
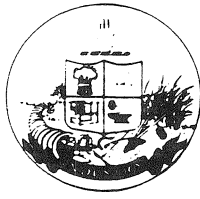


I, J.D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 429 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 6th day of May, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 10th day of May, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 167-93

A By-law to adopt Amendment Number 429 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 429 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 Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 429 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 7th day of June 1993.

"L.D. Jackson

L. D. Jackson, Mayor

"J.D. Leach

J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a circular border with text.

**AMENDMENT NUMBER 429
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number 429 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix 1.



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide a site specific exception to the policies of Amendment #210 (Thornhill/Vaughan Community Plan) in order to permit a personal service use.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands" are located on the south side of Centre Street, between Elizabeth Street and Brooke Street, being Lot 50 on Plan 9834, known municipally as 67 Centre Street, City of Vaughan. The subject lands are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 429".

III. BASIS

1. Vaughan Council considered Official Plan and Zoning Amendment Applications for the subject lands at a public hearing meeting held on December 7, 1992. At that meeting, Council deferred the matter. On February 15, 1993, Council reconsidered the application. At that meeting, Council deferred the application to a future Committee of the Whole meeting to allow local residents, rate payers associations, City Staff and the applicant to discuss specific issues respecting the matter. On May 17, 1993, Council approved the applications to amend the Official Plan and Zoning By-law.
2. On March 3, 1988 the Ontario Municipal Board approved the following modification to OPA #210 (Thornhill/Vaughan Community Plan).

"b) ii Land Use Policies

Notwithstanding Section 2.2.2.5, lands designated Low Density Residential fronting onto Yonge Street and on Centre Street, east of Brooke Street within the Village of Thornhill Heritage District, may be used for the following purposes:

- 1) Low Density Residential;
- 2) Business and professional office, and/or retail commercial uses not exceeding 167.2 sq.m. in total gross floor area.

Notwithstanding the floor space restriction, the entire structure on the properties located on the south side of Centre Street between Brooke and Elizabeth Streets may be used for office or retail commercial uses provided that the size and residential appearance of the existing structure are maintained and subject to the provisions of Section 2.2.2.5(b) iv) and (c)."

3. The proposed service commercial use is similar in operating characteristics as a retail commercial use and the proposed applications would conform to Section 2.2.2.5 (b) iv) and c) as identified by the O.M.B.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Section 2.2.2.5 b)ii):

- "3. Notwithstanding 1 and 2 above, personal service uses shall be permitted on Lot 50, Plan 9834, municipally known as 67 Centre Street, provided that the size and residential appearance of the existing structure is maintained and subject to the provisions of the implementing by-law."

V. IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Restricted Area Zoning By-law and a site plan agreement in accordance with the provisions of the Planning Act.

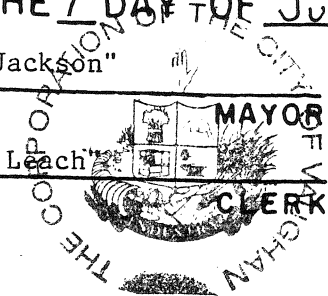
VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, is amended from time to time, regarding the interpretation of that plan, shall apply with respect to this amendment.

THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 429
 ADOPTED THE 7TH DAY OF JUNE, 1993.

"L.D. Jackson"

"J.D. Leach"

