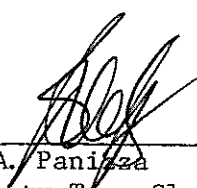


I, ROBERT A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 171 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, without modification, on the 9th day of January, 1984.



R. A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 31st day of January, 1984.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 300-83

A By-law to adopt Amendment Number 171 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 171 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 171 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.

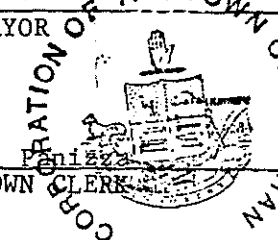
READ a FIRST and SECOND time this 28th day of November, 1983.

"L.D. Jackson"
MAYOR

" R.A. Panizza"
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 28th day of November, 1983.

"L.D. Jackson" THE TOWN OF VAUGHAN
MAYOR OF
"R. A. Panizza"
DEPUTY TOWN CLERK
CORPORATION OF THE TOWN OF VAUGHAN



THE CORPORATION OF THE TOWN OF VAUGHAN

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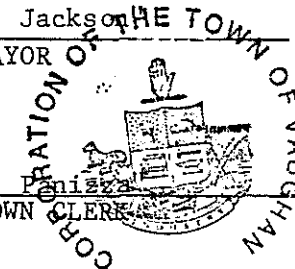
READ a FIRST and SECOND time this 28th day of November, 1983.

"L.D. Jackson"
MAYOR

" R.A. Panizza"
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 28th day of November, 1983.

"L.D. Jackson"
MAYOR OF THE TOWN OF VAUGHAN
"R. A. Panizza"
DEPUTY TOWN CLERK

The seal of the Corporation of the Town of Vaughan is circular. It features a central emblem with a crown on top, a shield in the middle, and a banner at the bottom. The words "CORPORATION OF THE TOWN OF VAUGHAN" are written around the perimeter of the seal.

AMENDMENT NUMBER 171

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment No. 171 to the Official Plan of the Vaughan Planning Area" attached hereto constitutes Amendment Number 171.

Also attached but not forming part of this Amendment are Appendices I and II.

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is:

To change the land use designation of certain lands shown as "Area Subject to Amendment No. 171" on Schedule "A" attached hereto from "High Density Residential" to "Medium Density Residential" to permit a residential density of up to 15 units per acre (37 units per hectare) under the provisions of the Official Plan Amendment Number 70 to the Vaughan Official Plan, being the Thornhill/Vaughan Community Plan.

II LOCATION

The area subject to this Amendment is located at the northeast corner of Highway #7B (Centre Street) and Bathurst Street, being part of Lot 31, Concession 1, in the Town of Vaughan. The area of the subject lands is approximately 2 hectares.

III BASIS

The decision to amend the Official Plan to permit the redesignation of the subject lands from "High Density Residential" to "Medium Density Residential" is based on the following:

1. The Medium Density Residential designation specifically permitting up to 15 units per acre is considered more compatible with the adjacent area to the north and east presently designated lower density residential.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

Official Plan Amendment Number 70 of the Vaughan Planning Area is hereby amended by:

(1) Redesignating on Schedule "A" thereto the lands indicated as "Area Subject to Amendment No. 171" on Schedule "A" hereto from "High Density Residential" to "Medium Density Residential".

(2) Adding the following sentence to paragraph (b) of Section 2.2.2.2;

"Notwithstanding the provisions of this paragraph respecting density provisions in a "Medium Density Residential" area, the maximum residential density of the lands subject to Official Plan Amendment Number 171 shall be 15 units per acre (37 units per hectare) and no minimum number of units shall be required."

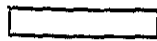












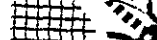
V IMPLEMENTATION

The provisions of Official Plan Amendment Number 70 of the Vaughan Official Plan as amended from time to time regarding the implementation of that plan shall apply with respect to this Amendment.

VI INTERPRETATION

The provisions of Amendment Number 70 to 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.

