

THE CORPORATION OF THE TOWN OF VAUGHAN

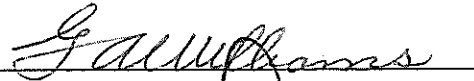
BY-LAW NUMBER 16-79

A By-law to adopt Amendment Number 103 to the Official Plan of the Vaughan Planning Area.

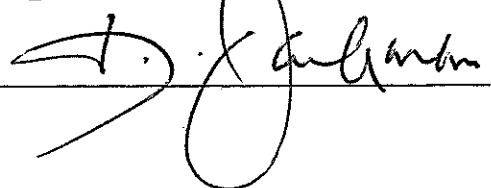
The Council of The Corporation of the Town of Vaughan
ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 103 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 103 to the Official Plan of the Vaughan Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST and SECOND time this 8th day of January, 1979.

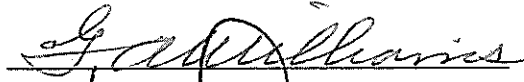


MAYOR

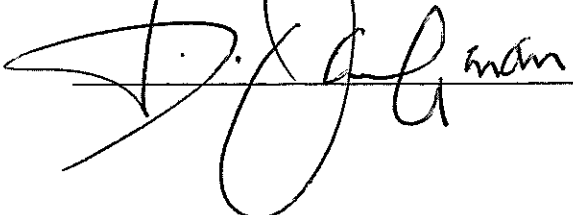


CLERK

READ a THIRD time and finally passed this 8th day of
January, 1979.



MAYOR



CLERK

AMENDMENT NUMBER 103

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled Schedule "A" to Amendment Number 103 of the Vaughan Planning Area" attached hereto constitute Amendment Number 103.

Also attached hereto but not constituting part of the Amendment are Appendices 1 and 11.

PURPOSE:

The purpose of this Amendment is to change the land use designation of certain lands shown on the attached Schedule "A" from "Rural Area" to "Industrial Area" and to limit the types of industrial uses which may occur on the said land to those which are compatible with a lack of municipal services and in accordance with the regulations of the Parkway Belt West Plan as approved by the Provincial Cabinet in July, 1978.

LOCATION:

This Amendment applies to land which fronts on the west side of Weston Road approximately 215 metres (700') north of the Canadian National Railway tracks, being part of Lots 2 and 3 in Concession 6. The property has a frontage of approximately 350 metres (1200') and a depth of approximately 1060 metres (3500') and covers an area of approximately 37 hectares (92 acres). The land subject to this Amendment is shown as "Area subject to this Amendment" on Schedule "A" attached hereto.

BASIS:

The decision to amend the Official Plan to permit the industrial development of the subject land is based upon the following:

- The majority of the property, 32.5 ha (80.3 acres), including the site of proposed development, falls within the "Special Complementary Use Area" of the approved Parkway Belt West Plan. The Parkway Belt Group of the Ministry of Treasury, Economics and Intergovernmental Affairs has indicated that the proposed industrial use appears to be in accordance with the Parkway Belt West Plan as approved by the Provincial Cabinet in July of 1978.
- The proposed use (the warehousing, merchandizing and distribution of agricultural produce), is felt to be acceptable and complementary to nearby agricultural uses. The proposal incorporates features such as the preservation of the site's natural amenities which will allow the development to blend in with the landscape.

BASIS cont'd..

- The subject land falls within Class 1 in the ARDA survey of soil capability as does the majority of land in the Town of Vaughan. However the current agricultural operation has been experiencing low yields. The owner has considered enlarging the holding to make the operation economically viable but this possibility has been frustrated as the property is hemmed in on all sides by industry or highway and utility corridors.

- The industrial development of the subject land is proposed on the basis of private sewage disposal and water supply systems. The ministry of Environment has agreed in principle to a totally retentive sewage system subject to favourable soil conditions and the required approvals under Section 42 of the Ontario Water Resources Act. Similarly the Regional Medical Officer of Health has given approval contingent upon the confirmation of a potable and adequate water supply. The Metropolitan Toronto and Region Conservation Authority has approved the proposal in principle subject to the obtaining of the Authority's approval for the proposed drainage system, prior to the commencement of construction on the site.

