

THE CORPORATION OF THE CITY OF VAUGHAN

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

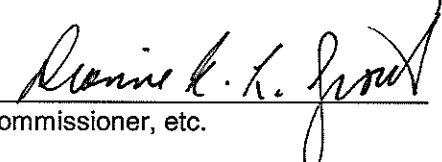
and

IN THE MATTER OF Amendment Number 592
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 592 was adopted by the Council of the Corporation of the City of Vaughan on the 12th day of May, 2003, and written notice was given on the 27th day of May, 2003 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 592 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 592 is deemed to have come into effect on the 17th day of June, 2003, 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
18th day of June, 2003.


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 131-2003

A By-law to adopt Amendment Number 592 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 592 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" 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 12th day of May, 2003.



Joyce Frustaglio, Acting Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 592
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 592 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 592.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #601 (Kleinburg/ Nashville Community Plan) by permitting an additional use to the existing "Core Area" designation that also permits "Mainstreet Commercial" uses. This additional use would permit a veterinary clinic.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 592". The lands are located on the east side of Islington Avenue, north of Major Mackenzie Drive, being Lot 24 on Registered Plan 11, municipally known as 10435 Islington Avenue, within Lot 24, Concession 8, City of Vaughan.

III BASIS

The decision to amend the "Core Area" designation policies of OPA #601 to permit a veterinary clinic is based on the following:

1. The "Core Area" designation permits "Mainstreet Commercial" uses along Islington Avenue. Some of the uses permitted are retail stores, restaurants including sidewalk cafes and professional and business offices (i.e. doctor's offices and regulated health professionals).
2. A veterinary clinic is a compatible and appropriate use for the "Mainstreet Commercial" designation.
3. The development contributes to Islington Avenue being a commercial area servicing the local and neighbourhood shopping needs of the community.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.601 (Kleinburg - Nashville Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Amending the "Core Area" designation to the lands known municipally as 10435 Islington Avenue, being Lot 24 on Registered Plan 11, in Lot 24, Concession 8, City of Vaughan, and shown as "Area Subject to Amendment No. 592 on Schedules "1" and "2" attached hereto.
- b) Adding the following to Section 4.4.2.3 Permitted Uses include:
 - (4) In addition to the "Mainstreet Commercial" uses, a veterinary clinic shall be permitted for the Area Subject to Amendment No. 592, located on the east side of Islington Avenue, north of Major Mackenzie Drive, being Lot 24 on Registered Plan 11, municipally known as 10435 Islington Avenue, within Lot 24, Concession 8, City of Vaughan.

