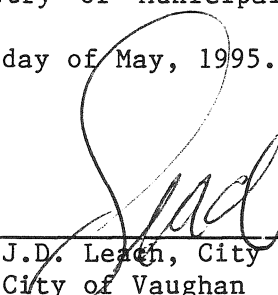


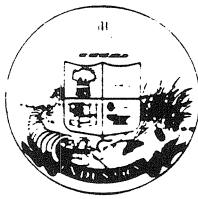
I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 424 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 26th day of May, 1995.



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J.D. Leach, City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 1st day of June, 1995.



# THE CITY OF VAUGHAN BY - LAW

## BY-LAW NUMBER 125-93

A By-law to adopt Amendment Number 424 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 424 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 424 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 3rd day of May 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 the text "CORPORATION OF THE CITY OF VAUGHAN".

**AMENDMENT NUMBER 424  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 424 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 424.

Also attached hereto but not constituting part of this Amendment is Appendix I.

*April 22/93*  
LEGAL  
APPROVED  
CONTENTS   
FORM   
*HAW/pd*

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to set out appropriate policies and criteria for the evaluation of development applications for automobile gas bar and service station uses.

II LOCATION

This Amendment applies to all lands in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the need to establish criteria for the evaluation of development applications for automobile gas bar and service station uses in the City of Vaughan. The intent is to have applications for official plan and/or by-law amendments evaluated on the basis of the policies contained herein and ultimately implemented by site-specific zoning by-law amendments and through site plans, which conform to these criteria. This policy addresses the issues of site location, lot size, site access, architectural and aesthetic design of buildings and compatibility with adjacent lands, and commercial uses.

The policies that are contained within this document represent a commitment to high development standards that work towards providing an attractive streetscape, better pedestrian and vehicular movement, contributes to the visual structure and relates more harmoniously to neighbouring development. The overall goal is to ensure the appropriate siting and design of automobile gas bar and service station uses in the City of Vaughan. This policy also ensures that a comprehensive framework is in place to uniformly and fairly evaluate future development applications.

By ensuring the concerns of the municipality are documented within a policy document, both the development community and the City can better design and review, respectively, appropriate gas bar and service station proposals.

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

The Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

1. Permitted Uses

- a) Within automobile gas bar and service station areas, permitted uses shall be only the sale of petrol, oil and lubricant and other related products, and the provision of repair and maintenance services for vehicles.
- b) Commercial uses may be permitted on the same site as an automobile gas bar or service station use, provided it can be demonstrated that such uses are necessary and that they can be sensitively designed and integrated on the site, and in particular, be compatible with surrounding development. Applicants may be required to submit a market feasibility/impact study and/or traffic study to the City. A noise study may also be required for car washes, particularly, on sites abutting residential areas.
- c) Outside storage of retail goods shall not be permitted.

2. Lot Area

Lots shall be of an appropriate size to accommodate an automobile gas bar, service station and other related uses. The applicant shall ensure that the function and intensity of the uses located on the site shall not detrimentally impact upon adjacent lands, particularly residential neighbourhoods.

3. Location

- a) Automobile gas bar and service station uses may be permitted to locate at major intersection locations (ie. intersection of two (2) arterial roads, or two (2) provincial highways, or an arterial road and a provincial highway) upon satisfactorily addressing the criteria for compatibility as identified in Paragraph #4 "Compatibility".

- b) Automobile gas bars and service stations shall be prohibited from locating anywhere within and/or on a lot immediately abutting Urban Villages 1 and 2, and the Woodbridge Expansion Area, as identified in Official Plan Amendment Number 400, until the planning process for these areas has been completed. Planning for the identification of appropriate gas bar/service station locations in these areas and abutting intersections shall be undertaken as a component of the secondary planning process.

