

OPC 15-106

AMENDMENT NUMBER - 106

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

-6

Amendment No,106
to the
Official Plan for the
Vaughan Planning Area

This Amendment 106 to the Official Plan for the
Vaughan Planning Area, which has been adopted by
the Council of The Corporation of the Town of
Vaughan is hereby modified under the provisions
of section 17 of The Planning Act, as follows:

1. The "Details of the Actual Amendment" section
is hereby modified in the fourth line of the
"Exceptions" clause by the addition of the
figure "106" after the word "Number".


As thus modified, this amendment is hereby approved
pursuant to section 17 of The Planning Act, as
Amendment 106 to the Official Plan for the Vaughan
Planning Area.

Date.....*July 9/79*.....

ORIGINAL SIGNED BY
G. M. FARROW

G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

I, ROBERT JOSEPH DOUGLAS, Deputy Clerk of The Corporation of the Town of Vaughan, in the Regional Municipality of York, do hereby certify that the attached is a true duplicate original copy of By-law Number 119-79 passed by the Council of the Town of Vaughan on the 22nd day of May, 1979.



R.J. DOUGLAS,
Deputy Clerk,
Town of Vaughan

Dated at the Town of Vaughan
this 25th day of May, 1979.

THE CORPORATION OF THE TOWN OF VAUGHAN

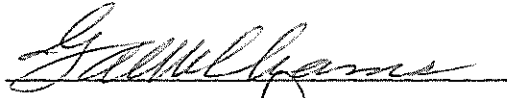
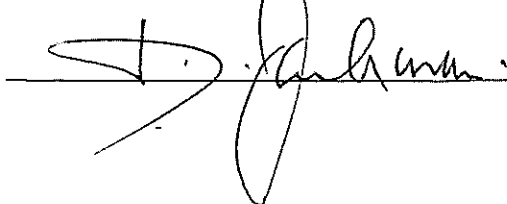
BY-LAW NUMBER 119-79

A By-law to adopt Amendment
Number 106 to the Official
Plan of the Vaughan Planning
Area.

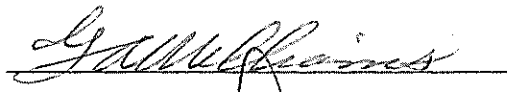
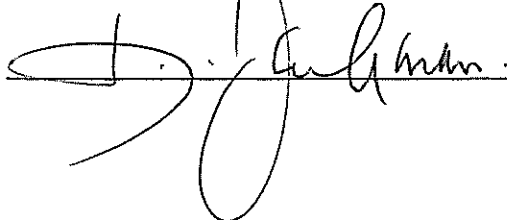
The Council of The Corporation of the Town of Vaughan
ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 106 to the Official Plan of the Vaughan Planning Area, consisting of the attached expanatory 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 106 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 22nd day of May, 1979.


MAYOR

CLERK

READ a THIRD time and finally passed this 22ND day
of *May* 1979.


MAYOR

CLERK

AMENDMENT NUMBER - 106
to the
OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 106 to the Official Plan of the Vaughan Planning Area", constitute Amendment Number 106.

Also attached hereto, but not constituting part of the Amendment are Appendices 1 and 2. These contain the background of the Amendment.

PURPOSE:

A motel is located on the subject lands which form part of a parcel on which is located a service station and a restaurant. The motel is a legal non-conforming use. The owner of the parcel wishes to sever the subject lands with motel from the whole parcel. A By-law pursuant to Section 35 of the Planning Act will be required to permit the use of the Motel to continue. The subject lands are designated "Industrial Area" by Amendment Number 4 to the Official Plan of the Vaughan Planning Area, and a Motel is not a permitted use under that designation. The purpose of this Amendment is to permit the enactment of the By-law but not to change the existing designation.

LOCATION:

The area subject to this Amendment fronts on the south side of Highway Number 7, approximately 3,300 feet west of Keele Street, being part of Lot 5, Concession 4 in the Town of Vaughan and having an area of approximately .45 hectares (1.1 acre).

