
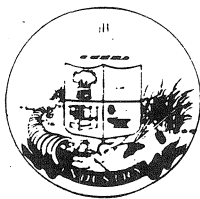


I, NORMAN SMYTH, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 437 to the Official Plan of the Vaughan Planning Area which was approved on the 24th day of March, 1994, without modifications.

  
Norman Smyth  
Deputy City Clerk  
City of Vaughan

DATED at the City of Vaughan

this 31st day of March, 1994.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 235-93

A By-law to adopt Amendment Number 437 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 437 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 437 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.

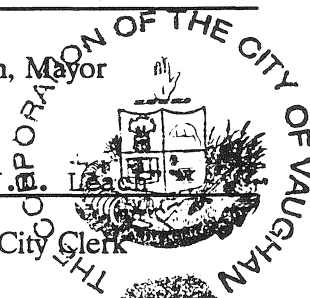
READ a FIRST, SECOND and THIRD time and finally passed this 9th day of August 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"J. D. Leach"

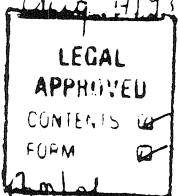
J. D. Leach, City Clerk



**AMENDMENT NUMBER 437  
TO THE OFFICIAL PLAN  
OF VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 437 constitute Amendment Number 437 to the Official Plan of the Vaughan Planning Area.

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



I. PURPOSE

The purpose of this amendment is to amend Amendment No. 350 (Maple Community Plan) to the official plan of the Vaughan Planning Area to permit a residence in association with an institutional use in an area designated "Park".

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are shown on Block 152 Plan 65M-2923, Schedule "1" as "Area Subject to Amendment No. 437. The lands are located south of Major Mackenzie Drive west of Netherland Road in Lot 20, Concession 4, in the City of Vaughan.

III. BASIS

Application has been submitted to permit the construction of an institutional use (day-care centre) for the Sisters of Mount Carmel. In addition to the day-care centre, a small accessory community centre and a residence for the operators is being proposed.

Official Plan Amendment No. 350 defines day-care centres as an institutional and provides the following specific policies:

"Daycare centres shall be located at focal points throughout the community. These may be provided in churches, educational facilities, recreational facilities, or in separate buildings, or in other sites without amendment to this Plan;"

As such the daycare facility is permitted.

The Community centre is considered to be a permitted use in the "Park" designation, however the residence is not a permitted use under the provisions of Amendment No. 250 and therefore an amendment is required.

The subject lands are located adjacent to a residential area, a church and a commercial centre and is therefore, considered to be located at a focal point in the community.

The site also has the potential to share parking with the existing church and the proposed commercial centre to the north.

On June 21, 1993, official plan and zoning amendment applications were presented to Vaughan Council at a public hearing. At that time Council approved the official plan amendment application.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

a) Amendment No. 350 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) is hereby amended by adding the following subparagraph to Paragraph C 4.2 Park Policies:

i) The lands designated "Park", located south of Major Mackenzie Drive, east of the tributary of the Don River, west of Netherford Road and north of the extension of Naylor Street and south of the lands designated "Neighbourhood Commercial", being Block 152, Plan 65M-2923 may include a, a residence for the operators of an institutional use located on the site (daycare centre and community centre) subject to standards imposed by the implementing zoning by-law.

IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented through an amendment to the Vaughan Zoning By-law.

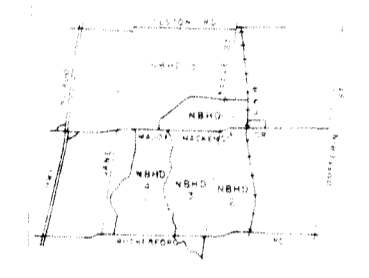
VI. INTERPRETATION

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.

# MAPLE COMMUNITY PLAN SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 350 (AS MODIFIED BY COUNCIL ON SEPTEMBER 21, 1992)

## LEGEND

- Low Density Residential
- Medium Density Residential
- Park
- Open Space
- Institutional
- Elementary School
- Secondary School
- Firehall
- Library
- Community Centre
- Church
- Cemetery



## Commercial

- Maple Commercial Core Area
- Community Commercial Centre
- Neighbourhood Commercial Area
- Local Convenience Commercial
- Office Commercial
- Service Centre

