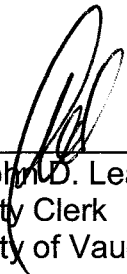


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 609 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 27th day of July, 2004.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of August, 2004.

Certificate of Approval

AMENDMENT No. 609

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 27, 2004.

July 28/04
Date

P. Belton *for*

Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

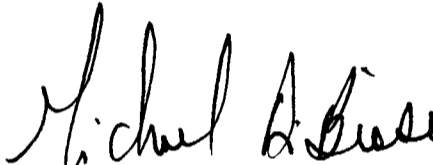
BY-LAW NUMBER 222-2004

A By-law to adopt Amendment Number 609 to the Official Plan of the Vaughan Planning Area.

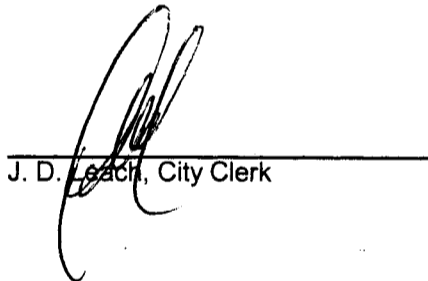
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 609 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Appendix(s) "II" and "III" 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 609 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 28th day of June, 2004.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 609
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 609 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 609.

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

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend the "General Commercial" policies in Subsection 2. (d) of Exception Schedule 9.12 to Amendment No. 585, which was an amendment to Amendment No. 450 (Employment Area Plan), to permit the outside display and storage of new and used vehicles on the lands identified on Appendix "II".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Appendix "II". The lands are located on the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, described as Parts 1 and 9 on Reference Plan 65R-25271, in Part of Lot 1, Concession 3, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are designated "General Commercial" by Amendment No. 450, as amended by Amendment No. 585, which permits retail stores for the buying, leasing and exchanging of goods and services, including a motor vehicle sales establishment. The outside display and storage of new and used vehicles is an accessory use that is naturally and normally incidental, subordinate to and devoted exclusively to the main use of a motor vehicle sales establishment.
2. The subject lands are located at the east limits of an Employment Area subdivision with full access from Viceroy Road, and right-in/right-out access from Dufferin Street. Viceroy Road has recently been extended east, across the south portion of the subject lands, forming a signalized intersection with Dufferin Street. As a result of the above, the site will have increased visibility and accessibility at the corner of the new intersection, and it is necessary to apply additional policies to the subject lands that would ensure appropriate landscape screening, exterior light treatment, and compatibility and sensitivity to existing and future planned residential communities.
3. The conceptual site plan shown on Appendix "III" shows a street-related building located at the corner of Dufferin Street and Viceroy Road, with the majority of the parking and vehicle storage and display areas being located behind the building (west) and adjacent to the CN Rail line (north). The subject lands will be developed on the basis of appropriate development standards that will be contained in the implementing zoning by-law, and site plan approval, that will ensure the provisions of this Amendment are satisfied.

4. In addition, the conceptual site plan shows a 6m wide landscape strip along Viceroy Road, which will be heavily planted to ensure a proper street edge is provided. A 12m wide landscape strip will be provided along Dufferin Street (3m on the subject lands + 9m in the Region of York's right-of-way, which they have agreed to) between the CN Rail line and the right-in/right-out access, and will be planted to provide a proper landscape buffer. Additional planting areas will be provided within the parking lot and within the landscape strips along the west and north lot lines.
5. Together with the policies contained in this Amendment, the existing Official Plan policies state that loading areas are not permitted in any yard facing a street; surface parking and service areas must be appropriately screened; and, the outdoor storage of garbage is not permitted, which will facilitate a well designed site and a positive streetscape from the view of Dufferin Street and Viceroy Road.
6. Having received a statutory Public Hearing on April 19, 2004, Council approved Official Plan Amendment Application OP.04.002 (Riceton Holdings Limited and Dufferin Investments Limited) on June 14, 2004, to permit the outside display and storage of new and used vehicles associated with a motor vehicle sales establishment use, together with policies for landscape treatment, exterior lighting, and compatibility with adjacent uses, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Deleting Subsection 2. (d) in Exception Schedule 9.12 to Amendment No. 585, which amended Amendment No. 450 (Employment Area Plan), and replacing therefor the following:

"d) Loading areas shall not be permitted in any yard facing a street. Surface parking, the outside storage and display of new and used vehicles associated with a motor vehicle sales establishment, and service areas shall be appropriately landscaped and screened from view. The outside display and storage of other goods and materials, and garbage shall not be permitted. Appropriate development standards shall be set out in the implementing zoning by-law."
2. Adding the following policies to Section 2 "Development Policies" in Exception Schedule 9.12 of Amendment No. 585, which amended Amendment No. 450 (Employment Area Plan):

- “e) Exterior lighting, including building, signage, and parking lot lighting, shall be designed to promote a secure site, while ensuring light reflection does not adversely impact the adjacent existing and future planned residential communities.

