

THE CORPORATION OF THE CITY OF VAUGHAN

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

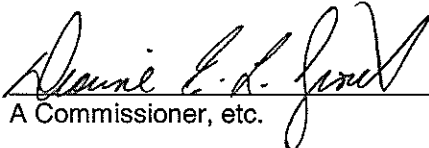
and

IN THE MATTER OF Amendment Number 549
to the Official Plan of the Vaughan Planning Area

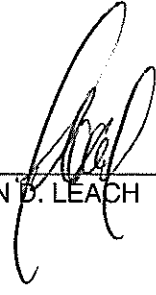
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the 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 549 was adopted by the Council of the Corporation of the City of Vaughan on the 19th day of March, 2001, and written notice was given on the 26th day of March, 2001 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 549 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 549 is deemed to have come into effect on the 18th day of April, 2001, 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)
19th day of April, 2001.)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 122-2001

A By-law to adopt Amendment Number 549 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 549 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 19th day of March, 2001.



L. D. Jackson, Mayor



J. D. Leath, City Clerk

**AMENDMENT NUMBER 549
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 549 to the Official Plan of the Vaughan Planning Area, constitutes Amendment Number 549.

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

I PURPOSE

The purpose of this Amendment is to amend Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area. This Amendment will permit the outside storage and display of motor vehicles associated with a permitted employment use within the "Prestige Area" designation, on lands subject to Amendment No. 549.

II LOCATION

The lands subject to Amendment No. 549, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject to Amendment 549". The subject lands are located at the northeast corner of Regional Road No. 7 and Bowes Road, and municipally known as 1970 Regional Road No. 7, in Part of Lot 6, 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 "Prestige Area" by Amendment No. 450 (Employment Area Growth and Management Plan). The designation permits a car brokerage use, but not the associated outside storage and display of motor vehicles, and therefore an amendment to the Official Plan is required.
2. The amendment to allow the outside storage and display of motor vehicles use on the subject lands, is considered appropriate for the following reasons:
 - a) The outside storage area will be located at the rear of the property behind the existing building, and will not be visible from Regional Road No. 7. A wood privacy fence will screen the outside storage area from the view of the abutting property to the north. Furthermore, landscaping will be enhanced to provide additional screening from the Bowes Road frontage.
 - b) The outside storage area will be restricted to 10 parking spaces behind the building. This siting will minimize the impact on visitors by maintaining the most convenient parking spaces at the front of the building, and ensuring an appropriate circulation of traffic on the site.

3. An amendment to the Zoning By-law is required to limit the area and to apply appropriate development standards to the outdoor storage area, concurrent with the review of a site plan. Landscaping and fencing to appropriately screen and buffer the outdoor storage area, will be addressed through a site plan application.
4. Having received a statutory Public Hearing held on July 4, 200, on December 18, 2000, Council approved Official Plan Amendment Application OP.00.012 (Cheung Kwong Inv. Co. Ltd.) to permit the outside storage and display of motor vehicles associated with a permitted car brokerage use in the "Prestige Area" designation, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding the following site-specific policy to Exception Section 9.0 in Amendment No. 450:






"9.9 OPA No. 549: Notwithstanding Development Policy 1(b) in Subsection 2.2.3 "Prestige Area", the outside storage and display of motor vehicles associated only with a permitted car brokerage use, shall be permitted on the lands known municipally as 1970 Regional Road No. 7, in Part of Lot 6, Concession 3, City of Vaughan, and subject to Amendment No. 549. The location and development standards of the outside storage area shall be set out in an implementing zoning by-law amendment."

