

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 652
to the Official Plan of the Vaughan Planning Area

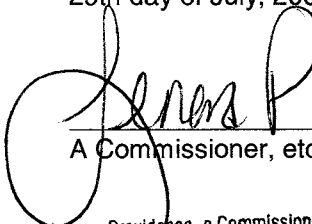
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

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 652 was adopted by the Council of the Corporation of the City of Vaughan on the 24th day of June, 2002, and written notice was given on the 5th day of July, 2002 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 652 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 652 is deemed to have come into effect on the 26th day of July, 2002, 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)
29th day of July, 2002.)



JOHN D. LEACH



A Commissioner, etc.

Lenore Providence, a Commissioner, etc,
Regional Municipality for York. For
The Corporation of The City of Vaughan
Expires February 10, 2004

THE CITY OF VAUGHAN

BY-LAW

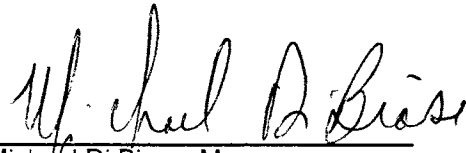
BY-LAW NUMBER 213-2002

A By-law to adopt Amendment Number 652 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 652 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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 24th day of June, 2002.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Amendment No. 600 to permit a seasonal garden centre accessory to the supermarket use on the Subject Lands.

II LOCATION

The lands subject to this Amendment are hereinafter referred to as the "subject lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 652". The lands are located at the southwest corner of Napa Valley Avenue and Islington Avenue, and are municipally known as 9600 Islington Avenue, in Part of Lot 18, Concession 8, City of Vaughan.

The 3.94 ha site is developed with 5 buildings (a supermarket, 2 freestanding eating establishment and 2 commercial retail buildings).

III BASIS

The decision to amend the Official Plan to permit the specific list of retail commercial uses on the subject lands is based on the following considerations:

1. The seasonal garden centre can be appropriately integrated into the commercial development.
2. The seasonal garden centre will operated only between the months of April to August of each year.
3. The garden centre will not have a negative impact on the site.
4. A seasonal garden centre is a common use associated with many supermarket uses, providing an additional service for customers during the spring and summer months.
5. Having received a statutory Public Hearing held on April 22, 2002, Council approved Official Plan Amendment Application OP.00.017 (Parentela Holdings Ltd.) on May 27, 2002 to permit a seasonal outdoor garden centre, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 to the Official Plan of the Vaughan Planning Area, is hereby amended as follows:

- a) Adding the following to Section 4.2.2 Commercial Designations, Subsection 4.2.2.1 General Policies, Subparagraph V:

“Notwithstanding the foregoing, a seasonal garden centre shall be permitted on the “Area Subject to Amendment No. 652”, as shown on Schedule “1”, located at the southwest corner of Napa Valley Avenue and Islington Avenue, in Part of Lot 18, Concession 8, City of Vaugh...

