

# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 365-92

**A By-law to adopt Amendment Number 414 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 414 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 414 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 7th day of December 1992.

A handwritten signature in cursive script, reading "L. D. Jackson", written over a horizontal line.

L. D. Jackson, Mayor

A handwritten signature in cursive script, reading "J. D. Leach", written over a horizontal line.

J. D. Leach, City Clerk

**AMENDMENT NUMBER 414  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 414 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 414.

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

Dec. 3/92

LEGAL APPROVED
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## I. Purpose

The purpose of this Amendment to the Official Plan, is to provide for a site specific amendment to Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan), in order to permit limited retail sales of goods not manufactured or assembled on an industrial premises.

## II. Location

The lands subject to this amendment, hereinafter referred to as the "Subject Lands," are located on the west side of Martin Grove Road, south of Highway No. 7, being part Lot 4, Plan 65M-2709 and municipally known as 71 Sovereign Court, in the City of Vaughan. The amendment applies specifically to Unit 2 of York Region Condominium No.821 which is shown as "Area Subject to Amendment No.414" on Schedule "1" attached hereto.

## III. Basis

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

1. The subject property is designated "Industrial" under the provisions of OPA #240 (Woodbridge Community Plan). These policies provide in part that:

"Limited retail sales of a portion of the goods manufactured or assembled on the industrial premises may be permitted in accordance with the provisions of the Zoning By-law."

The retail sale of goods not manufactured or assembled on the industrial premises is not permitted in this designation.

2. On August 24, 1992, the Council of the City of Vaughan considered Official Plan and Zoning By-law Amendment applications proposing to permit retail sales accessory to an industrial use, at a Public Hearing (Files OP.16.92 and Z.51.92 - Marlu Painting and Decorating Inc.) At the meeting, Council approved the Official Plan and Zoning Amendment.

3. The amendment permits a maximum of 10% of the gross floor area of the unit, to be devoted to accessory retailing, including goods not necessarily manufactured or processed on site. Given the small amount of floor space involved, the proposed amendment would not have an effect on the character or function of the area.

#### IV. Details of the Actual Amendment and Policies Relative Thereto

Amendment Number 240 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Section 5.2 (h):

- (iii) "The lands subject to Official Plan Amendment No. 414, being Unit 2 of York Region Condominium No. 821 in the building located on Lot 4, Plan 65M-2709, shall be permitted to have accessory, retail sales up to a maximum of 10% of the floor area of the unit. Accessory retail sales may include goods not manufactured or processed in the subject unit."

#### 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 shall apply with respect to this Amendment.

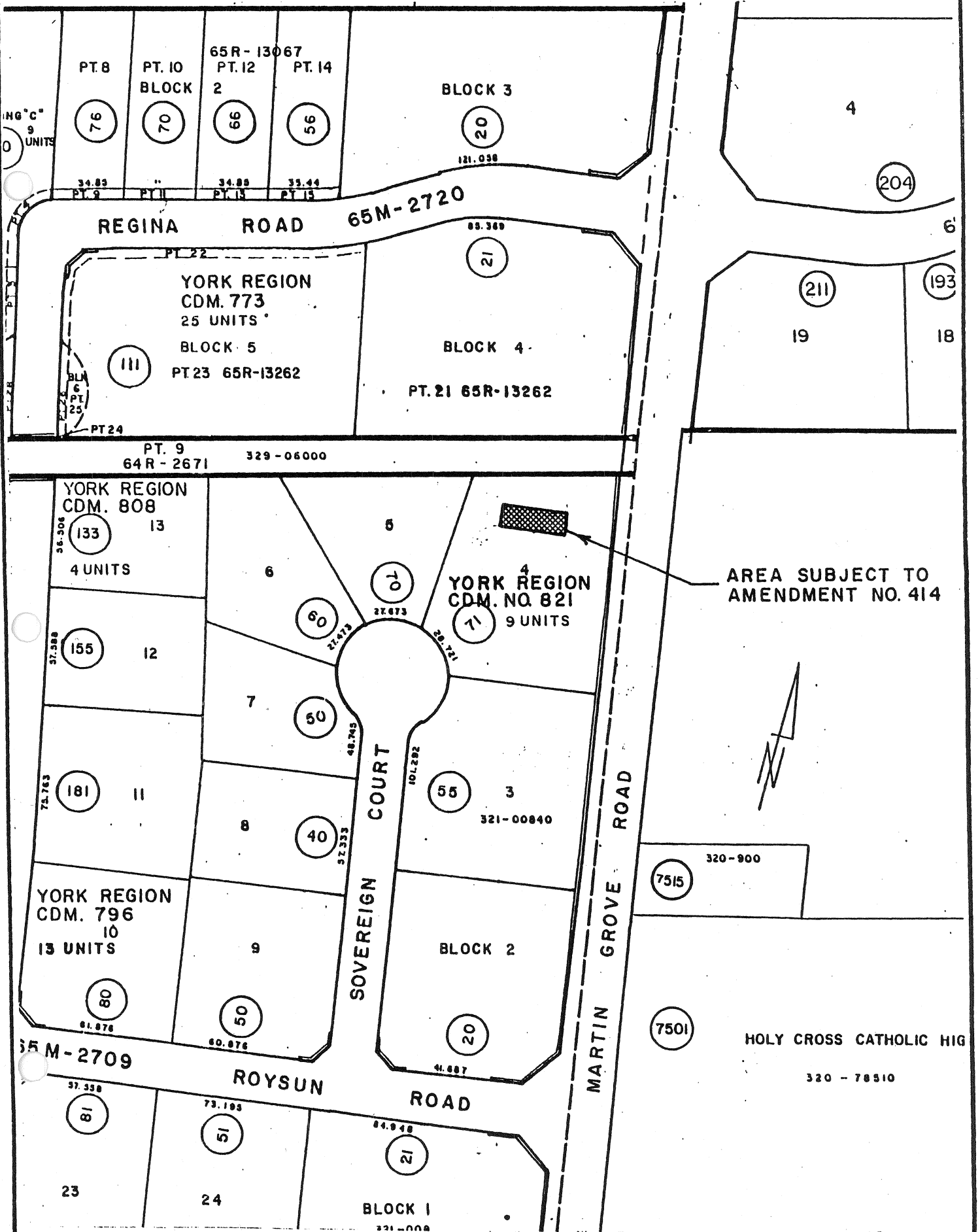
THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 414  
ADOPTED THE 7<sup>TH</sup> DAY OF DEC, 1992

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

LOCATION: LOT 4, PLAN 65M-2709,  
UNIT 2, YORK REGION CONDOMINIUM PLAN NO.821

SCALE: 0 200 FT.



## Appendix 1

The subject lands are located south of Highway No. 7, west of Martin Grove Road, being in part of Lot 4, Plan 65M-2709 and known municipally as 71 Sovereign Court, Unit 2 of York Region Condominium #821, in Lot 4, Concession 8, City of Vaughan.

The Official Plan Policies of OPA #240 do not permit limited retail sales of a portion of the goods not manufactured or assembled on the industrial premises in an Industrial designation and therefore, an amendment to the Official Plan is required.

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

The Official Plan Application OP.16.92 and Zoning Application Z.51.92 (Marlu Painting & Decorating Inc.), BE APPROVED, subject to the following conditions:

1. That the Official Plan and Zoning By-law permit retail uses accessory to an industrial use to a maximum of 10% for Unit #2, York Region Condominium #821.