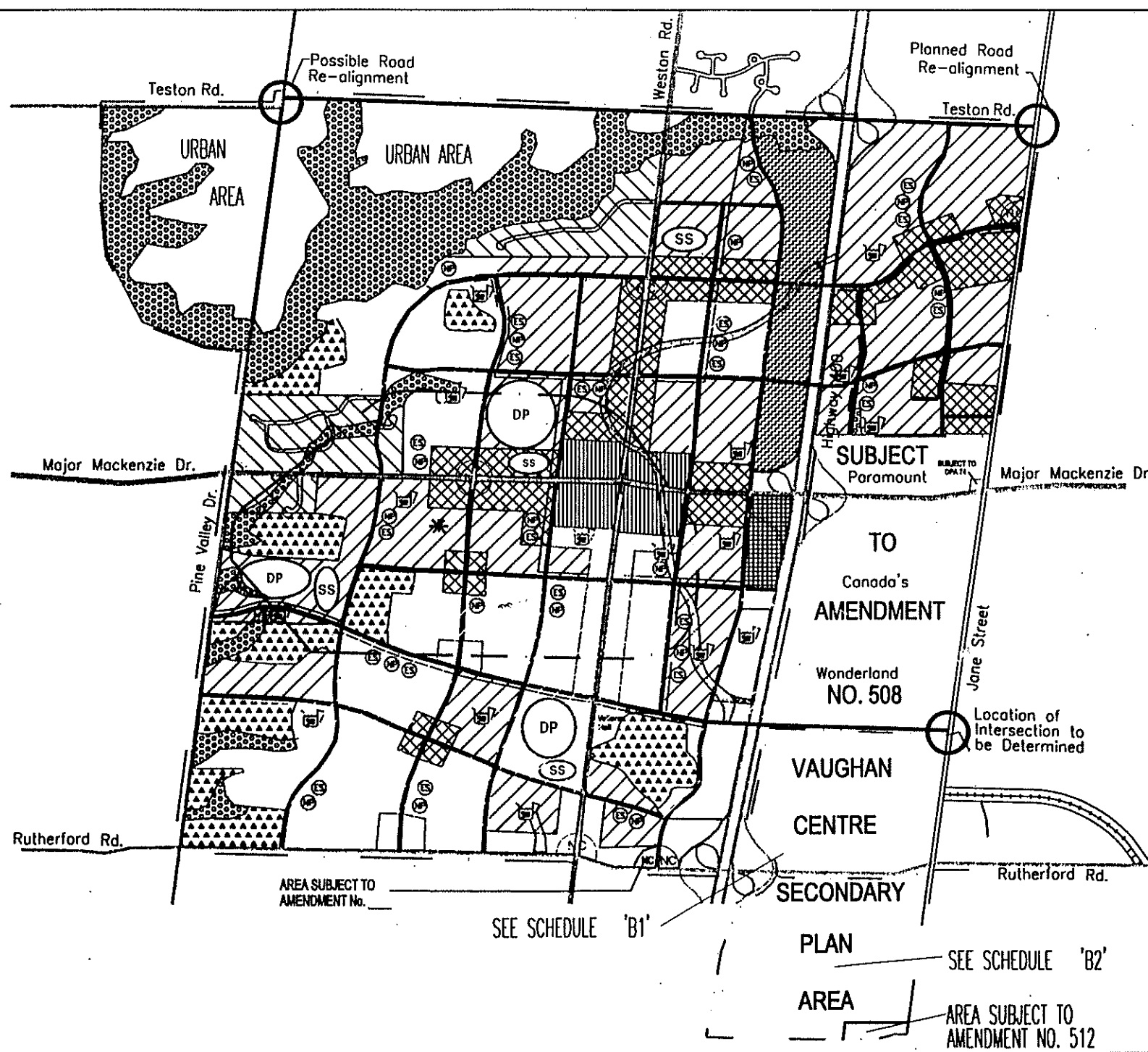
MAYOR

*[Signature]*

CLERK



NOT TO SCALE



**VELLORE URBAN VILLAGE 1**

**LEGEND**

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NCC) Neighbourhood Commercial Cen.
- [Hatched Box] Lands Subject to Vellore - Urban Village Area #1
- [Diagonal Lines] Low Density Residential
- [Cross-hatched Box] Medium Density Residential/Commercial
- [Vertical Lines] Vellore Village Centre
- [Horizontal Lines] Estate Residential
- [Dotted Box] Urban Area
- [Stippled Box] High Performance Employment Area
- [Wavy Box] Valley Lands
- [Wavy Box] Stream Corridor
- [Horizontal Lines] Greenway System
- [Dotted Box] Tableland Woodlots
- [Grid Box] General Commercial
- [Square with X] Storm Water Management
- [Circle with X] Vaughan Centre
- [Square with X] Waste Disposal Assessment Area (Power Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE 25<sup>TH</sup> DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L. J. JACKSON  
MAYOR

L. L. LEACH  
CLERK

**THIS IS SCHEDULE '2'**  
**TO OFFICIAL PLAN**  
**AMENDMENT NO. 557**

PASSED THE 27<sup>TH</sup> DAY OF AUG, 2001

SIGNING OFFICERS

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

