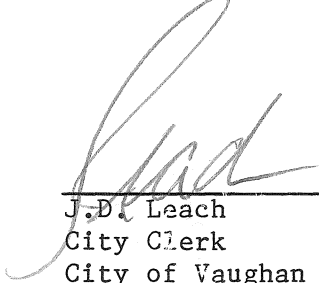


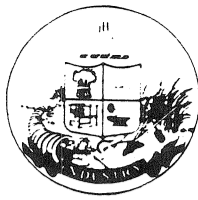
I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 427 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 8th day of September, 1995.



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J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 18th day of September, 1995.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 236-93

**A By-law to adopt Amendment Number 427 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 427 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 427 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 9th day of August 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 a ship, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN" and "1827".

**AMENDMENT NUMBER 427**  
**TO THE VAUGHAN OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 427 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 427.

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



## I PURPOSE

The purpose of this Amendment to the Official Plan, is to provide for a site specific amendment to Amendment Number 175 to the Official Plan of the Vaughan Planning Area in order to permit retail stores.

## II LOCATION

The lands subject to this Amendment are located on the south side of Roytec Road, between Weston Road and Jevlan Drive, being Lot 3, Plan 65M-2588, and municipally known as 27 Roytec Road, Unit #12 of York Region Condominium 724, City of Vaughan. The amendment applies specifically to the area shown as "Area Subject to Amendment No. 427" on Schedule "1" attached hereto.

## III BASIS

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

1. The Subject Lands are designated Industrial by Official Plan Amendment Number 175. Official Plan Amendment Number 175 sets out the uses permitted in the Industrial Areas. As the proposed use is not permitted, an amendment to the Official Plan is required.
2. At a Public Hearing on August 24, 1992, Council received and deferred the Official Plan and Zoning By-law Amendment to a future Committee of the Whole meeting to enable staff to meet with the applicant to determine the appropriate uses for the site. At a Council meeting on January 18, 1993 Council deferred the applications and requested Staff to report on the necessity of a further public hearing for uses that were not considered at the Public Hearing on August 24, 1992. At a Council meeting on February 1, 1993 Council directed Staff to Schedule a further Public Hearing for the Official Plan and Zoning By-law amendments. At a Public Hearing on March 22, 1993 Council approved the Official Plan and Zoning By-law amendment for a fashion outlet only.

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

Amendment No. 175 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following to Section 2.2.1 paragraph c):

- ii) "Notwithstanding the provisions of paragraph c), the lands subject to Official Plan Amendment No. 427, being the ground floor of Unit #12 of York Region Condominium 724, Lot 3, Plan 65M-2588 may be used for a fashion outlet including but not limited to clothing boutiques, formal wear rental, shoes and leather goods, subject to zoning standards set out in an implementing by-law."

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 Vaughan Zoning By-law.

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 apply with respect to this Amendment.

APPENDIX I

The subject lands are located on the south side of Roytec Road, between Weston Road and Jevlan Drive, being Lot 3, Plan 65M-2588, and municipally known as Unit #12, York Region Condominium 724, 27 Roytec Road, in Lot 9, Concession 5, City of Vaughan.

The Official Plan policies in OPA #175 do not permit a fashion outlet in an Industrial Area and therefore an amendment to the Official Plan is required.

Vaughan Council at its August 24, 1992 Public Hearing resolved:

"THAT the public hearing be received;

AND THAT Official Plan OP.3.92 and Zoning Amendment Z.14.92 (Prato-Firenze Limited) be referred to a future Committee of the Whole meeting to enable Staff to meet with the applicant to determine the appropriate uses."

On January 18, 1993 Council resolved:

- "1) That the report of the Director of Planning be deferred to a future Committee of the Whole for further consideration;
- 2) That Staff be requested to report on the necessity for a further public hearing, following discussions with the applicant to determine if the uses proposed for the subject site are not service commercial uses, and subsequently, were not considered at the Public Hearing held on August 24, 1992; and
- 3) That the deputation by Mr. Bill Patterson, the EMC Group, on behalf of the applicant, be received."

On February 1, 1993, Council resolved:

- "1) That the following report of the Director of Planning be received;
- 2) That the memorandum from the City Solicitor, dated January 20, 1993, be received; and
- 3) That Staff be directed to schedule a further Public Hearing for Official Plan Application OP.3.92 and Zoning Amendment Application Z.14.92 (Prato Firenze Limited) to consider the additional retail uses requested by the applicant."

Vaughan Council at its Public Hearing on March 22, 1993 resolved:

THAT Official Plan Amendment OP.3.92 and Zoning Amendment Z.14.92 (Prato Firenze Limited) BE APPROVED as outlined in the proposal, with the exception of the veterinary clinic and the personal service shops, to include the following uses:

- fashion outlet including but not limited to clothing boutiques, formal wear rental, shoes and leather goods;
- jewellery outlet;
- photo studio;
- travel agency.

VOTING ON THE FOREGOING MOTION WAS SPLIT, AS FOLLOWS:

THAT Official Plan Amendment OP.3.92 and Zoning Amendment Z.14.92 (Prato Firenze Limited) be approved as outlined in the proposal, with the exception of the veterinary clinic and the personal service shops, to include the following use:

- fashion outlet including but not limited to clothing boutiques, formal wear rental, shoes and leather goods.

CARRIED UPON A RECORDED VOTE

THAT Official Plan Amendment OP.3.92 and Zoning Amendment Z.14.92 (Prato Firenze Limited) be approved as outlined in the proposal, with the exception of the veterinary clinic and the personal service shops, to include the following use:

- jewellery outlet.

FAILED TO CARRY UPON A TIE VOTE

THAT Official Plan Amendment OP.3.92 and Zoning Amendment Z.14.92 (Prato Firenze Limited) be approved as outlined in the proposal, with the exception of the veterinary clinic and the personal service shops, to include the following use:

- photo studio.

FAILED TO CARRY UPON A TIE VOTE

THAT Official Plan Amendment OP.3.92 and Zoning Amendment Z.14.92 (Prato Firenze Limited) be approved as outlined in the proposal, with the exception of the veterinary clinic and the personal service shops, to include the following use:

- travel agency.

FAILED TO CARRY UPON A TIE VOTE