## Prestige Industrial

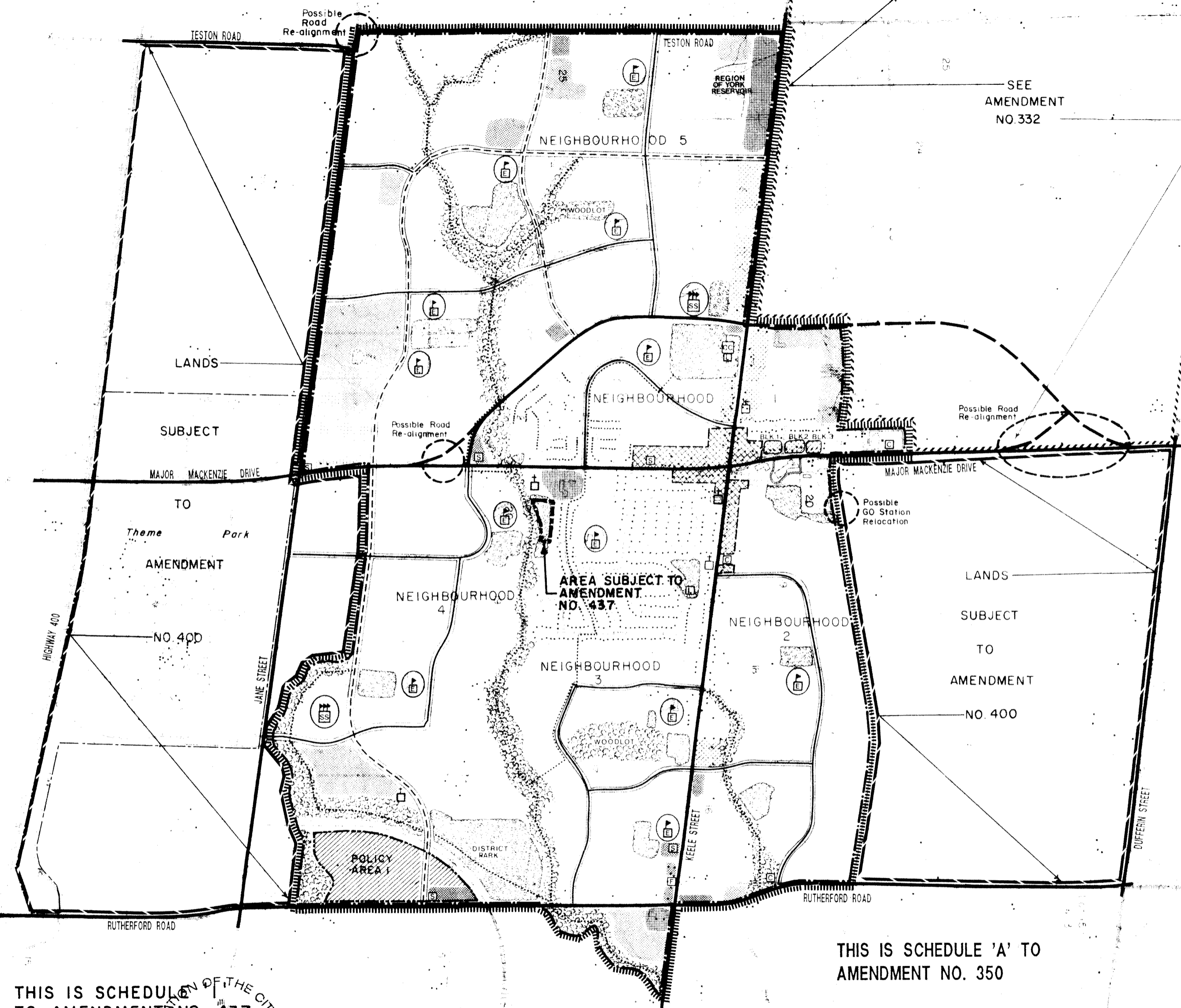
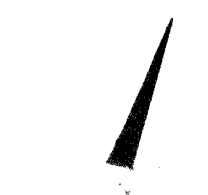
- Policy Area I
- Pedestrian and Bicycle Path System

## Roads

- Existing Arterial
- Proposed Arterial
- Collector
- Feeder
- Community Boundary

## Planning Area Boundary

SCALE 0 500 m



THIS IS SCHEDULE 'A' TO  
AMENDMENT NO. 350

THIS IS SCHEDULE 'A' TO  
AMENDMENT NO. 437  
ADOPTED THE 9th DAY OF AUGUST, 1993.

L.D. JACKSON  
J.D. LEACH  
CLERK

## APPENDIX I

The subject lands are located south of Major Mackenzie Drive, west of Netherland Road, in part of Lot 20, Concession 4, in the City of Vaughan.

The subject lands comprise approximately 4,288 sq m and are currently designated "PARK" by OPA #350 (Maple Community Plan). On June 21, 1993, applications were presented to Vaughan Council at a Public Hearing to permit day care centre of 1,00 sq m with an accessory living area of 900 sq m and a community centre of 140 sq m. At that meeting Council passed the following motion:

- "1. THAT Official Plan Amendment Application OP.5.93 (Mount Carmel Day Care Centre) BE APPROVED;
2. THAT Zoning Amendment Application Z.11.93 (Mount Carmel Day Care Centre) BE RECEIVED and be forwarded to a Committee of the Whole meeting along with the site development application;
3. THAT in preparing the site plan submission, the following issues should be addressed:
  - i) that a report be submitted evaluating the required parking for the facility and the opportunities for shared parking with proposed commercial plaza and the existing church;
  - ii) the report identify the means of access and the rights-of-way which may be required for access or parking;
  - iii) the potential relocation of the structure to the north abutting the joint property line between the subject lands and the proposed commercial plaza;
  - iv) The provision of a landscaping plan addressing the interface between the proposed facility, the proposed commercial plaza and the existing residential properties to the west; and
  - v) a commitment from the applicant on the provision of public recreation facilities and landscaping at the south end of the site."

### AMENDMENT

MOVED by Councillor Racco  
seconded by Regional Councillor Di Biase

THAT the letter from Mr. Andrew Paton, Robins, Appleby and Taub, dated June 1, 1993 and the memorandum from the Director of Planning, dated June 21, 1993, with the attached submission from Mr. and Mrs. R. Swan, 30 Netherford Road, be received;

AND THAT the neighbours situated east of the proposed site and the property owner of the Maple Plaza be notified of the date of the meeting of the Committee of the Whole during which this matter will be addressed;

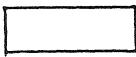


AND FURTHER THAT any individuals in attendance at the Public Hearing, filing the pertinent information with the City Clerk, also be notified of the aforementioned meeting of the Committee of the Whole."

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 437  
CITY OF VAUGHAN

LOCATION: BLOCK 152, PLAN 65M-2923

### LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE

DATE: 23/07/93

SCALE: 0  200 m

PROPOSED SUBDIVISION