BASIS:

The decision to amend the Official Plan to permit the existing Motel use to continue on the subject land was based on the following:

1. Presently, the lands subject to this Amendment form part of an existing 2.2 acre lot, which is proposed to be severed into 2 separate, equally sized parcels with the existing legal non-conforming motel use to continue on the proposed easterly lot (ie. the subject lands), and an existing restaurant and service station use to be maintained on the proposed westerly lot.
2. The said 2.2 acre lot is currently designated "Industrial Area" which designation permits minor commercial uses if they serve primarily the surrounding industrial uses. In the past, it has been established by the then Department of Municipal Affairs, that a motel is not a permitted "Minor Commercial" use under Section 5.2.b of Amendment Number 4 to the Official Plan for the Vaughan Planning Area.

cont'd...

BASIS cont'd...

3. In order to facilitate the proposed severance and to permit the legal non-conforming use of a motel to continue, on the basis of a By-law enacted pursuant to Section 35 of the Planning Act, an exception to the Industrial Area designation of the subject lands is required.
4. The proposed severance will not involve any change in the existing land use, building or access, and will, therefore, not have any impact on the surrounding uses or traffic levels on Highway Number 7.
5. The existing motel use, to be continued after severance and the enactment of the amending By-law is appropriate for its location on Highway Number 7.

DETAILS OF THE ACTUAL AMENDMENT:

Amendment Number 4 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by adding the following paragraph to paragraph 5(2)(b):

"EXCEPTIONS:

Notwithstanding the provisions of this Section respecting the uses permitted in the Industrial Area classification of land, the lands shown as "Area Subject to this i-
Amendment" on Schedule "A" to Official Plan Amendment Number 1-
which are designated "Industrial Area" may be used for a motel."

IMPLEMENTATION:

It is intended that the policies in the Official Plan for the Vaughan Planning Area, pertaining to the land subject to this Amendment shall be implemented through an Amendment to the Zoning By-law.

INTERPRETATION:

The provisions of the Official Plan as amended from time to time regarding the interpretation of that plan shall apply in regard to this Amendment.

MODIFICATION

NO /

UNDER SECTION 14(1) OF THE PLANNING ACT

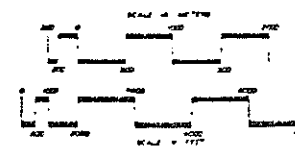
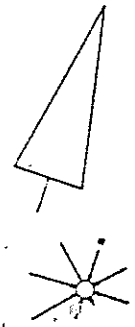
GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO.106 TO
THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA



LEGEND

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



60 311	SCHEDULE "A" TO AMENDMENT NO. 106 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
254	GENERAL LAND USE
20	SCALE 1:10,000