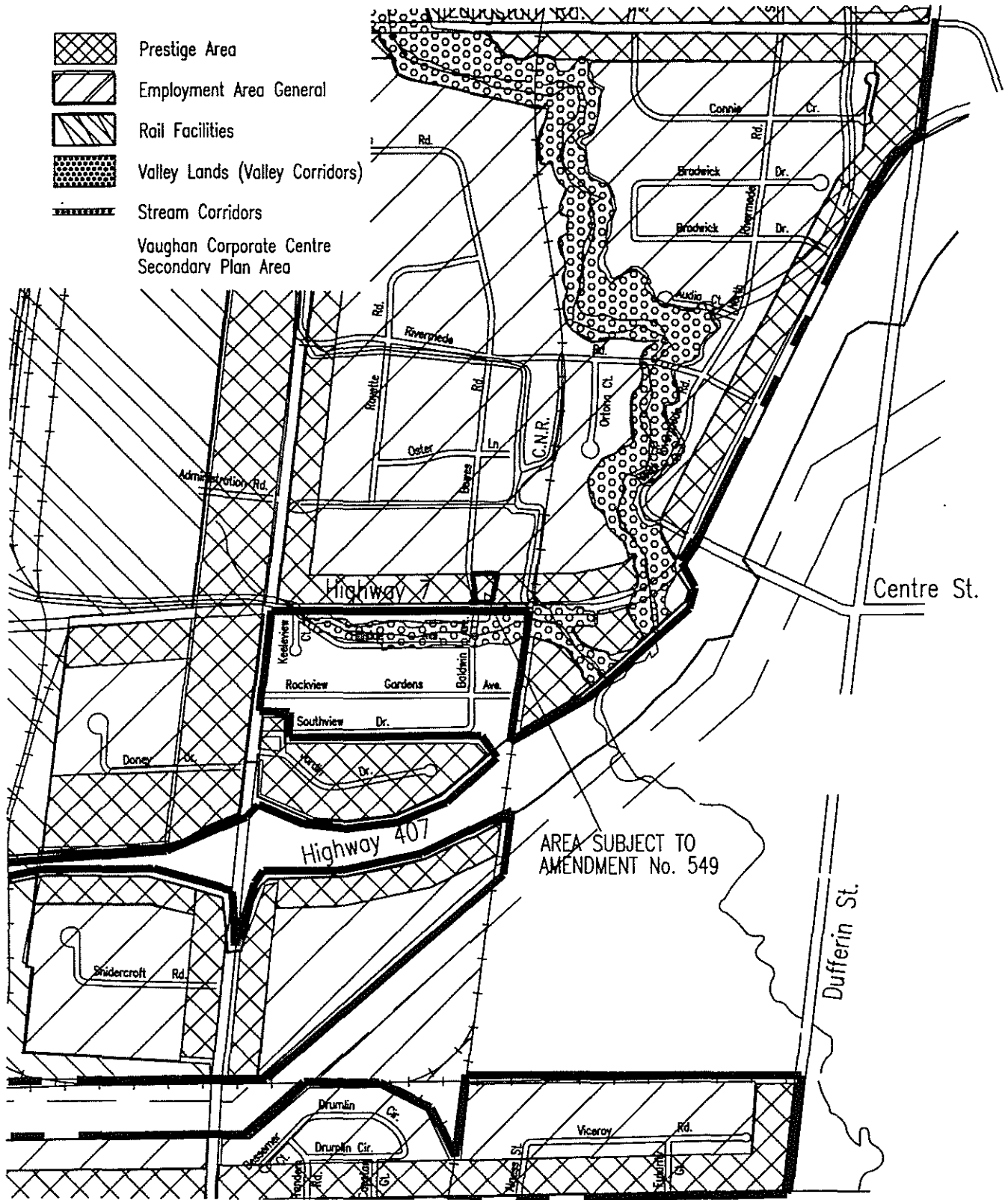
V IMPLEMENTATION

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

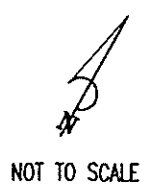
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

-  Prestige Area
 -  Employment Area General
 -  Rail Facilities
 -  Valley Lands (Valley Corridors)
 -  Stream Corridors
- Vaughan Corporate Centre
Secondary Plan Area