- f) Landscape treatment on the subject lands shall be of high standard, specifically with respect to the density and size of plantings to be used.”

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 Zoning By-law and site plan approval, pursuant to the “Planning Act”.

VI INTERPRETATION

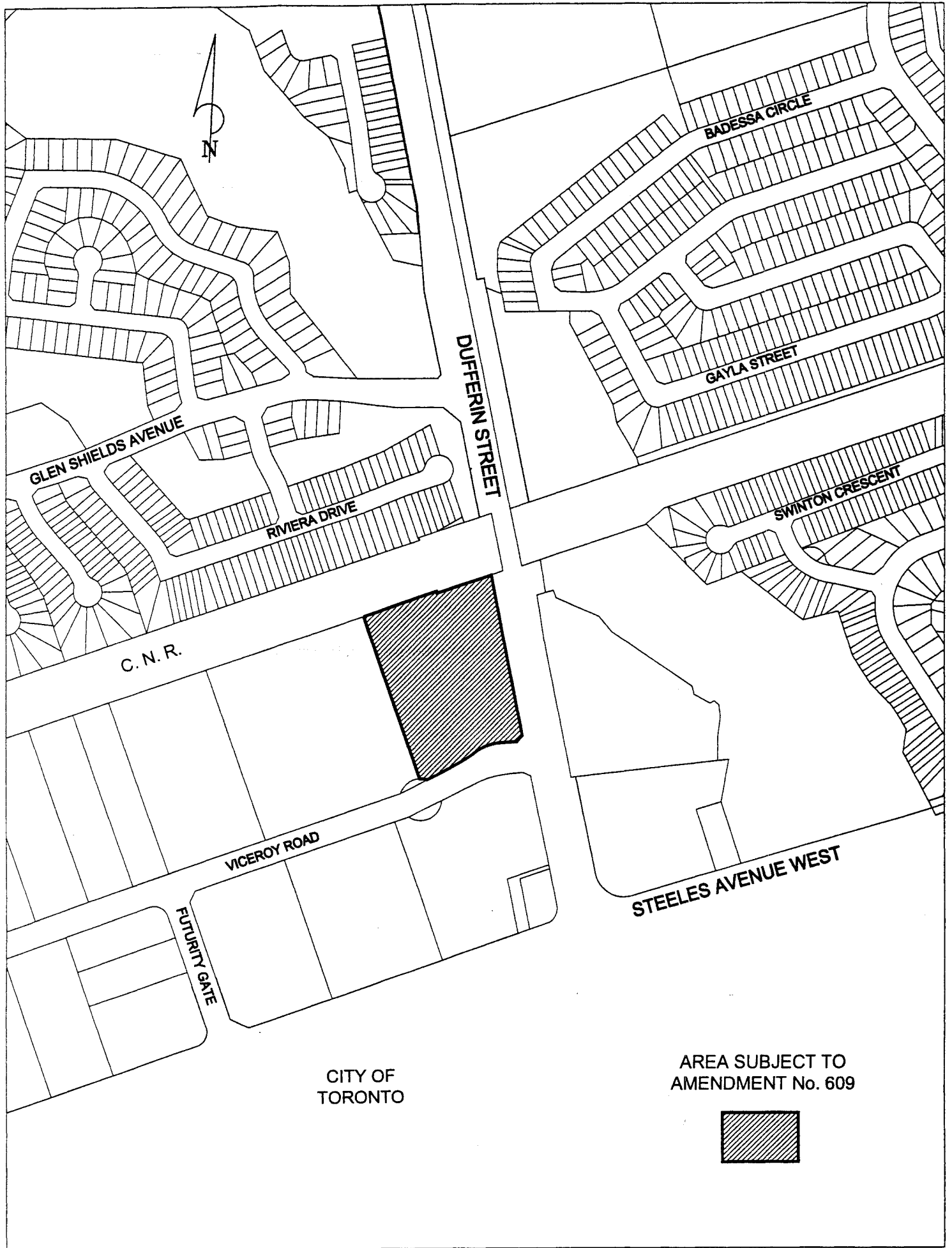
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

APPENDIX I

The subject lands are located on the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, described as Parts 1 and 9 on Reference Plan 65R-25271, in Part of Lot 1, Concession 3, City of Vaughan.

On June 14, 2004, Council approved Official Plan Amendment Application OP.04.002 and Zoning By-law Amendment Application Z.03.098 (Riceton Holdings Limited and Dufferin Investments Limited), based on the conceptual site plan shown on Appendix "III", and resolved:

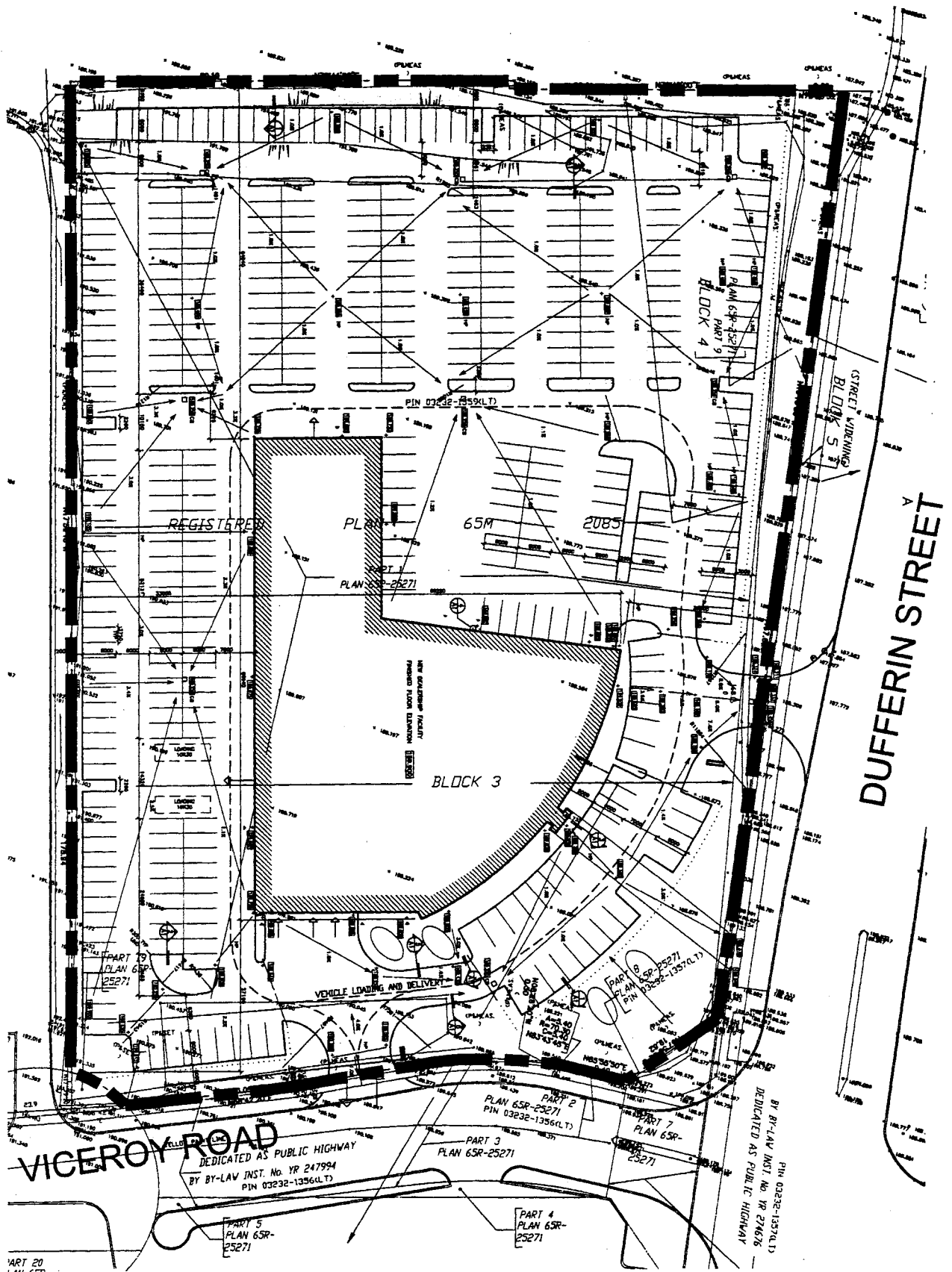
- "1. THAT Official Plan Amendment File OP.04.002 (Riceton Holdings Limited and Dufferin Investments Limited) BE APPROVED, to permit the outside display and storage of new and used vehicles.
2. THAT Zoning By-law Amendment File Z.03.098 (Riceton Holdings Limited and Dufferin Investments Limited) BE APPROVED, and that the implementing by-law:
 - a) permit within the C1 Zone, a motor vehicle sales establishment use, and the open storage and display of new and used vehicles, including the maximum display of 2 vehicles within the landscape strip at the corner of Dufferin Street and Viceroy Road;
 - b) provide the following exceptions to the C1 Zone standards:
 - i) a 3m - 5m wide landscape strip adjacent to Dufferin Street; and
 - ii) a maximum building height of 12m."



NOT TO SCALE

THIS IS APPENDIX II TO OFFICIAL PLAN AMENDMENT No. 609

FILE: OP.04.002 RELATED FILE: Z.03.098
 LOCATION: PART OF LOT 1, CONCESSION 3
 APPLICANT: RICETON HOLDINGS LTD. &
 DUFFERIN INVESTMENTS LTD.
 CITY OF VAUGHAN



CONCEPTUAL SITE PLAN
SUBJECT TO CHANGE

SUBJECT LANDS



NOT TO SCALE

THIS IS APPENDIX III TO OFFICIAL PLAN AMENDMENT No. 609

FILE: OP.04.002 RELATED FILE: Z.03.098
LOCATION: PART OF LOT 1, CONCESSION 3
APPLICANT: RICETON HOLDINGS LTD. &
DUFFERIN INVESTMENTS LTD.
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\op.04.002