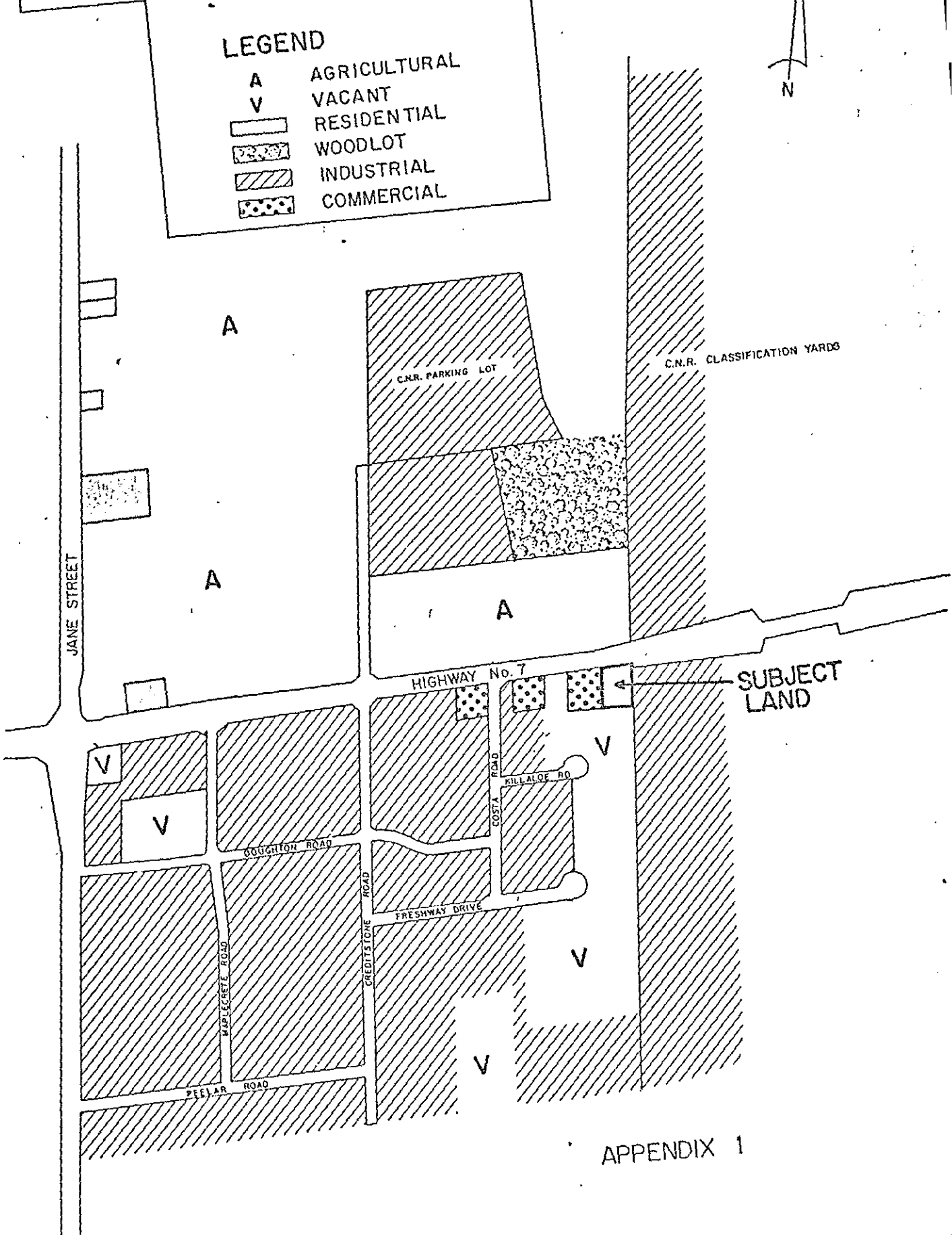
DATE: 1998
 PREPARED BY: VAUGHAN PLANNING DEPT.
 APPROVED BY: [Signature]

AREA SUBJECT TO THIS AMENDMENT

EXISTING LAND USE PLAN
OFFICIAL PLAN AMENDMENT NO.106
 PT. OF LOT 5, CONC. 4, TOWN OF VAUGHAN
 NOT TO SCALE APRIL 1979

LEGEND

- A AGRICULTURAL
- V VACANT
- RESIDENTIAL
- WOODLOT
- INDUSTRIAL
- COMMERCIAL



APPENDIX 1

APPENDIX #2

SUMMARY OF PUBLIC HEARINGS AND COUNCIL ACTION

This Amendment is the result of an application for appropriate amendments to the Official Plan and Zoning By-law to facilitate the severance of an existing 2.2 acre parcel into two approximately equal sized lots. It is intended to permit the existing service station and restaurant uses to continue on the proposed westerly lot and the existing legal non-conforming motel use to continue on the proposed easterly lot (i.e. the subject lands). The subject lands were designated "Industrial Area" by Amendment No. 4 to the Vaughan Official Plan and a Motel is not a permitted use under that designation.

The subject lands have frontage on the south side of Highway No. 7, approximately 3,300 feet west of Keele Street, more particularly described as Part Lot 5, Concession 4, in the Town of Vaughan.

On May 8, 1979, a Public Hearing was held at which time the Vaughan Planning Committee considered this application. No one in the audience spoke on this matter. After due consideration, Planning Committee decided to approve the subject application.

On May 22, 1979, the Council of the Town of Vaughan confirmed Planning Committee's decision in this matter.