

# THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

and

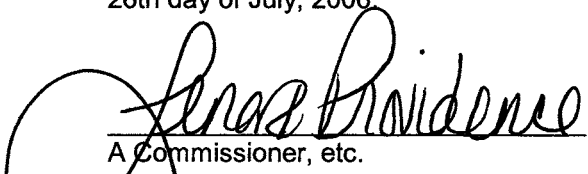
IN THE MATTER OF Amendment Number 642  
to the Official Plan of the Vaughan Planning Area

I, **SYBIL FERNANDES**, of the Town of Newmarket, in the Regional Municipality of York,


**MAKE OATH AND SAY:**

1. **THAT** I am the Deputy City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 642 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of June, 2006, and written notice was given on the 5th day of July, 2006 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 642 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 642 is deemed to have come into effect on the 26th day of July, 2006, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
26th day of July, 2006 )

  
A Commissioner, etc.

Lenore Providence  
A Commissioner, etc.,  
Regional Municipality for York, For  
The Corporation of the City of Vaughan  
Expires February 10, 2007

  
\_\_\_\_\_  
SYBIL FERNANDES  
SYBIL FERNANDES  
DEPUTY CITY CLERK  
CITY OF VAUGHAN



# *THE CITY OF VAUGHAN*

# *BY-LAW*

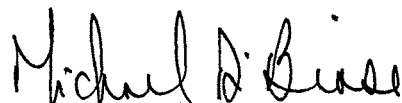
## BY-LAW NUMBER 221-2006

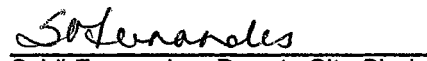
**A By-law to adopt Amendment Number 642 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 642 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 this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 26<sup>th</sup> day of June, 2006.

  
Michael Di Biase, Mayor

  
Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 642  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 642 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 642.

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

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 240(Woodbridge Community Plan), as amended, to re-designate the lands subject to this Amendment from "Highway #7 Commercial Corridor" to "General Commercial" in order to permit a motor vehicle sales establishment, car leasing and car rental service uses.

## II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 642". The Subject Lands are located on the west side of Woodstream Boulevard, south of Regional Road 7, in Lot 5, Concession 8, being Part of Block 1 and 25 on Plan 65M-2464, known municipally as 24 Woodstream Boulevard, in the City of Vaughan.

## III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "Highway #7 Commercial Corridor" to "General Commercial" to permit a motor vehicle sales establishment, car leasing and car rental service uses on the Subject Lands is based on the following considerations:

1. Motor vehicle sales establishments, car rental, and car leasing uses are considered to be compatible with the surrounding land uses. The properties to the immediate west and north are developed with similar uses.
2. The policies of this amendment will facilitate the integration of the Subject Lands with the adjacent lands used for an automobile dealership and related uses. The surrounding area has evolved into an auto park campus and the redesignation of the Subject Lands represents a logical extension of the automobile sales and related node to Woodstream Blvd. at this location.
3. The proposal is not detrimental to the overall goals of the "Regional Road 7 Land Use Future Study" currently being undertaken by the City of Vaughan with respect to draft OPA #661, which includes land use, policies and designations for lands located within the vicinity of Regional Road 7. Redesignating the Subject Lands, which are not located directly on Regional Road #7 to "General Commercial" can be supported in the context of both the existing Official Plan policy framework and the existing land use context, and further would serve to harmonize the Official Plan designation for the whole of the auto-park complex. As such, the re-designation of the Subject Lands should not be detrimental to the overall goals and intent of draft OPA #661.

