

# THE CORPORATION OF THE CITY OF VAUGHAN

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

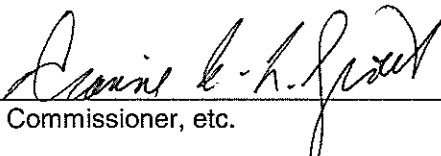
and

IN THE MATTER OF Amendment Number 561  
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 561 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of August, 2001, and written notice was given on the 5th day of September, 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 561 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 561 is deemed to have come into effect on the 26th day of September, 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 )  
27th day of September, 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*

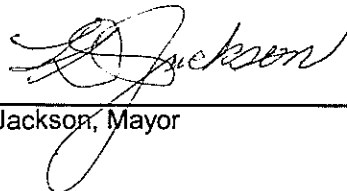
## BY-LAW NUMBER 373-2001

A By-law to adopt Amendment Number 561 to the Official Plan of the Vaughan Planning Area.

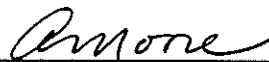
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 561 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "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 27<sup>th</sup> day of August, 2001.



L. D. Jackson, Mayor



A. Moore, Deputy City Clerk

**AMENDMENT NUMBER 561  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 561 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 561.

Also attached hereto, but not constituting part of the Amendment is Appendix "I".

I PURPOSE

The purpose of this Official Plan Amendment is to amend Official Plan Amendment Number 600, hereinafter referred to as "OPA 600", to permit service station/gas bar with drive-through, mechanical car wash and eating establishment uses (including convenience and take-out) as additional permitted uses in the "Local Convenience Commercial" designation, on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 561". The subject lands are located on the northeast corner of Regional Road #7 and Thornhill Woods Drive, being Block 17 on Draft Approved Plan of Subdivision 19T-98V05, and comprising an area of approximately 0.51ha, in part of Lot 10, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are designated "Medium Density Residential/Commercial" by OPA 600. The subject lands are further defined as "Local Convenience Commercial" on the Council approved Block 10 Plan of August 1999, and are therefore subject to the "Local Convenience Commercial" policies in OPA 600, which does not permit a service station/gas bar with drive-through, mechanical car wash, or eating establishment uses. An amendment to the Official Plan is required to permit a service station/gas bar with drive-through, mechanical car wash and eating establishment (including convenience and take-out) uses, as additional permitted uses in the "Local Convenience Commercial" designation.
2. The subject Amendment to permit the additional uses of a service station/gas bar with drive-through, mechanical car wash and an eating establishment on the subject lands is considered to be appropriate for the following reasons:
  - a) The "Local Convenience Commercial" designation permits convenience level shopping and personal services such as retail stores, personal service shops, offices and similar uses. The addition of an eating establishment, including convenience and take-out uses, is considered to be appropriate for the site, and compatible with the other uses in the designation and with the surrounding residential community. The eating establishment use is considered to provide a local convenience service to the residents in the immediate area. The

development standards for the eating establishment use will be controlled in the Zoning By-law.

- b) In consideration of the planned populations in Planning Block 10 (16,670) and in Planning Block 17 (7,267), and the few existing and planned service station and gas bar sites with car wash facilities in the vicinity, there is a need to provide additional car wash sites to serve the community. The addition of the mechanical car wash use is considered to be appropriate for the site, and compatible with the other uses in the designation and with the surrounding residential community. The use is considered to provide a service to the residents in the immediate area. The development standards for the site will be controlled in the Zoning By-law.
  - c) Local convenience commercial sites are permitted at or near the intersections of arterial roads. The "Local Convenience Commercial" and "Service Station and Gas Bar" policies require the design, appearance and scale of neighbourhood commercial and service station and gas bar sites with car wash facilities to be in harmony with the character of the surrounding residential uses. The site layout and building design, landscaping, fencing, access and parking will be reviewed through the submission of a site development application. The provision for a noise study to be submitted for car washes is also identified. The site plan process will ensure that the development of the site, including any proposal for a mechanical car wash, remains in character with the intent of the neighbourhood commercial and service station and gas bar policies in the Official Plan.
3. Having received a statutory Public Hearing on February 7, 2000, on April 17, 2001, Council approved Official Plan Amendment Application OP.99.038 (Langstaff Contwo Investments Ltd.) to permit a service station/gas bar with drive-through, mechanical car wash, and eating establishment (including convenience and take-out) uses, subject to the "Service Station and Gas Bar" and "Local Convenience Commercial" policies in OPA 600, on the subject lands.

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

Amendment Number 600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- 1. Adding the following paragraph to Section 4.2.2.5.1 Exceptions:
  - "(v) Notwithstanding the policies above, the following uses shall be permitted and apply to the lands located on the northeast corner of Regional Road #7 and Thornhill Woods Drive, being

Block 17 on Draft Approved Plan of Subdivision 19T-98V05, and comprising an area of approximately 0.51ha, in part of Lot 10, Concession 2, City of Vaughan:

- a) service station/gas bar with drive through, subject to the polices in Section 4.2.2.7;
- b) mechanical car wash, subject to the policies in Section 4.2.2.7;
- c) eating establishments including take-out and convenience."

#### 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.

APPENDIX I

On April 17, 2001, Council considered Official Plan Amendment Application OP.99.038 and Zoning By-law Amendment Application Z.99.087 (Langstaff Contwo Investments Ltd.), and resolved:

"THAT Official Plan Amendment Application OP.99.038 (Langstaff Contwo Investments Ltd.) BE APPROVED to permit a service station/gas bar with drive-through, mechanical car wash, and eating establishment uses (including convenience and take-out) subject to the "Service Station and Gas Bar" and "Local Convenience Commercial" policies in OPA #600.

THAT Zoning By-law Amendment Application Z.99.087 (Langstaff Contwo Investments Ltd.) BE APPROVED, to permit the following additional uses in the C3 Zone on the subject lands: service station/gas bar with drive-through, mechanical car wash, and eating establishment (including convenience and take-out), to a maximum of 20% of the total gross floor area of the development."