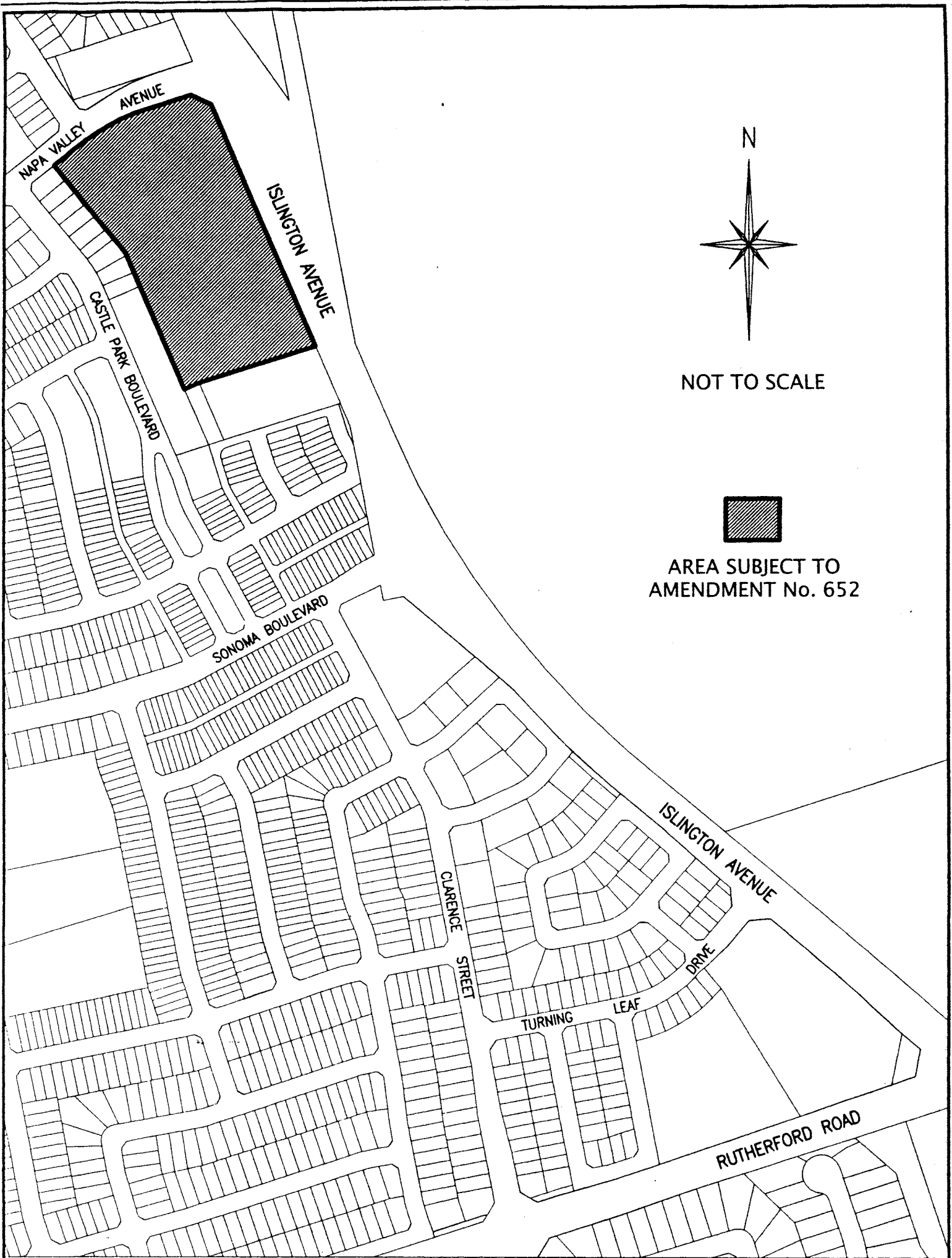
The applicable development standards will be established in the implementing zoning by-law.”

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 Zoning By-law and site plan approval, pursuant to the "Planning Act".

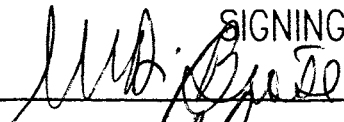

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**THIS IS SCHEDULE '1'
TO AMENDMENT No. 652
ADOPTED THE 24th DAY OF June, 2002**