Having received a statutory Public Hearing held on April 3, 2006, on June 26, 2006 Vaughan Council approved Official Plan Amendment Application OP.06.001 (Woodbridge Plaza Inc.) to permit a motor vehicle sales establishment use as well as car leasing and car rental service uses on the Subject Lands.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 642" on Schedules "1" and "2" attached hereto from "Highway #7 Commercial Corridor" to "General Commercial".
2. Adding the following Paragraph to Subsection 4.7 General Commercial:

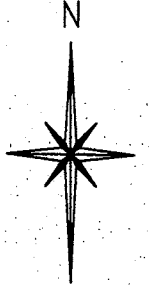
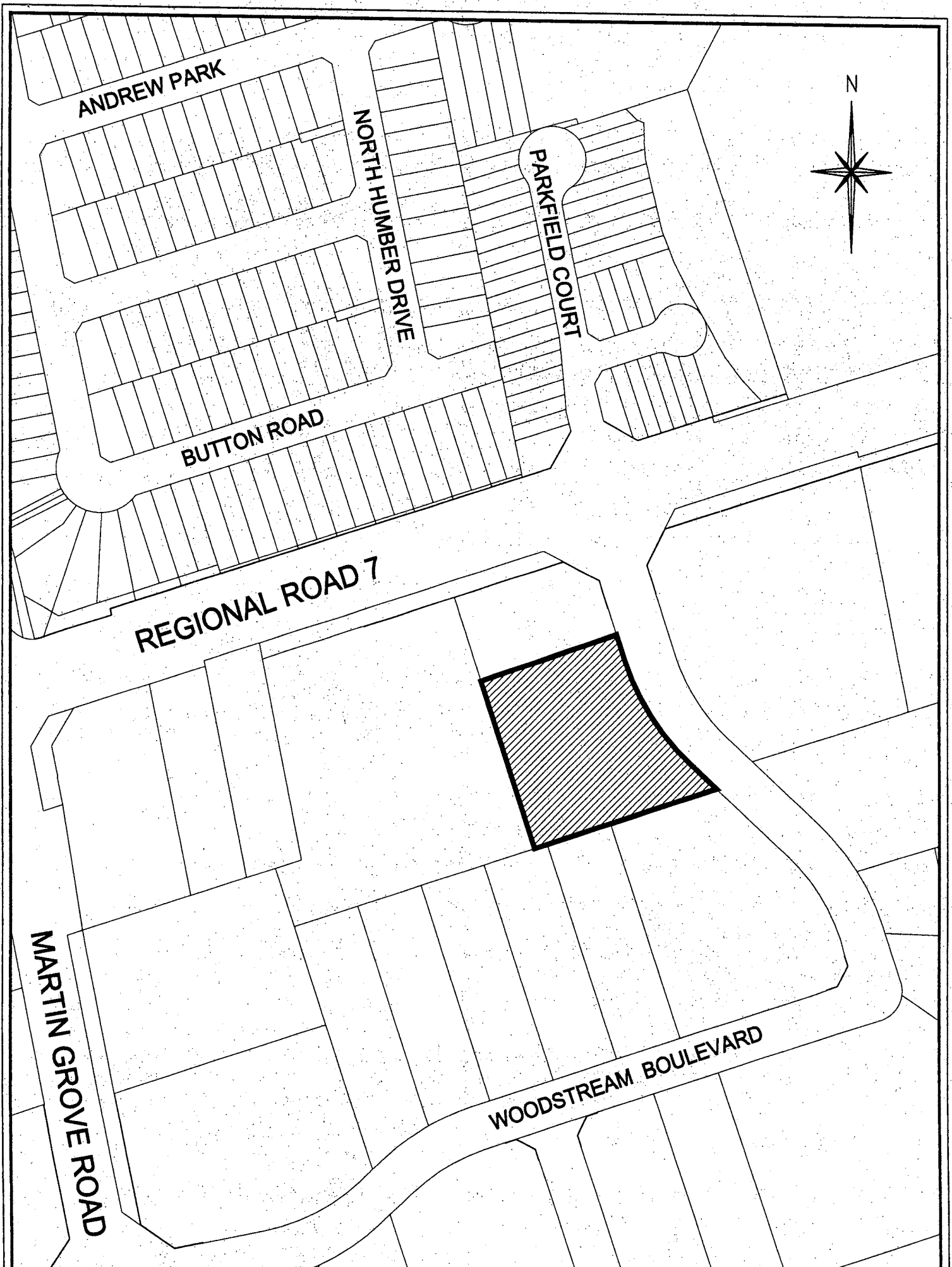
"4.7.7 Notwithstanding the provisions of Paragraph 4.7.1 respecting permitted uses in a General Commercial Area, an automobile dealership use, a car rental agency use and a car leasing use shall be permitted on the "Area Subject to Amendment No. 642", located on the west side of Woodstream Boulevard, south of Regional Road 7, in Lot 5, Concession 8, being Part of Block 1 and 25 on Plan 65M-2464, known municipally as 24 Woodstream Boulevard, in the City of Vaughan. Development Standards respecting outside storage accessory to these uses shall be regulated by the Zoning By-law."