FILE No. OP.98.006  
LOCATION: Part of Lot 16, Conc. 5  
CITY OF VAUGHAN

AREA SUBJECT TO AMENDMENT No. \_\_\_\_\_

SEE SCHEDULE 'B1'

SECONDARY

PLAN

SEE SCHEDULE 'B2'

AREA

AREA SUBJECT TO AMENDMENT NO. 512



## APPENDIX I

The subject lands are comprised of 1.5 ha, and are located on the north side of Rutherford Road, west of Highway #400, being Block 2 of approved Draft Plan of Subdivision 19T-98V03, and part of Lot 16, Concession 5, City of Vaughan.

The purpose of this Amendment to Official Plan Amendment OPA # 600 (City of Vaughan) is to re-designate the Subject Lands from "Medium Density Residential/Commercial" to Neighbourhood Commercial".

On May 7, 2001, the Committee of the Whole considered Official Plan Amendment Application OP.98.006 (F. & F. Realty Holdings Inc.), and Zoning By-law Amendment Application Z.98.033 (F. & F. Realty Holdings Inc.), for which the following recommendation was ratified (in part) by Council on May 14, 2001:

"That the applications to amend Official Plan (OP.98.006) and Zoning By-law (Z.98.033) (F. & F. Realty Holdings Inc.) to re-designate and rezone Block 2 of Draft Plan of Subdivision 19T-98V03 to "Neighbourhood Commercial" BE APPROVED."