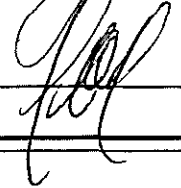
AREA SUBJECT TO
AMENDMENT No. 549

**THIS IS SCHEDULE '1'
TO OFFICIAL PLAN
AMENDMENT NO.549
ADOPTED THE 19 DAY OF MAR., 2001**



FILE No. OPA.549
LOCATION: PART OF LOT 6, CONC. 3

 AREA SUBJECT TO AMENDMENT No. 549
CITY OF VAUGHAN

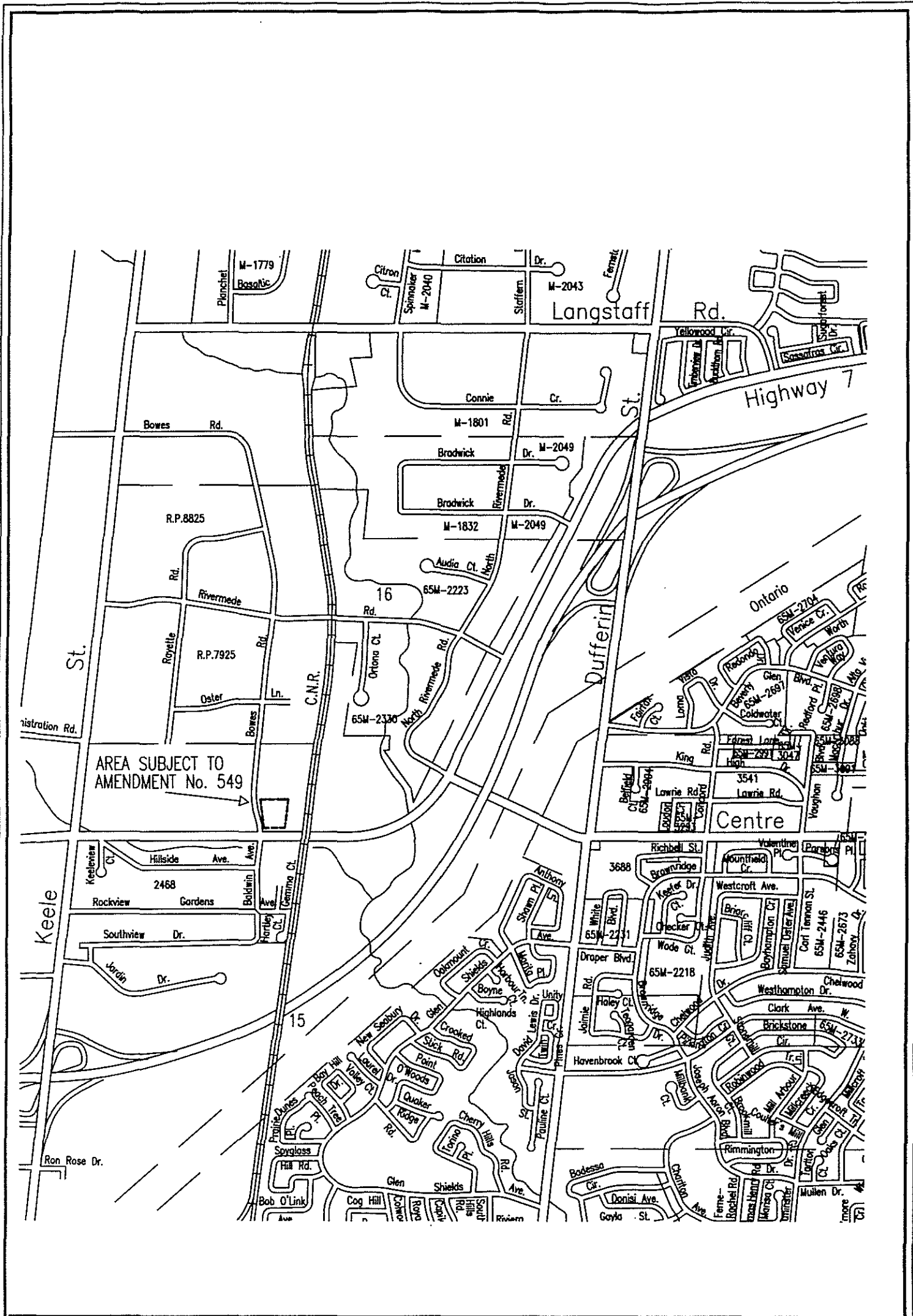
SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

On December 18, 2000, Council approved Official Plan Amendment Application OP.00.012 and Zoning By-law Amendment Application Z.00.054 (Cheung Kwong Inv. Co. Ltd.), and resolved:

- “1. THAT Official Plan Amendment Application OP.00.012 (Cheung Kwong Inv. Co. Ltd.) BE APPROVED.
2. THAT Zoning Amendment Application Z.00.054 (Cheung Kwong Inv. Co. Ltd.) BE APPROVED, subject to the following:
 - a. that prior to the enactment of the implementing by-law the site plan agreement be amended to show the outside storage area.”

The amendments would facilitate the outside storage and display of motor vehicles associated with a permitted car brokerage use.



AREA SUBJECT TO
AMENDMENT No. 549

APPENDIX II

TO OFFICIAL PLAN AMENDMENT NO. 549

LOCATION: LOT 6, CONC.3

CITY OF VAUGHAN



NOT TO SCALE