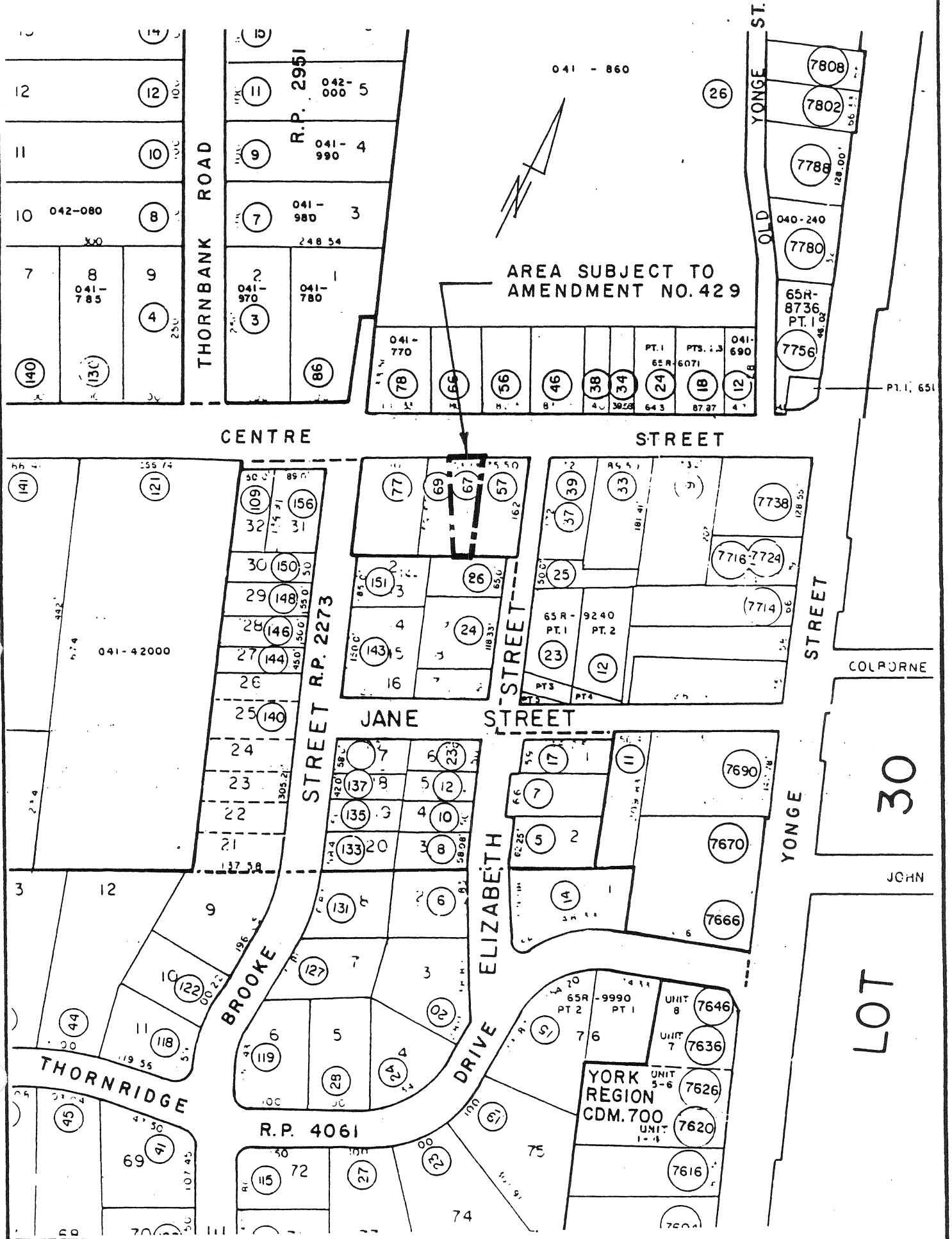


MAYOR

CLERK

LOCATION: PART OF LOT 30, CONCESSION 1

SCALE : 0 200 FT.



APPENDIX I

Council Action

At a December 7, 1992, Public Hearing, Council considered an Official Plan and Zoning By-law Amendment application to permit a personal service use (beauty salon) in the existing semi-detached dwelling. At that meeting, Council adopted the following resolution:

"THAT the Public hearing be received; and

THAT this matter be deferred to a future meeting of Council; and further

THAT this matter be referred to Staff for consideration with respect to the parking issue."

On February 15, 1993, Staff reported back to Council on the parking issue. At that meeting Council resolved the following:

"THAT the following report of the Director of Planning be deferred to a future Committee of the Whole meeting to allow the residents and The Society for the Preservation of Historic Thornhill (SPHOT) an opportunity to meet with Staff to discuss the concerns; and,

THAT the deputants be advised when this item is brought forward; and,

THAT the local Councillor also be involved in the discussion process."

On May 10, 1993, Committee of the Whole further considered the Official Plan and Zoning Amendment application. At that meeting Committee made the following recommendations:

"THAT Official Plan Amendment Application OP.23.92 and Zoning By-law Amendment Application Z.60.92, BE APPROVED, subject to the following conditions:

1. That the implementing Official Plan Amendment permit personal service use and low density residential uses. Specific development policies are to be included in the implementing zoning by-law.
2. That the implementing Zoning By-law.
 - a) Provide the necessary exceptions to By-law 1-88 to allow for a personal service use (beauty salon), the retail sale of accessory products, and single family residential use on the subject land.
 - b) Provide the necessary exceptions to the by-law to implement the approved site plan.
 - c) Restrict the front one-third of the ground floor to reception area only. Permit the remainder of the first floor and an additional, approximately 18.6 sq. m. (200 sq.ft.) of personal service on the second floor as shown on Attachment #3a and #3b, and restrict the number of work stations to four.
 - d) Permit the accessory sale of retail products.
3. The owner shall enter into a site plan agreement with the City prior to the enactment of the zoning by-law.
4. That Council approve Attachment #2 as a basis for the processing of a site plan application."

On May 17, 1993, Council adopted the Committee of the Whole recommendation of May 10, 1993.