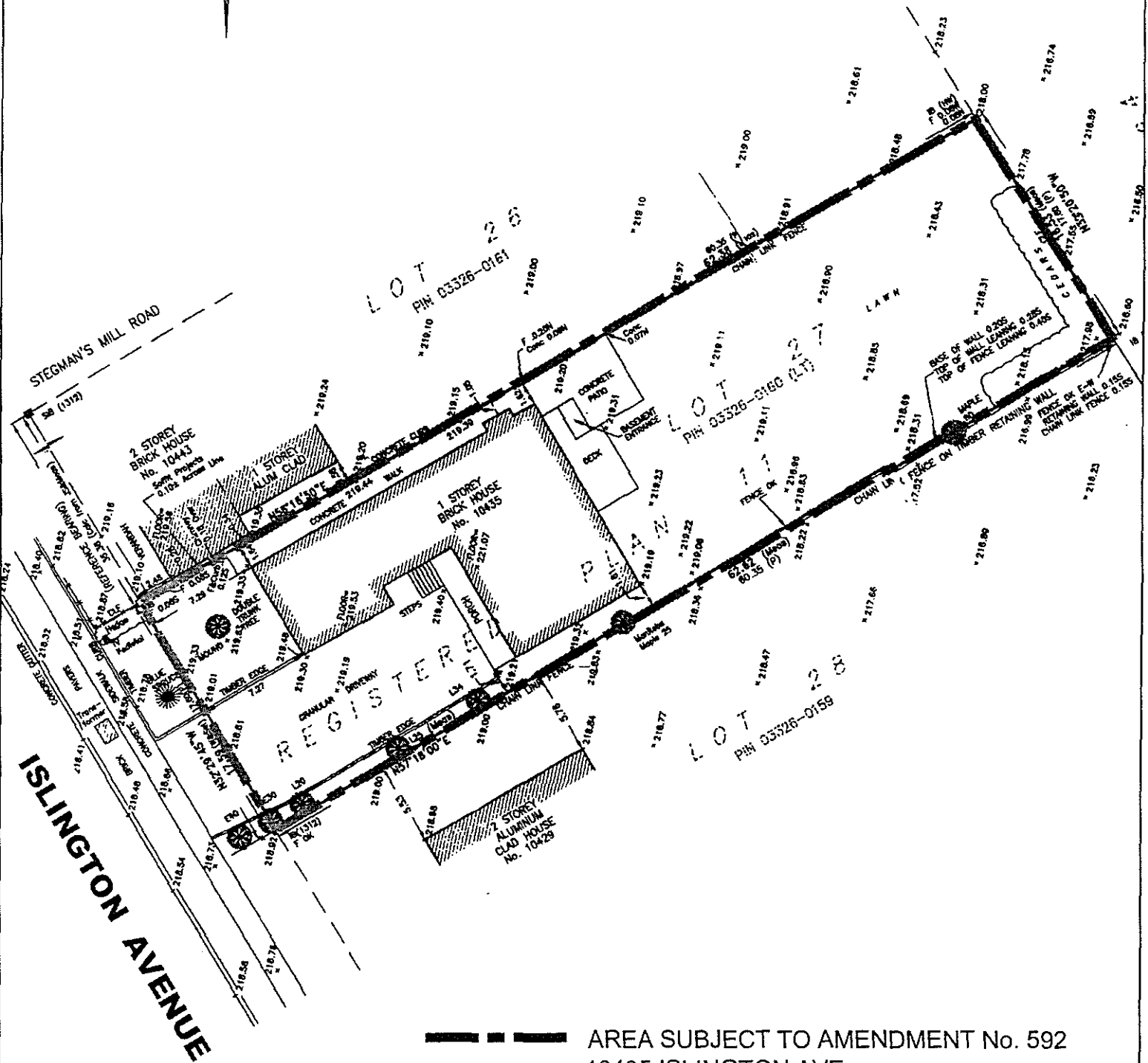
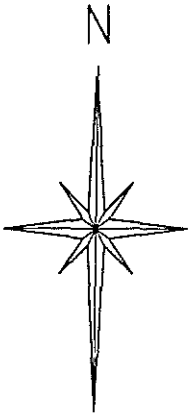
- c) Deleting Schedule "A" in Official Plan Amendment No. 601 and substituting therefore with the Schedule "A" attached hereto as Schedule "2".

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 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 the Plan shall apply with respect to this Amendment.



— — — — — AREA SUBJECT TO AMENDMENT No. 592
10435 ISLINGTON AVE.

