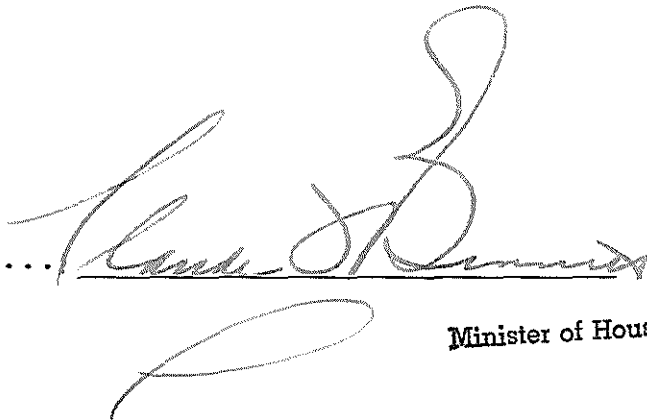


Amendment No. 98
to the
Official Plan for the
Vaughan Planning Area

This amendment to the Official Plan for the Vaughan Planning Area, which has been adopted by the Town of Vaughan, is hereby approved pursuant to section 17 of The Planning Act, as Amendment No. 98 to the Official Plan for the Vaughan Planning Area.

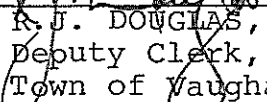
Date... Mar. 27/79.....



Minister of Housing

OPC 15-98

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 187-78 passed by the Council of the Town of Vaughan on the 2nd day of October, 1978.



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

Dated at the Town of Vaughan
this 3rd day of October, 1978.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 187-78

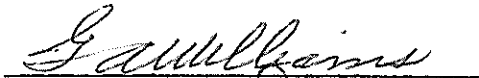
A By-law to adopt Amendment Number 98 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan

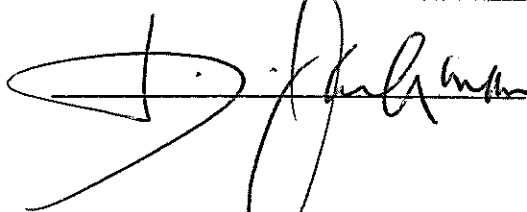
ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 98 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and Schedule "1" 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 98 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 2nd day of October, 1978.



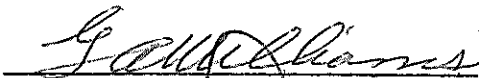
MAYOR



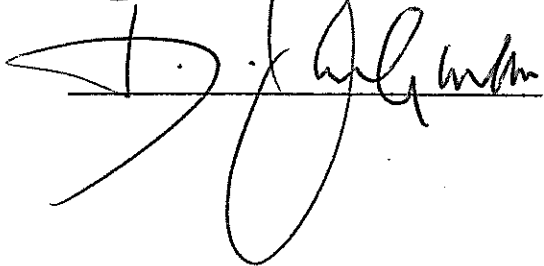
CLERK

READ a THIRD time and finally passed this 2nd day of October,

1978.



MAYOR



CLERK

AMENDMENT NUMBER 98

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to Amendment Number 98 to the Official Plan of the Vaughan Planning Area", attached hereto constitute Amendment Number 98.

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

PURPOSE

The purpose of this Amendment is to allow the construction of a storage tank and addition to the existing flour mill on those lands shown cross-hatched on the attached Schedule "1", and to permit future extensions of the existing mill operation upon lands now designated in Amendment Number 26 to the Official Plan of the Vaughan Planning Area as "Low Density Residential" and as "Drainage Tributary", subject to the approval by the Metro Toronto and Region Conservation Authority, but not to change such designations.

LOCATION

The area subject to this Amendment is located on Pine Grove Road, immediately west of the Humber River, being Lot 10, Concession 7 in the Town of Vaughan.

BASIS

The decision to amend the Official Plan to permit Industrial uses on the subject land was based on the following:

1. A flour mill has been in operation on the subject lands since 1810, using the water power of the Humber River up to the time of Hurricane Hazel in 1954, and since converted to operate on electricity. Only 28 such mills now exist in Canada, the subject mill being the only one presently operating in the Region of York.
2. Until February 1972, the subject land was designated "Industrial" by Official Plan Amendment #4 to the Vaughan Planning Area. On June 28, 1972, Official Plan Amendment #26 (Woodbridge Community Plan) came into effect, changing the designation of the subject lands to "Low Density Residential" and "Drainage Tributary".
3. On July 5, 1978, the Metropolitan Toronto and Region Conservation Authority approved certain additions to the existing flour mill and their location on lands which have been

designated "Drainage Tributary" by Official Plan Amendment Number 26 (Woodbridge Community Plan) and fall under the jurisdiction of the Metropolitan Toronto and Region Conservation Authority.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

Amendment Number 26 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan), as amended, is hereby further amended by adding the following paragraph to Section 8:

"(1) Exceptions:

Notwithstanding the provisions of paragraphs (a) and (g) of this section, the lands shown on Schedule 1 to Official Plan Amendment No. 98, which are designated "Low Density Residential" and "Drainage Tributary" may be used for a flour mill and storage tanks, provided that the Metropolitan Toronto and Region Conservation Authority is satisfied that there are no openings below the floodline of the Humber River and that adequate antiscouring measures have been taken.

IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject to this Amendment, shall be implemented through Amendment to the Zoning By-law and through Development Control Agreement, pursuant to Section 35(a) of The Planning Act.

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.

SCHEDULE 'I' TO OFFICIAL PLAN
AMENDMENT NUMBER 98

SEPT. 1978

SCALE: 1"=600'



NOTE: THIS FORMS PART OF SCHEDULE 'A'
TO THE WOODBRIDGE C-P.



AREA SUBJECT
TO THIS
AMENDMENT

PINE VALLEY DRIVE

APPENDIX 1

SUMMARY OF PUBLIC HEARING

The Vaughan Planning Committee considered the subject application at a Public Hearing held on April 18, 1978.

The Applicant was requesting appropriate Official Plan and Zoning Amendments to permit the construction of a storage tank 60' in diameter and a 3700 square foot addition to his existing flour mill located on Pine Grove Road immediately west of the Humber River.

At the Hearing, several people in the audience expressed their support of this application because of the mill's history and economic significance for the surrounding area.

Concerns were raised with respect to increased noise, traffic, and the location and extent of the proposed additions. At the time, Planning Committee decided:




"THAT following approval of the M.T.R.C.A., the Applicant work with Staff on the following points:

- 1) The scales be situated to the west of the existing building.
- 2) That the application for rezoning of lot 10 be withdrawn.
- 3) That a site plan be entered into providing screening by way of landscape planting along the west bank of the Humber River and in other areas as our Building Administrator would recommend.
- 4) That excessive noise operations be restricted to the hours 8:00 A.M. to 10:00 P.M."

The Resolution carried.

EXISTING LAND USE PLAN
 FOR OFFICIAL PLAN AMENDMENT NO. 98
 TOWN OF VAUGHAN, LOT 12 CONC. 7
 SEPT. 1978 SCALE: 1" = 200' GGL

LEGEND

- RESIDENTIAL 
- OPEN SPACE 
- INSTITUTIONAL 
- VACANT V
- AGRICULTURAL A

APPENDIX 2