LEGEND

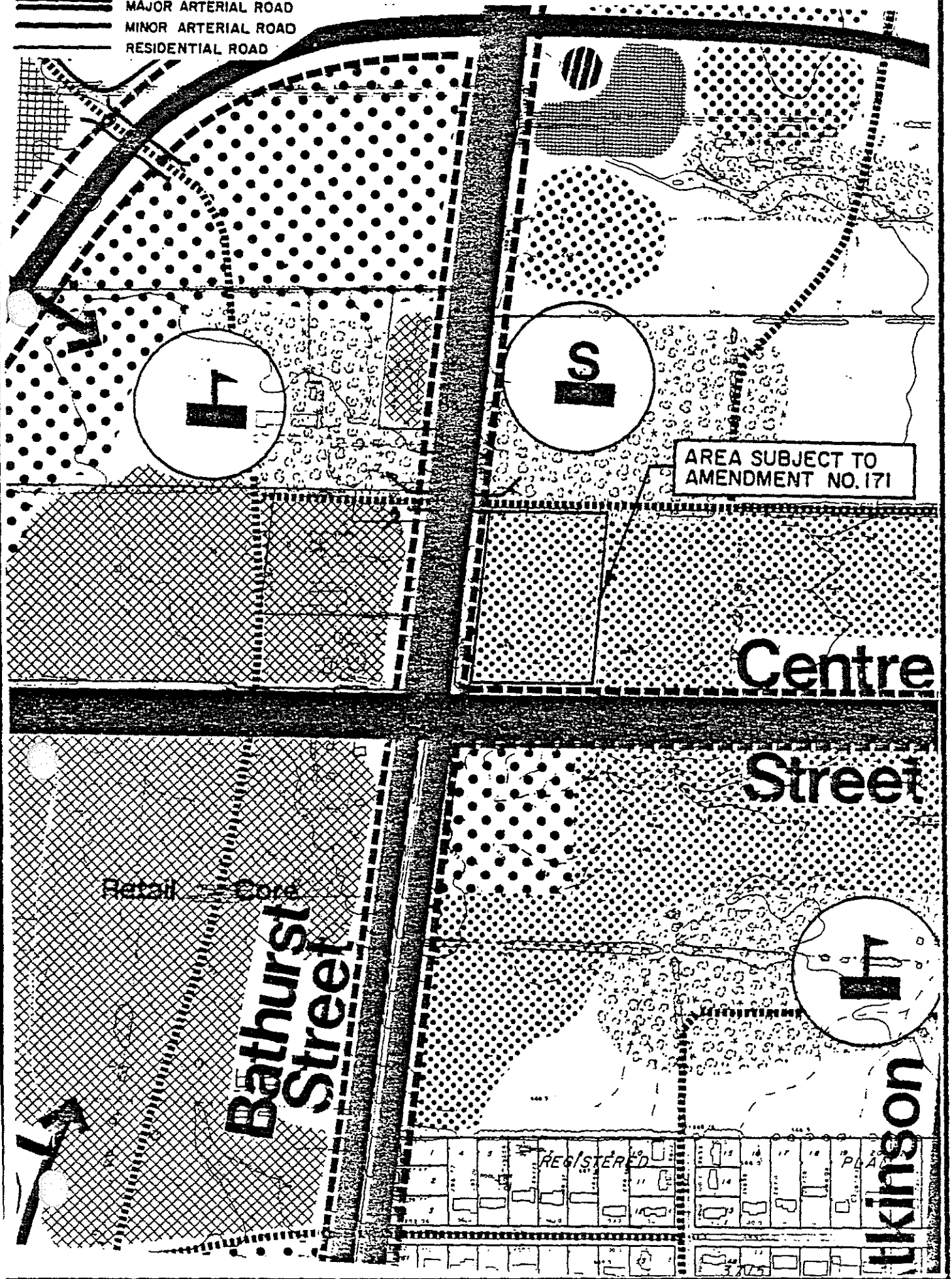
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  TOWN CENTRE COMMERCIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  PEDESTRIAN SYSTEM
-  RESIDENTIAL NEIGHBOURHOOD
-  SERVICE STATION
-  PUBLIC ELEMENTARY SCHOOL
-  SEPARATE ELEMENTARY SCHOOL
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  RESIDENTIAL ROAD

SCALE: 0 400 FT.

DATE 83/10/25

SCHEDULE 'A'
TO AMENDMENT NO. 171
ADOPTED THE 28 DAY OF November
1983.

THE TOWN
MAYOR
CLERK
EXCERPT FROM OFFICIAL PLAN AMENDMENT
NO. 70 SCHEDULE 'A'



APPENDIX I

This document arises from an application submitted pursuant to Section 21 of the Planning Act, 1983 for lands at the northeast corner of Highway #7B (Centre Street) and Bathurst Street, Town of Vaughan. The area is presently designated "High Density Residential" by Official Plan Amendment Number 70.

On September 27th, 1983, Vaughan Council held a Public Hearing on the matter and passed the following resolution:





"THAT the application to amend Official Plan Amendment 70, to redesignate the subject lands from "High Density Residential" to "Medium Density Residential" to permit a residential density of up to 15 units per acre (37 units per ha) be approved, subject to the applicant resolving with Staff, the access considerations to the site."

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 171

TOWN OF VAUGHAN

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  AGRICULTURAL
-  VACANT

DATE: 83/10/25

SCALE: 0  600 FT.