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan 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.



NOT TO SCALE

**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 642  
ADOPTED THE 26 DAY OF JUNE, 2006**

AREA SUBJECT TO  
AMENDMENT No. 642



FILE No. OP.06.001  
RELATED FILE No. Z.05.058  
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: WOODSTREAM PLAZA INC.  
CITY OF VAUGHAN

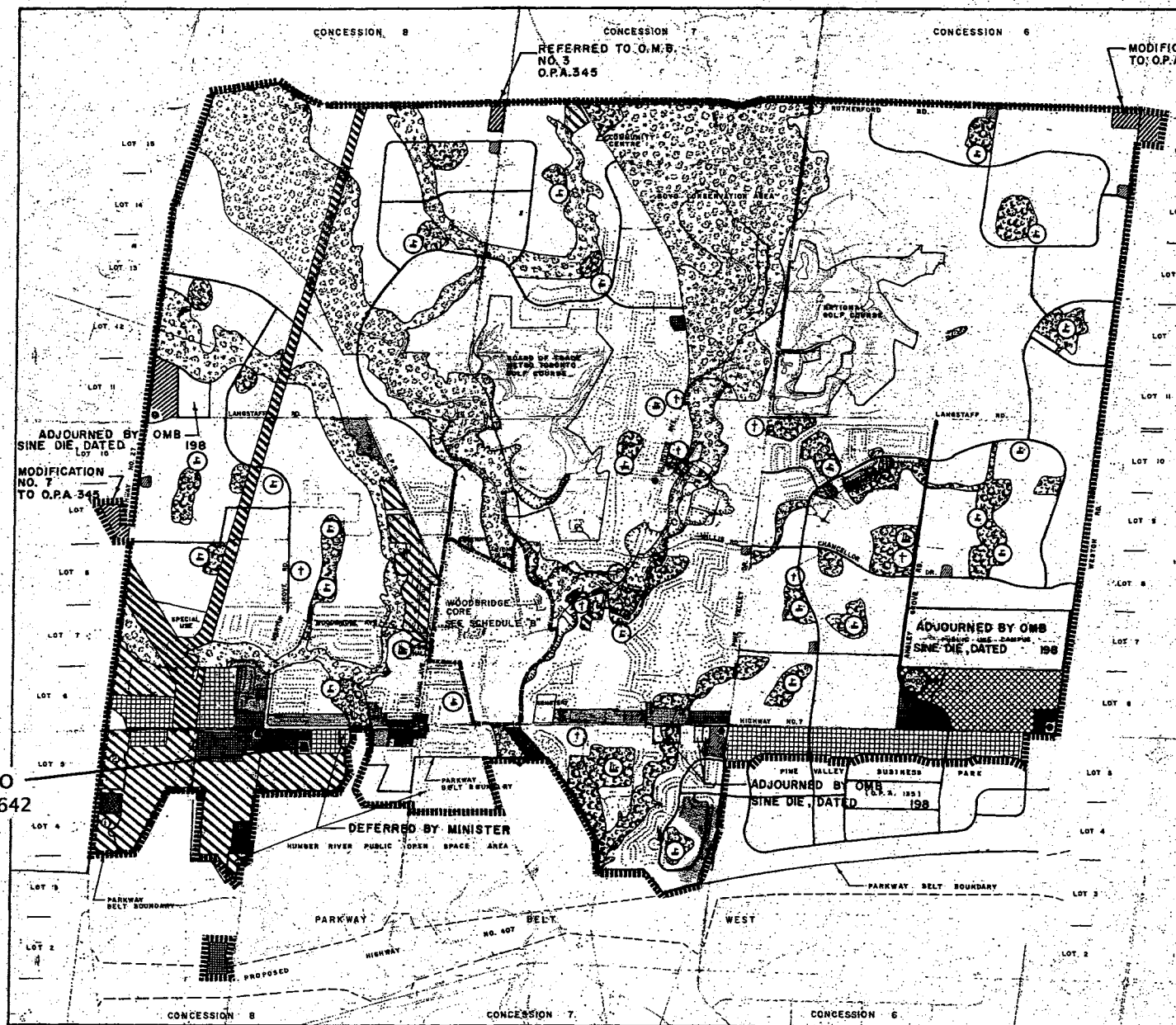
SIGNING OFFICERS

*[Signature]*

MAYOR

*[Signature]*

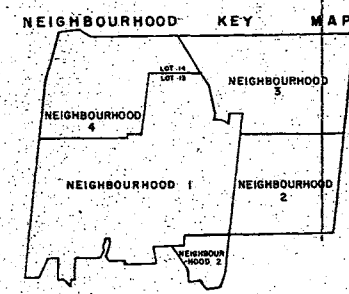
CLERK



THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 642  
ADOPTED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006

- \_\_\_\_ MAYOR  
\_\_\_\_ ACTING TOWN CLERK
- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] MAJOR COMMERCIAL CENTRE
  - [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] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Symbol] HIGHWAY NO.7 COMMERCIAL CORRIDOR
  - [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE
- BOUNDARY OF WOODBRIDGE CORE SEE SCHEDULE "B"  
 [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN  
 --- PARKWAY BELT BOUNDARY
- SCALE: 0 500 1000 m

THIS IS SCHEDULE 'A' TO AMENDMENT NO. 240  
WOODBRIDGE COMMUNITY PLAN



AREA SUBJECT TO  
AMENDMENT No. 642

FILE No. OP.06.001  
RELATED FILE No. Z.05.058  
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: WOODSTREAM PLAZA INC.  
CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
TO AMENDMENT No. 642  
ADOPTED THE 26 DAY OF JUNE, 2006

