


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 485 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 3rd day of December, 1997. The attached text incorporates said modifications which are typed in script.

  
\_\_\_\_\_  
J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 8th day of December, 1997.

***THE CITY OF VAUGHAN***  
***BY-LAW***

**BY-LAW NUMBER 198-97**

**A By-Law to adopt Amendment Number 485 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 485 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 485 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.

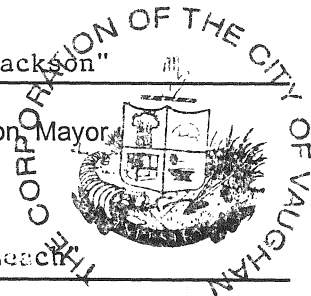
READ a FIRST, SECOND and THIRD time and finally passed this 8th day of July, 1997.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



I PURPOSE

The purpose of this amendment is to amend Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) to permit an Automobile Service Station and Automobile Gas Bar use on the subject lands. In addition, the amendment provides site specific development policies.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are located on the southeast corner of Weston Road and Rutherford Road, being part of Block 1, of draft plan of subdivision 19T-87014, in Lot 15, Concession 5, City of Vaughan, shown as "Area Subject to Amendment No. 485" on Schedule "1" attached hereto.

III BASIS

The subject lands are designated "Neighbourhood Commercial Centre" by Official Plan Amendment No. 240 (Woodbridge Community Plan). The purpose of this designation is to provide for the weekly needs of residents in a one-stop shopping location. Permitted uses include a supermarket or major warehouse drug store, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services and restaurants. The automobile service station/gas bar will be located on a small portion of a larger undeveloped property known as Block 1 within draft plan of subdivision 19T-87014, which is designated Neighbourhood Commercial Centre. An automobile service station/gas bar is not permitted. Therefore, an amendment to the official plan is required.

Prior to the approval of an application resulting in the adoption of OPA No. 345 to add these lands to the OPA No. 240 area, the lands were designated "Service Commercial" by OPA No. 288 (Weston 400 North Industrial Park), which permitted, among other uses, automobile service stations.

Neighbourhood Commercial sites are intended to serve the weekly needs of adjacent residential areas. The proposed gas bar site would likely serve both existing and future residential areas, and traffic along Rutherford Road to and from Highway #400. Although the gas bar facility would be incorporated into the larger development on the remaining lands, its location would not appear to detract or adversely affect the existing or planned residential areas, given its peripheral location on the property and orientation towards Rutherford Road. The applicant proposes to expand the uses currently permitted in the existing Neighbourhood Commercial designation of OPA No. 240 to include a gas bar/service station facility. The proposed gas bar is appropriately located adjacent to industrial lands.

OPA No. 424 sets out policies and criteria for evaluating development applications for automobile gas bar and service stations. Policies respecting compatibility include development to be undertaken on a comprehensive basis; to be consistent with the existing and intended character of the surrounding community; it shall not compromise future development plans at intersections and shall be encouraged to be designed as part of larger building developments to minimize possible negative visual impacts on surrounding lands.

The proposed gas bar facility represents the first phase of development of the larger Neighbourhood Commercial Block. The gas station may become the standard for development of the remainder of the site.

The intersection of Rutherford Road and Weston Road is an important location from an urban design perspective given its location between Woodbridge to the south and a future Urban Village area to the north. The gas bar site is situated away from the intersection provides opportunity to give the future neighbourhood commercial development of the site more presence at this key intersection location.

There appears to be an opportunity for the development of the remaining portion of Block 1 to share the gas bar's accesses onto Rutherford Road. The proposed accesses require approval from the Region of York. To ensure the gas bar facility is part of the larger development area of Block 1, it is appropriate to include policies in this regard in the Official Plan Amendment.

OPA No. 424 requires new gas bar uses to be implemented by a site specific by-law based on Council's approved site plan. The by-law must contain schedules setting out building envelopes, landscaped and parking areas, and other matters of significance. The remaining site design policies will be considered in the review of the site plan application.

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

Official Plan Amendment No. 240 to the Official Plan of the Vaughan Planning Area, is hereby amended by adding the following paragraph to Section 4.8 f):

An Automobile Service Station and Automobile Gas Bar Use shall be permitted on the northeast portion of the Neighbourhood Commercial Centre comprising a maximum 0.4 ha, being the lands subject to OPA No. 485. The subject lands shall be developed in a functionally and physically designed manner as an integrated component of a larger Neighbourhood Commercial Centre, including but not limited to, shared access and traffic

circulation. The subject lands shall be developed in accordance with the site design policies of OPA No. 424, the City's Automobile Service Station and Automobile Gas Bar policies, including compliance with respect to the City's Sign By-law, maximum height requirements for overhead canopies, landscaping and lighting provisions.

*The subject lands shall be serviced by a municipal water supply system and a Class IV septic system on an interim basis until municipal sanitary sewers are available to service the subject site.*

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 through an amendment to the Vaughan Zoning By-law and the execution of site plan agreements, 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 lands subject to this amendment are located at the southeast quadrant of Weston Road and Rutherford Road, being part of Block 1 of draft plan of subdivision 19T-87014, in Lot 15, Concession 5, City of Vaughan.

The purpose of the Amendment is to permit an Automotive Service Station and Automotive Gas Bar on the subject lands.