**VELLORE  
URBAN VILLAGE 1**



**APPENDIX II**

OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_

EXISTING LANDUSE

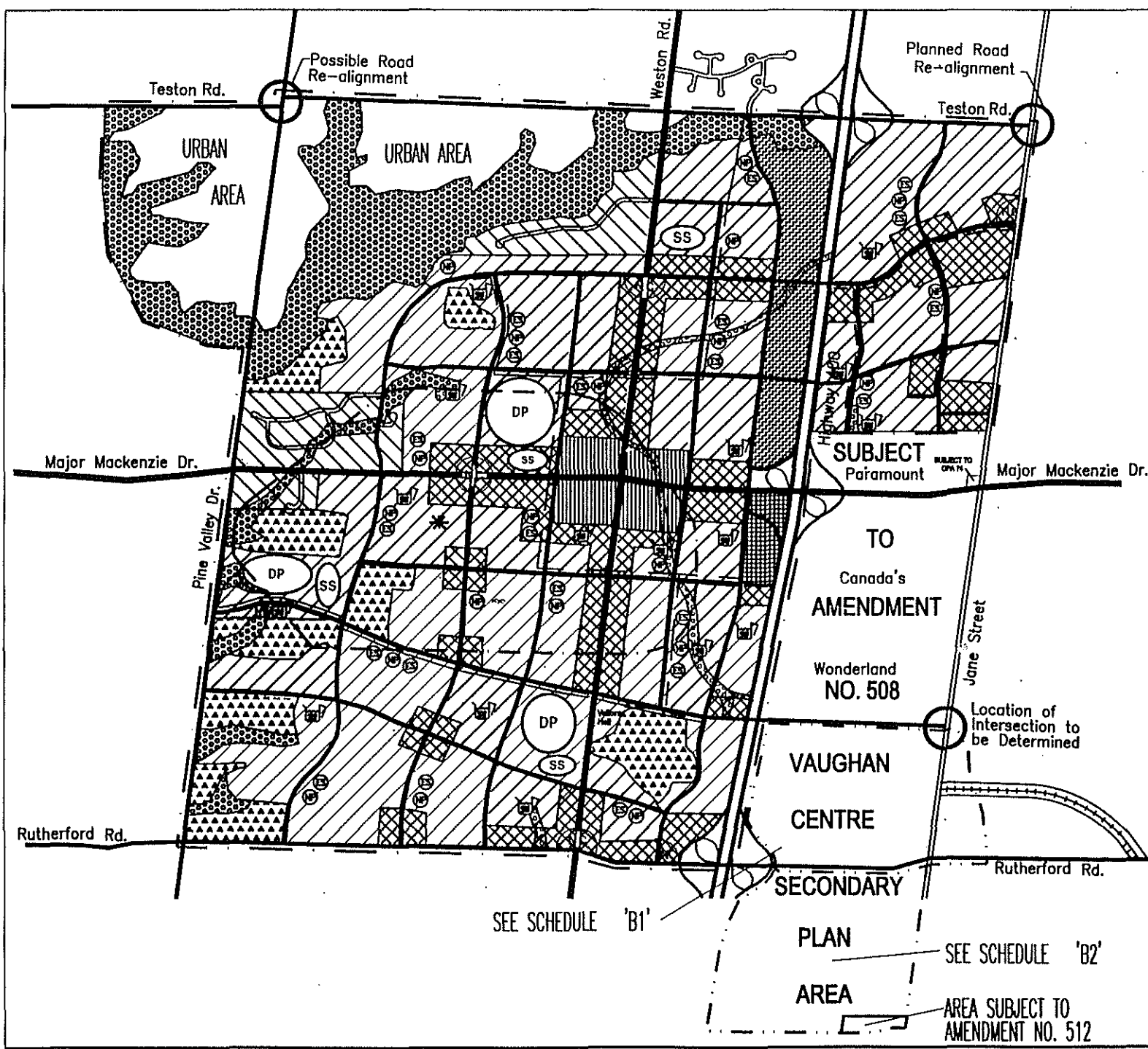
FILE No. OP.98.006  
LOCATION: PART LOT 16, CONC. 5  
CITY OF VAUGHAN

**LEGEND**

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Lands Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre
- Waste Disposal Assessment Area (Passer Estates)

THIS IS SCHEDULE 'B' TO  
AMENDMENT # 600  
ADOPTED THE 25<sup>th</sup> DAY OF SEPTEMBER, 2000

SIGNING OFFICERS  
I.A. ROBERTSON  
J. LEECH  
C. LEECH



SEE SCHEDULE 'B1'

SECONDARY

PLAN

AREA

SEE SCHEDULE 'B2'

AREA SUBJECT TO  
AMENDMENT NO. 512

SUBJECT  
Paramount

TO  
Canada's  
AMENDMENT

Wonderland  
NO. 508

VAUGHAN  
CENTRE

Location of  
intersection to  
be Determined

Rutherford Rd.

Major Mackenzie Dr.

Teston Rd.

Planned Road  
Re-alignment

Weston Rd.

Possible Road  
Re-alignment

Teston Rd.

URBAN  
AREA

URBAN AREA

Major Mackenzie Dr.

Pine Valley Dr.

Rutherford Rd.