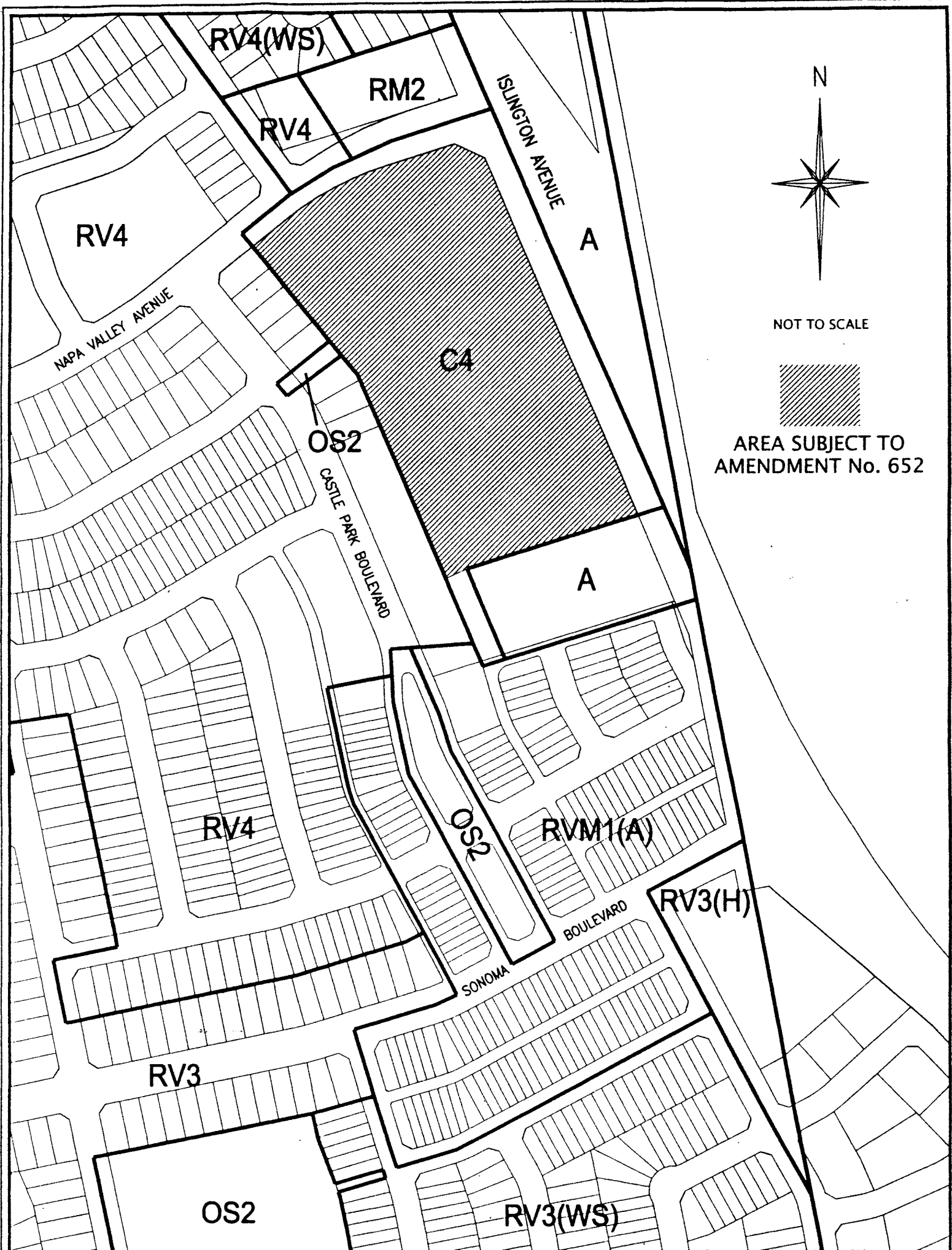
FILE No. OPA 652
Z.02.022
ISLINGTON VILLAGE CENTRE INC.
LOCATION: Part of Lot 18, Con. 8
CITY OF VAUGHAN

SIGNING OFFICERS

 _____ MAYOR

 _____ CLERK

APPENDIX I

On May 27, 2002, Council approved Official Plan Amendment Application OP.02.006 and Zoning By-law Amendment Application Z.02.022 (Islington Village Centre Inc.), and resolved:

- "1. THAT Official Plan Amendment Application OP.02.006 (Islington Village Centre Inc.) BE APPROVED.
2. THAT Zoning Amendment Application Z.02.022 (Islington Village Centre Inc.) BE APPROVED, subject to the following conditions:
 - i) the implementing by-law shall:
 - limit the size of the garden centre to 342 m²;
 - limit the operating times for the seasonal garden centre from April to August;
 - provide for a reduction of 14 on-site parking spaces for the seasonal garden centre.
 - ii) prior to the issuance of a building permit, a minor amendment to the site plan agreement shall be approved."



APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 652

FILE No. OPA 652
 Z.02.022

ISLINGTON VILLAGE CENTRE INC.
 LOCATION: Part of Lot 18, Con. 8
 CITY OF VAUGHAN