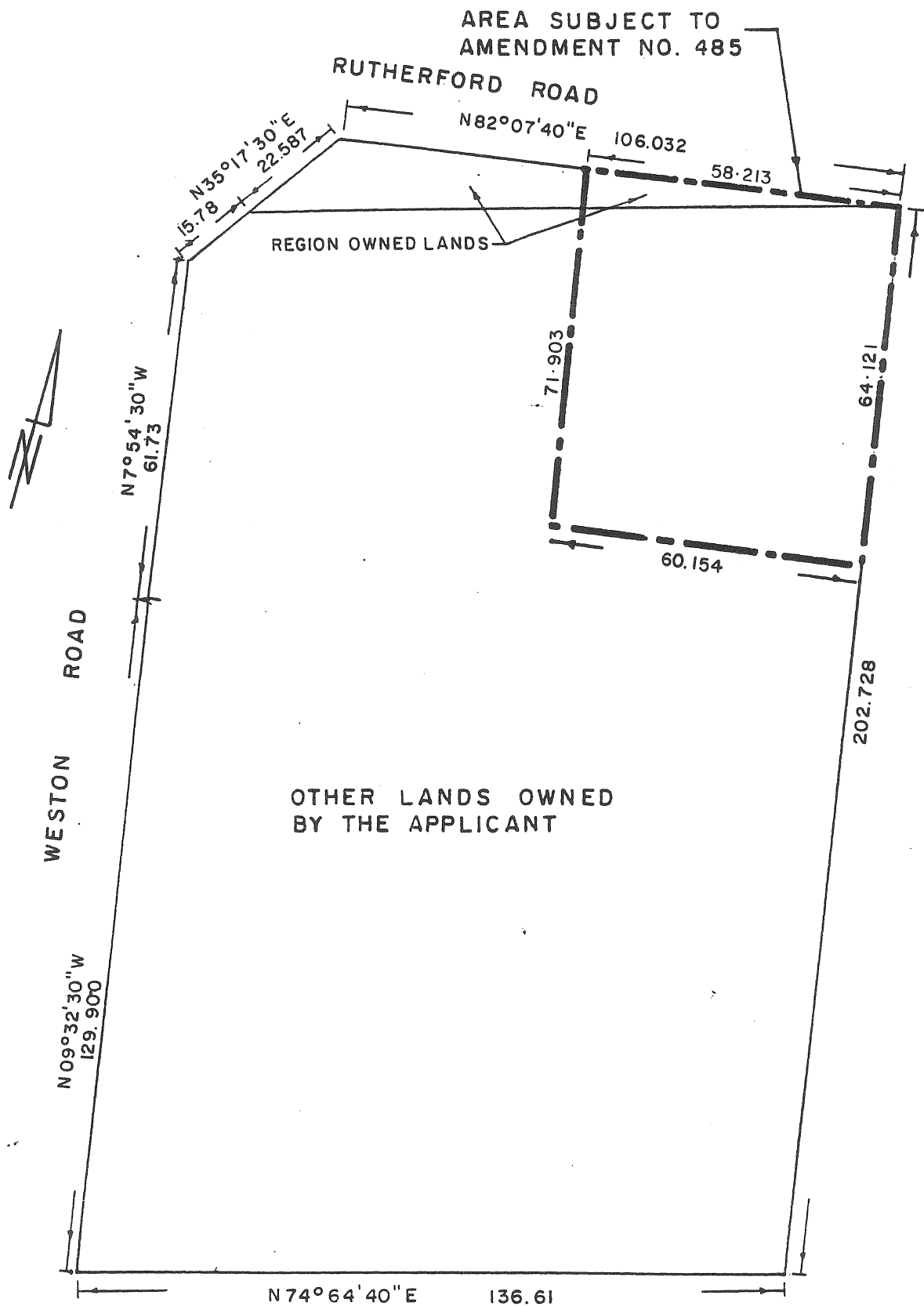
The following Committee of the Whole recommendation of February 3, 1997, was adopted without amendment by Council on February 10, 1997:

- "1. That Official Plan Amendment Application OP.96.021 (Valley Mill Developments Ltd.) BE APPROVED, subject to the following condition:
  - a) that prior to the adoption of the Official Plan Amendment by Council, applicant shall make arrangements with the Region regarding the disposition of the Region-owned lands along Rutherford Road to the satisfaction of the City;
2. That the Official Plan Amendment:
  - a) provide for a .39 ha portion of Block 1 within Draft Plan of Subdivision 19T-87014, at the location shown on the attached Conceptual Site Plan (Attachment #2), to be used for an Automotive Service Station and Automobile Gas Bar;
  - b) shall contain policies with regard to:
    - i) ensuring integration with the future development of the remaining Block 1 lands, such as but not limited to, providing opportunity for shared access;
    - ii) incorporating site design policies consistent with those contained in OPA No. 424, the City's Automobile Service Station and Gas Bar policies;
3. That Zoning By-law Amendment Application Z.96.058 (Valley Mill Developments Ltd.) BE RECEIVED AND DEFERRED, subject to the following:
  - a) pending submission of a Comprehensive site plan integrating the neighbourhood commercial lands, including building layout and design, co-ordinated access and landscaping;
  - b) that prior to the enactment of the implementing by-law Council shall have approved a site development application;
  - c) that the implementing by-law limit the permitted uses to an Automobile Service Station and Automobile Gas Bar, including any exceptions necessary to implement the approved site plan.
4. That Council deem that no further public hearing is required with the shifting of the proposed service station site to the east within the limits of the subject lands, as identified on the notice of public hearing."

THIS IS APPENDIX II  
TO AMENDMENT NO. 485  
ADOPTED THE 8<sup>th</sup> DAY OF July,  
1997.

LOCATION: PART OF LOT 15, CONCESSION 5

NOT TO SCALE





# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 485

CITY OF VAUGHAN

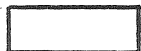
LOCATION: LOT 15, CONCESSION 5



## LEGEND



RESIDENTIAL



AGRICULTURAL

DATE: 97/06/26

SCALE: 0 200m