SIGNING OFFICERS  
*Alfred Chase*  
 MAYOR  
*S. J. ...*  
 CLERK

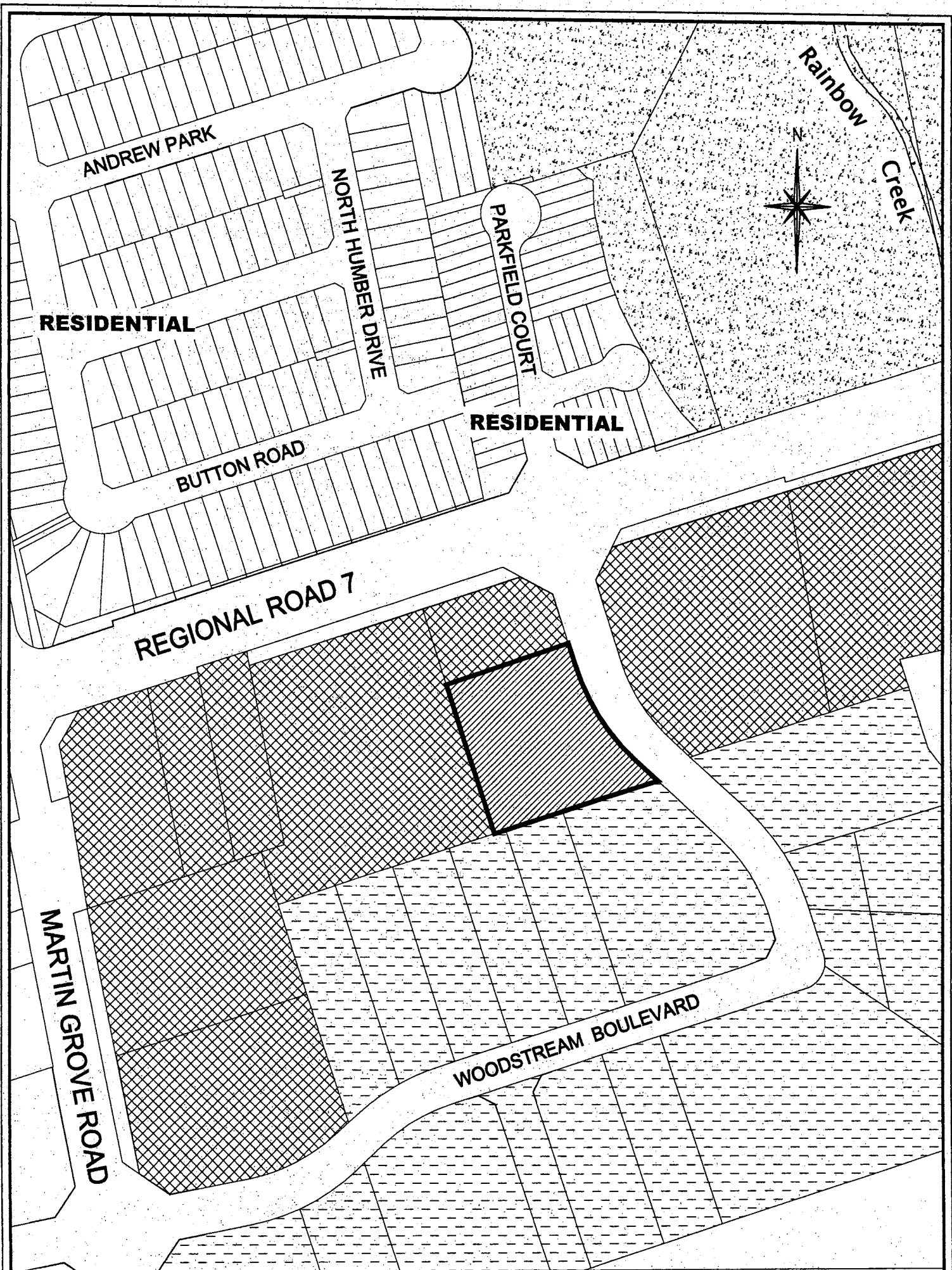


## APPENDIX I

The subject lands are located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8, City of Vaughan.

On June 26, 2006, Council considered an application to amend the Official Plan and resolved the following:

"THAT Official Plan Amendment File OP.06.001 (Woodstream Plaza Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Highway 7 Commercial Corridor" to "General Commercial", and to include policies into the implementing Official Plan Amendment to recognize the existing uses currently on the property, and to permit the use of the subject lands for a motor vehicle sales establishment with the outside display and storage of vehicles, and a car brokerage (car rental and leasing)."



NOT TO SCALE

# APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 642

FILE No. OP.06.001  
 RELATED FILE No. Z.05.058  
 LOCATION: Part of Lot 5, Concession 8  
 APPLICANT: WOODSTREAM PLAZA INC.  
 CITY OF VAUGHAN

AREA SUBJECT TO  
AMENDMENT No. 642



RESIDENTIAL



OPEN SPACE



EMPLOYMENT USE



COMMERCIAL