- The road access concerns of the Ministry of Transportation and Communications have been resolved.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The subject land is hereby designated as "Industrial". Schedule "A" to the Official Plan of the Vaughan Planning Area is accordingly amended by redesignating the lands shown as "Area subject to this Amendment" on Schedule "A" to this Amendment from "Rural Area" to "Industrial Area". The following policies apply to the development of the subject lands:

1. The industrial uses permitted on the subject land shall be restricted to those which can safely be accommodated on a private sewage disposal system without detriment to the environment, and those which can be accommodated on a private water supply system.
2. Development shall comply strictly with the regulations and conditions pertaining to the "Special Complementary Use Area"

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO cont'd

as set out in the Parkway Belt West Plan as approved.

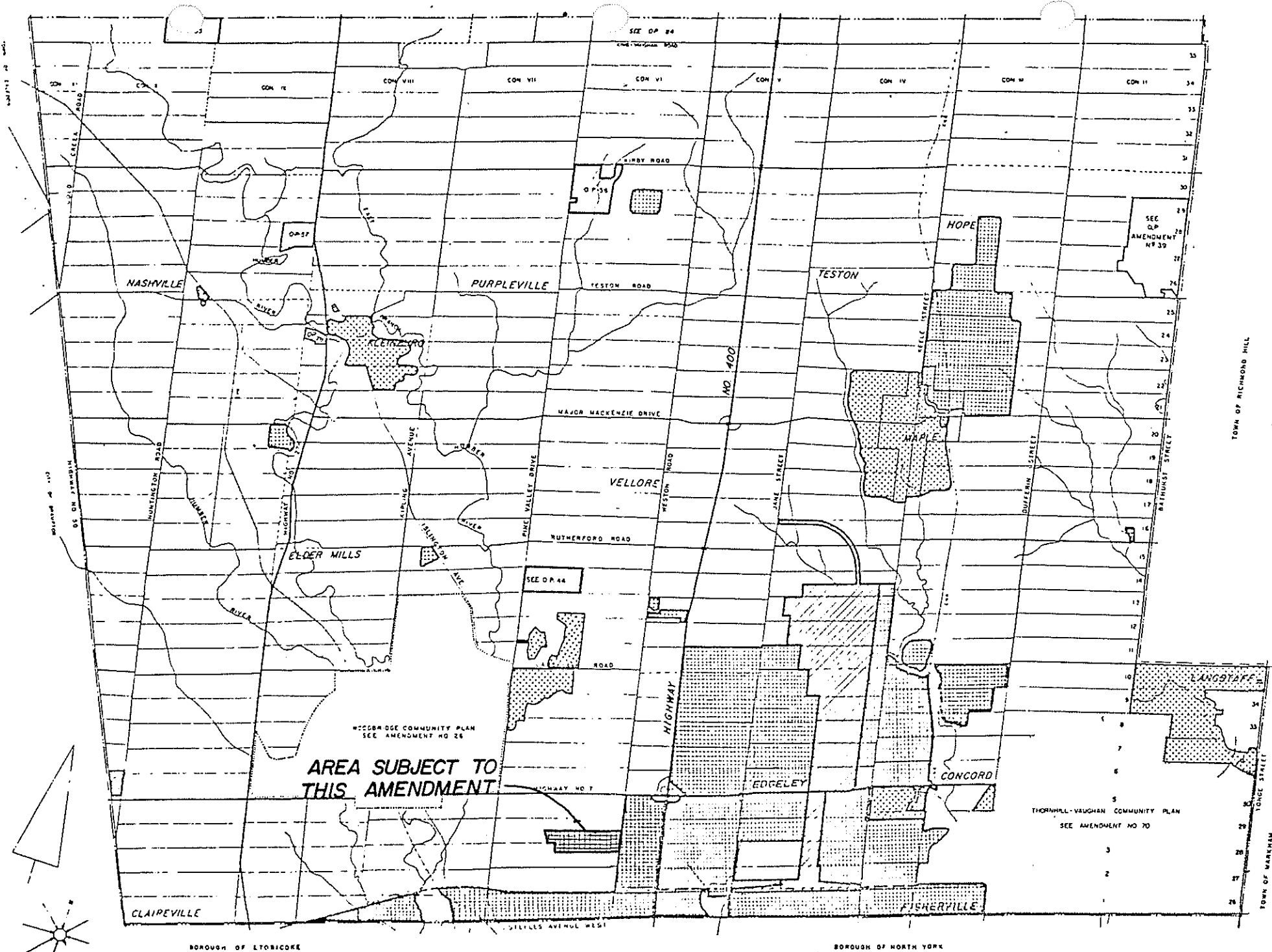
3. Development shall only be permitted on the subject land if:
 - a) The Medical Officer of Health has been satisfied that a potable and adequate water supply is available.
 - b) The Ministry of Transportation and Communications has been satisfied that the access point from Weston Road will be at a reasonable distance from the Highway 407/Weston Road interchange.
 - c) The Ministry of the Environment has been satisfied as to the method of sewage disposal and the required approvals under Section 42 of the Ontario Water Resources Act have been obtained.
 - d) The Metropolitan Toronto and Region Conservation Authority has approved of a storm drainage system.

IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject to this Amendment, shall be implemented through Amendment to the Zoning By-law and through Site Plan Agreement, pursuant to Sections 35 and 35a of The Planning Act. The Parkway Belt Group of the Ministry of Treasury Economics and Intergovernmental Affairs have indicated that after approval of the Zoning By-law and Development Agreement, the Provincial Land Use Regulation which is in force on Parkway Belt West lands will be repealed for the subject lands.

GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO. 103 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA



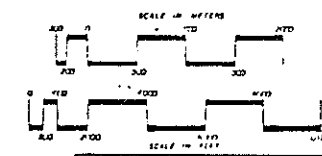
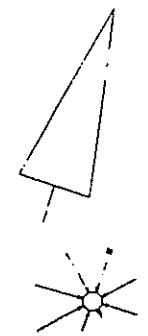
LEGEND

- BOUNDARY OF PLANNING AREA
- RESIDENTIAL AREA
- INDUSTRIAL AREA
- RURAL AREA
- TRANSPORTATION AREA
- FROM RURAL AREA TO INDUSTRIAL AREA
- TO
- TO

AREA SUBJECT TO THIS AMENDMENT

WILSON OGE COMMUNITY PLAN
SEE AMENDMENT NO 26

THORNHILL-VAUGHAN COMMUNITY PLAN
SEE AMENDMENT NO 70



PROJECT NO. 60 311	SCHEDULE "A" TO AMENDMENT NO. 103 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
REVISION NO. 284	GENERAL LAND USE
DATE MAY 1977	SCALE 1" = 4" = 160'

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 103 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