THIS IS SCHEDULE '1'
TO AMENDMENT No. 592
ADOPTED THE 12th DAY OF MAY, 2003

LOCATION:
PART LOT 24, CONCESSION 8

FILE No:
OP.02.023, Z.02.81



SIGNING OFFICERS

J. Jurek ACTING MAYOR
[Signature] CLERK

KLEINBURG NASHVILLE COMMUNITY PLAN

SCHEDULE 'A' LAND USE

**THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 601**

ADOPTED THE _____ DAY OF _____, 2001

SIGNING OFFICERS

MAYOR

CLERK

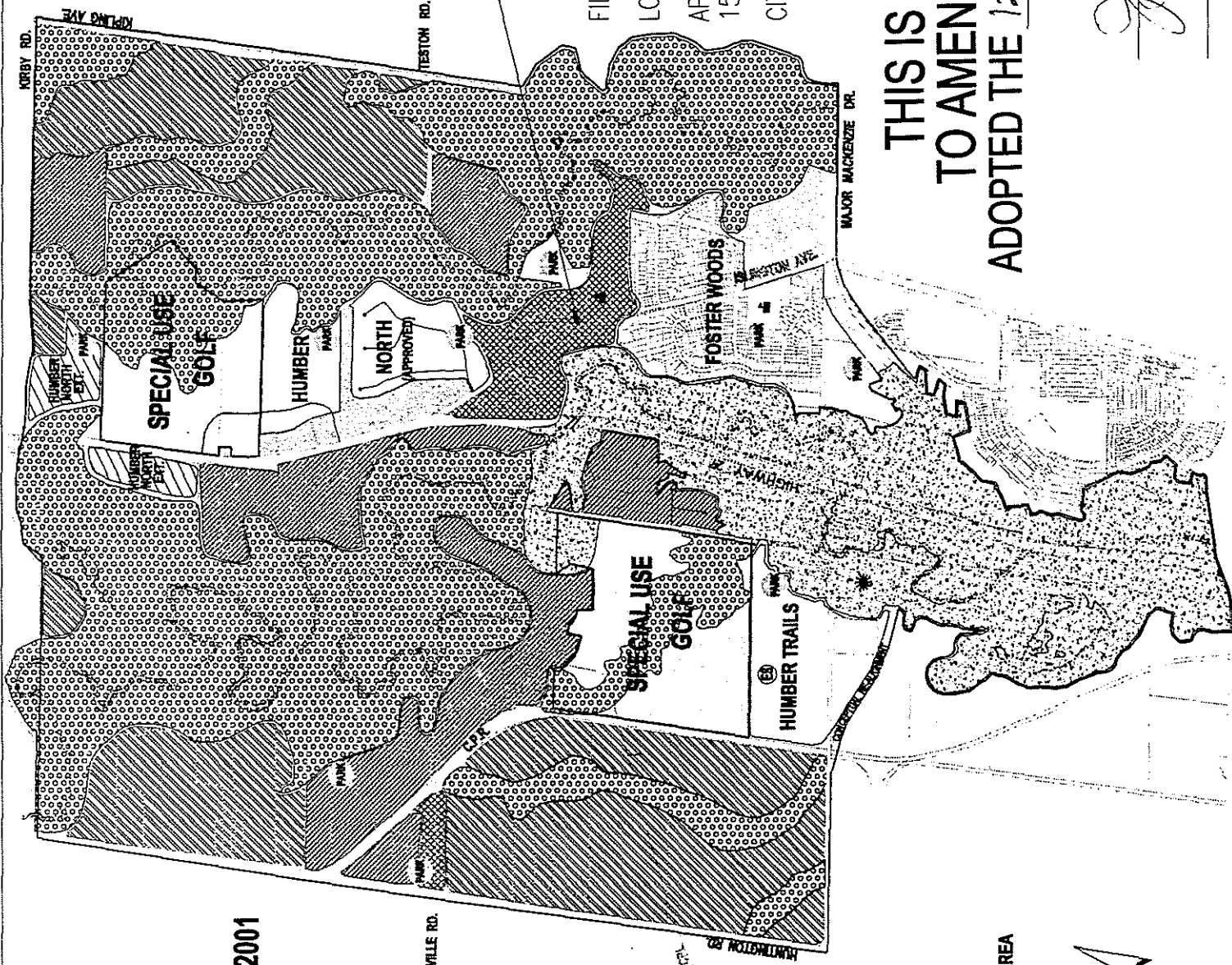
LEGEND

- SERVICED RESIDENTIAL
- FUTURE RESIDENTIAL
- SUBURBAN RESIDENTIAL
- CORE AREA
- SPECIAL USE - GOLF
- RURAL AREA
- VALLEY AREA
- OPEN SPACE
- NEIGHBOURHOOD PARK
- LINEAR PARK
- INTER-REGIONAL TRAIL
- WASTE DISPOSAL ASSESSMENT AREA
- HIGHWAY 27 VALLEY CORRIDOR STUDY AREA
- ELEMENTARY SCHOOL
- AMENDMENT AREA

SCALE



H:\DPTV1\ATTACHMENTS\OP\op.02.023



AREA SUBJECT
TO OPA 592

FILE No.: OP.02.023/Z.02.081

LOCATION: Part Lot 24, Concession 8

APPLICANT: HELENA DEAN/
1540072 ONTARIO LTD.

CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT NO. 592
ADOPTED THE 12th DAY OF MAY, 2003**

SIGNING OFFICERS

Helena Dean
HELENA DEAN
ACTING MAYOR

CLERK

APPENDIX I

The subject lands are located on the east side of Islington Avenue, north of Major Mackenzie Drive, being Lot 24 on Registered Plan 11 (10435 Islington Avenue), within Lot 24, Concession 8, City of Vaughan. At the Council Meeting of March 3, 2003, Council considered applications to amend the Official Plan and resolved the following:

Recommendation

The Commissioner of Planning recommends:

- "1. THAT Official Plan Amendment Application OP.02.023 (Helena Dean/ 1540072 Ontario Ltd.) BE APPROVED to amend the "Core Area" designation policies of OPA #601 to permit a veterinary clinic.
2. THAT Zoning By-law Amendment Application Z.02.081 (Helena Dean/ 1540072 Ontario Ltd.) BE APPROVED, subject to the following:
 - i) That the implementing by-law:
 - a) Rezone the subject lands to C1 Restricted Commercial Zone, to permit a veterinary clinic only; and,
 - b) provide any necessary exceptions to implement the approved site plan, including front and side yard setbacks, landscaping and parking.
 - ii) That prior to enactment of the by-law, the required site plan application shall be approved by Council."



APPENDIX II TO AMENDMENT No. 592

LOCATION:
PART LOT 24, CONCESSION 8

FILE No:
OP.02.023, Z.02.81