4. Compatibility

- a) Development of automobile gas bar and service station sites shall be undertaken on a comprehensive basis and provide an overall design that will achieve proper site access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics that will ensure compatibility with adjacent lands.
- b) The design, appearance and scale of automobile gas bar and service station sites shall be consistent with the existing and intended character of the surrounding community, with utmost consideration given to the aesthetic design of the use.
- c) Automobile gas bar and service station uses shall not compromise future development plans at intersections that have been identified as prominent intersection locations.
- d) Where automobile gas bar and service station uses are permitted to locate at the intersection of two (2) arterial roads, or two (2) provincial highways, or an arterial road and a provincial highway, such uses shall be encouraged to be designed and incorporated as part of larger building developments that can minimize possible negative visual impacts to surrounding lands (types of materials, colours, lighting and signage shall relate to the main buildings).

5. Site Design

- a) Automobile gas bar and service station sites shall generally be limited to no more than two (2) automobile gas bars/service stations per intersection, and such uses shall be encouraged to locate at diagonally opposite corners.
- b) All signage shall comply with the City's Sign By-law.
- c) Overhead canopies above gas pump and kiosk locations shall allow for sufficient clearance height for truck movement below the overhead canopy, but shall not exceed a maximum height of 4.2 m (ie. grade level to underside of canopy).
- d) Landscaped areas shall be provided on sites in compliance with the requirements of the City of Vaughan Comprehensive Zoning By-law 1-88, as amended.
- e) Automobile gas bars and service stations shall be encouraged to incorporate fences, berms and landscaping in their designs to protect against and mitigate potential impacts to adjacent lands and for reasons of visual aesthetics. The landscaping shall be placed at an appropriate height and density.
- f) Less reliance on the use of high level floodlighting shall be strongly encouraged, particularly when abutting residential neighbourhoods. Light standards of a more pedestrian scale (3-4 m in height) shall generally be incorporated into the site design.

6. Transportation

- a) All transportation requirements, including the design and connection of access locations to roads, shall be in accordance with the respective City, Regional and/or Ministry of Transportation engineering standards. All necessary approvals shall be granted from the respective authorities.

b) Proposals identifying more than one (1) full-movement or "right-in/right-out" access along one lot frontage shall generally be discouraged. However, this shall not prevent the location of one (1) additional access along one of the lot frontages, provided approval is granted from the appropriate road authorities. Access shall generally be considered in light of the following criteria:

- access shall not interfere with the proper functioning of the site or the satisfactory operation of the roadway;
- access shall not detract from the visual aesthetics of the site; and
- access shall not compromise the safety of pedestrians and vehicles both on and off the site.

c) Sufficient off-street parking and loading areas shall be provided and be designed to minimize the danger to pedestrian and vehicular traffic.

## 7. Implementation

Automobile gas bar and service station uses shall be developed or redeveloped in accordance with the official plan policies identified herein. Applications for new gas bar and service station uses shall be evaluated on the basis of the policies contained herein and implemented by a site-specific by-law amendment. Enactment of the zoning by-law amendment shall be conditional upon Council first approving a site plan application. The implementing zoning by-law shall contain a schedule(s) setting out building envelopes, landscaped and parking areas and other matters of significance, based on the Council approved site plan.



## APPENDIX I

On January 18, 1993, Vaughan Council considered File 15.19 (Automobile gas Bar/Service Station Policy) and resolved:

"That this Staff Report (File 15.19 - Automobile Gas Bar/Service Station Policy) BE RECEIVED; and copies of the report be made available to appropriate City and Regional Departments, the Ministry of Transportation Ontario, all Ratepayer Associations, the Ontario Petroleum Association and major petroleum companies, and other interested parties for input and comment.

That Staff BE DIRECTED to prepare a final Staff Report respecting amendments to the Official Plan and Zoning By-law that will provide policies and standards for automobile gas bar/service station development; and that the Staff Report be the subject of a Council Public Hearing Meeting."

At the Public Hearing held on March 22, 1993, Vaughan Council considered File 15.19 (Official Plan Amendment/Automobile Gas Bar And Service Station Policy) and resolved:

"THAT this Staff Report (File 15.19 - Automobile Gas Bar And Service Station Policy), BE APPROVED, subject to the following recommendations:

1. That a draft official plan amendment be prepared and provide for the following policies and criteria to be applied to the review of applications for Official Plan and Zoning By-law Amendment to permit automobile gas bar and service stations.
2. And That the draft official plan amendment be brought forward to Committee-of-the-Whole for discussion purposes."