


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 484 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 13th day of June, 1997.



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J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 24th day of June, 1997.

*THE CITY OF VAUGHAN*  
**BY-LAW**

**BY-LAW NUMBER 87-97**

**A By-Law to adopt Amendment Number 484 to the Official Plan of the Vaughan Planning Area.**

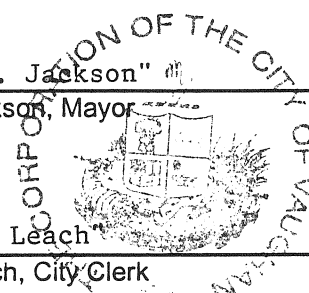
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 484 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 Regional Municipality of York for approval of the aforementioned Amendment Number 484 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 1st day of April, 1997.

"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 is circular, featuring a central shield with a ship and a plow, surrounded by the text "CORPORATION OF THE CITY OF VAUGHAN".

**AMENDMENT NUMBER 484  
TO THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 484 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 484.

Also attached hereto, but not constituting part of the Amendment is Appendix "1".

*PV*  
LEGAL  
APPROVED  
CONTENTS   
FORM   
*May 24/97*

## I. PURPOSE

The purpose of this amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area as amended by a Provincial order in Council which incorporated the Parkway Belt West Plan into the Vaughan Official Plan. This Amendment to redesignate the lands shown as "Area Subject to Amendment No. 484" from "Public Open Space and Buffer Area" to "General Commercial" and adding site specific development policies.

## II. LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are shown on Schedule "1" hereto as "Area Subject to Amendment No. 484". The lands are located on the east side of Martin Grove Road, south of Hwy. #7, and municipally known as 7515 Martin Grove Road, in Lot 4, Concession 8, City of Vaughan. The lands fall within Parkway Belt West Plan area.

## III. BASIS

The decision to amend the Official Plan to permit the development of the subject lands for restricted commercial uses is based on the following considerations:

1. The lands were removed from the Parkway Belt West Plan on April 24, 1995, by the Ministry of Municipal Affairs.
2. The property is located on an arterial road.
3. The commercial uses are to be restricted through the implementing zoning by-law, to those uses considered appropriate within the context of the neighbouring school and proposed regional park.

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

The Official Plan of the Vaughan Planning Area as amended by the Parkway Belt West Plan is hereby amended as follows:

1. Amending Schedule "1" by redesignating the lands known as 7515 Martin Grove Road from "Parkway Belt Open Space" to "General Commercial"; and restricting the commercial uses to the following:
  - banking or financial institution
  - business or professional office
  - laboratory
  - photography studio
  - retail nursery
  - veterinary clinic
  - personal service shop (restricted to a barber's shop, hairdressing establishment and shoe repair shop); and

- retail store excluding the following:
  - convenience store
  - bakery
  - hobby store
  - candy store
  - alcoholic beverage sales store
  - video sales store
  - adult entertainment parlour (as defined by By-law 208-93)

## V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an amendment to the Vaughan Zoning By-law and site plan approval, pursuant to the Planning Act.

## V1. 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.

EXCERPT FROM PARKWAY  
BELT WEST PLAN  
MAP NO.5

FEBRUARY 1, 1988

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 484  
ADOPTED THE 17 DAY OF April, 1997.

"L.D. Jackson"

MAYOR

"J.D. Leach"

CLERK








# NORTHERN LINK (Woodbridge-Markham) Map 5




BUILT-UP AREA  
AT  
WOODBIDGE

AREA SUBJECT TO  
AMENDMENT NO. 484

## Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

## Base Information

-  Built-up Area
-  Wooded Area
-  Orchard

1000' 500' 0' 1000' 2000'



