


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 547 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board, as per Order #0011, dated January 3, 2001.



JOHN D. LEACH
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of January, 2001.

ISSUE DATE:
Jan. 03, 2001
DECISION/ORDER NO:
0011



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CLERK

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

817883 Ontario Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, of the City of Vaughan to rezone lands respecting lands known municipally as 7330 Yonge Street by introducing a decor centre as an additional permitted use to Exception 9(624)
O.M.B. File No. Z990171

817883 Ontario Limited has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to increase the maximum amount of commercial gross floor area for the lands lying south of Clark Avenue between Yonge Street and Joanna Crescent, located within Part of Lot 27 and 28, Concession 1, to permit approximately 932 square metres of existing floor space within the basement of the commercial building to be used as a decor centre
City's File No. OP.99.024
O.M.B. File No. O990197

BEFORE:

B.W. KRUSHELNICKI)
MEMBER)
Monday, the 1st day of
May, 2000

THIS MATTER having come on for public hearing, and the Board having withheld its Order until this day;

AND THE BOARD having been advised that certain modifications have been made and conditions have been fulfilled;

→ **THE BOARD ORDERS** that the Amendment to the Official Plan as set out in the Board's disposition of July 31, 2000 is hereby approved as attached hereto as Attachment 1;

THE BOARD FURTHER ORDERS that the appeal for an order to amend Zoning By-law 1-88 is allowed and the by-law is amended in the manner set out and attached hereto as Attachment 2. The City Clerk is authorized to assign a number to the zoning by-law for record keeping purposes.

Caulyn Jones
ACTING SECRETARY

ATTACHMENT 1

AMENDMENT NO. 547
TO THE OFFICIAL PLAN
OF THE
VAUGHAN PLANNING AREA

Prepared By: PMG Planning Consultants

January 2000

PART 1: THE PREAMBLE

PURPOSE

The purpose of this amendment is to increase the maximum amount of commercial gross floor area for the lands that are the subject of this amendment.

LOCATION

This Amendment applies to lands lying south of Clark Avenue between Yonge Street and Joanna Crescent, located within Part of Lot 27 & 28, Concession 1, in the City of Vaughan, and further described as being Part of Lot 2, Registrar's Compiled Plan 9865, Block 124 on Plan M-2005, and Block 1 on Plan 65M-2160. The land affected by this Amendment are municipally known as 7330 Yonge Street.

BASIS

An application to amend the Official Plan and Zoning By-law was filed with the City of Vaughan on August 3, 1999 to, in effect, permit approximately 932 square metres of existing floor space within the basement of the commercial building on the subject property to be used as a decor centre. A decor centre is a building where materials including, but not limited to, wall coverings, floor coverings, mouldings, trim, windows, doors, cabinets, ceramic tile, paint samples, home security systems, intercom systems, central vacuum systems are displayed by a home builder, for selection by purchasers of new homes sold by that builder, and installed in the new homes being built in locations away from the decor centre.

The decor centre would be operated by The Conservatory Group who is a major developer of low-rise and high-rise residential developments throughout Southern Ontario.

Customers attending the decor centre will be by appointment only. Operation hours are intended to be the same as normal office hours but may be open one or two evenings per week and possibly Saturday morning.

The decor centre use is a reasonable and appropriate use of the vacant basement floor space on the subject property. The decor centre will not generate significant traffic to and from the subject property and will require no additional parking than already exists on the subject property.

PART 2: THE AMENDMENT

The Thornhill-Vaughan Community Plan (being part of the Official Plan for the Vaughan Planning Area) is hereby amended by deleting Section 2.2.3.7.d) iv) and by replacing it with the following new Section Section 2.2.3.7.d) iv):

- " iv) maximum amount of commercial gross floor area shall not exceed 4350 square metres."