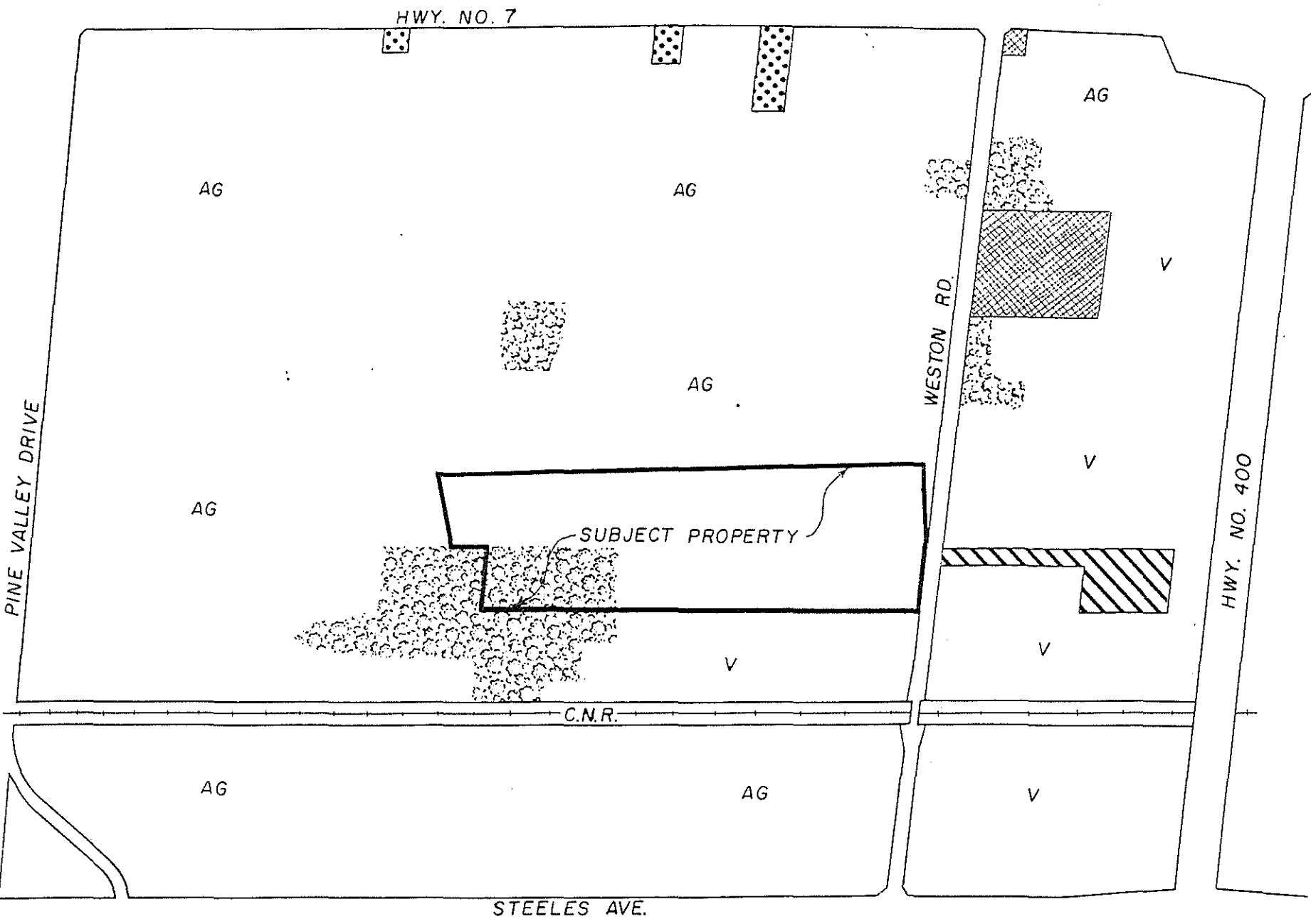
REVISED LAYOUT 8 JUNE 1977 VAUGHAN PLANNING AREA

APPENDIX 1

BACKGROUND

The lands affected by this Amendment front on the west side of Weston Road approximately 215 metres (700 feet) north of the Canadian National Railway tracks, being part of Lots 2 and 3 in Concession 6. The lands have an area of approximately 37 hectares (92 acres) with a frontage of approximately 350 metres (1200 feet) on Weston Road.

On October 17, 1978, a Public Hearing was held on this application for an Official Plan Amendment and Rezoning. Planning Committee recommended that the application be approved and all necessary Official Plans, Zoning and Site Plan Agreements be prepared subject to the approval of the Parkway Belt Office, the Metropolitan Toronto and Region Conservation Authority, the Ministry of the Environment and the Region of York Health Unit. Approval in principle has since been received from these aforementioned agencies, and their conditions of approval have been incorporated into the text of this Official Plan Amendment.



**EXISTING LAND USE PLAN
FOR AMENDMENT No.103
TO THE VAUGHAN
OFFICIAL PLAN**

PT. OF LOTS 2,3 CONC.6
TOWN OF VAUGHAN
DEC. 1978
SCALE: APPROX. 1"=1000'

LEGEND

AGRICULTURE	AG
VACANT	V
COMMERCIAL	
INDUSTRIAL	
RESIDENTIAL	
WOODLOT	