SCALE 1:25,000

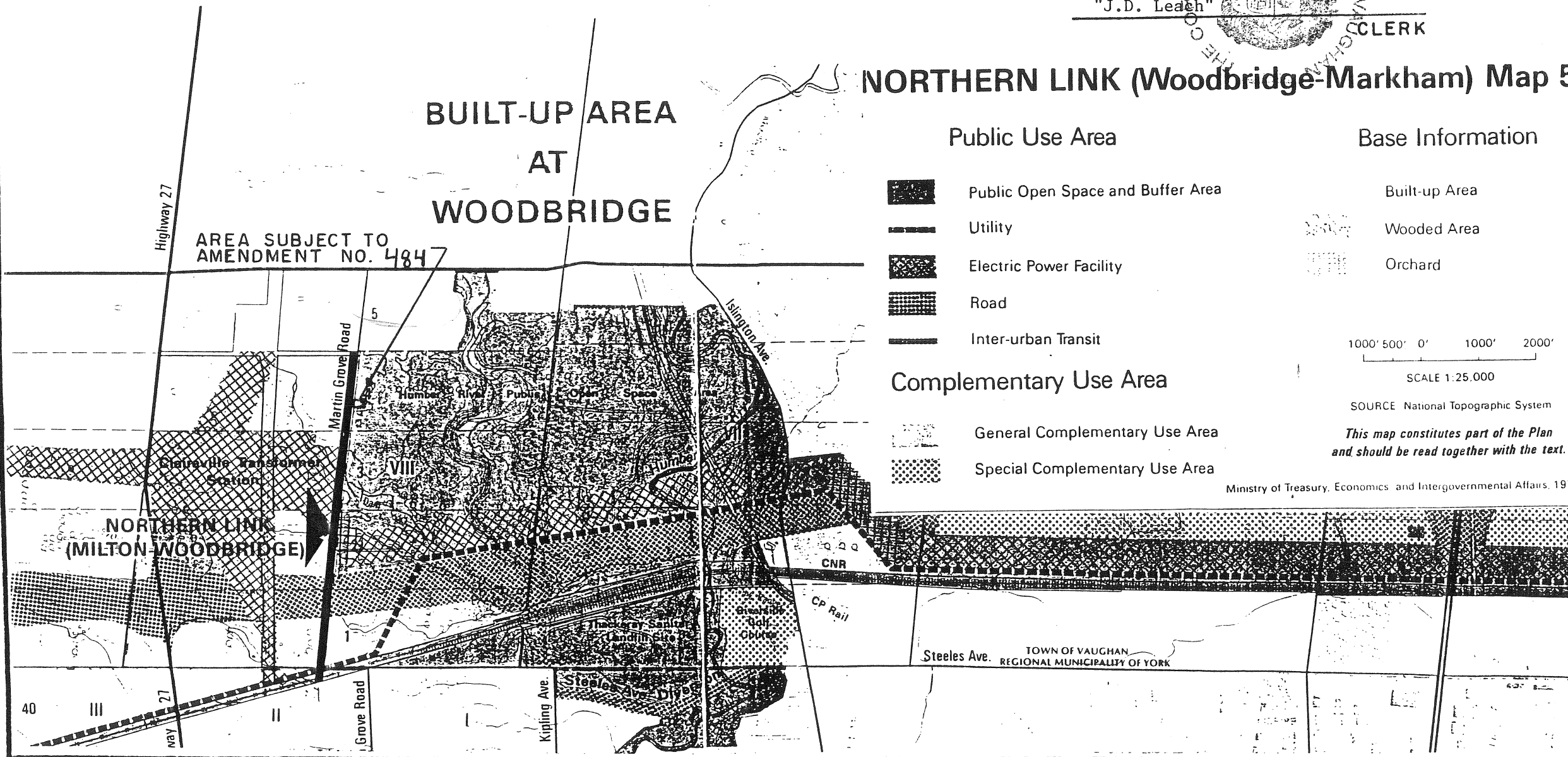
SOURCE National Topographic System

*This map constitutes part of the Plan  
and should be read together with the text.*

Ministry of Treasury, Economics and Intergovernmental Affairs, 1978

## Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area



TOWN OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

APPENDIX "1"

The subject lands are located on the east side of Martin Grove Road, south of Hwy #7, and municipally known as 7515 Martin Grove Road, in Lot 4, Concession 8, City of Vaughan.

The purpose of the amendment is to redesignate the subject lands from "Public Open Space and Buffer Area" to "General Commercial" to permit the restricted commercial uses identified in the Policy Section of this OPA.

On November 26, 1996, Vaughan Council passed the following motion:

"A. That Official Plan Amendment Application OP.96.002 (Jack Lombardo) BE APPROVED, AND  
THAT:

1. The subject lands be designated "General Commercial" subject to site specific policies."