


I, J.D. LEACH, 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 Number 275 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 18th day of April, 1989.



J.D. Leach
Deputy Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 4th day of May, 1989.



THE TOWN OF VAUGHAN BY-LAW

NUMBER 280-88

A By-law to adopt Amendment Number 275 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 275 to the Official Plan of the Vaughan planning Area, consisting of the attached text, and Schedule 1 is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 275 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 20th day of June, 1988.

"L.D. Jackson"

 L.D. Jackson, Mayor

"R.A. Panizza"

 R.A. Panizza, Town Clerk

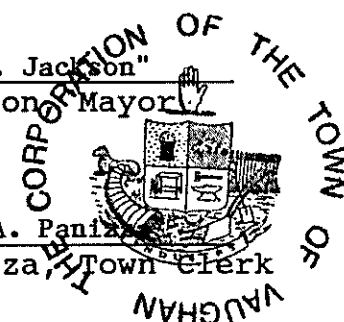
READ a THIRD time and finally passed this 20th day of June, 1988.

"L.D. Jackson"

 L.D. Jackson, Mayor

"R.A. Panizza"

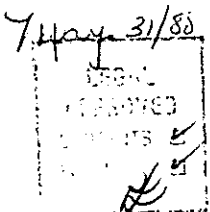
 R.A. Panizza, Town Clerk



AMENDMENT NUMBER 275
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedule "1" constitutes Amendment Number 275 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 Official Plan Amendment No. 107, being the Vaughan 400 Industrial Park Plan, by redesignating certain lands shown as "Area Subject to Amendment No. 275" on Schedule "1" attached hereto, hereinafter called the "Subject Lands", from "Prestige Industrial" to "Service Commercial", to permit restaurants, banks, business and professional offices, personal service shops, medical or veterinary practitioner's office, with an predominant component being devoted to office space uses. In addition, the Amendment provides for site specific policies to be applied to the Subject Lands.

II LOCATION

The subject lands are located on the northeast corner of Highway #7 and Jane Street, being part of Lot 6, Concession 4, in the Town of Vaughan. The subject lands are known municipally as 2986, 2966 and 2938 Highway #7.

III BASIS

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

1. The site is located at the intersection of two major roads, being Highway #7 and Jane Street, and at the entrance to a major industrial park.
2. The 0.82 ha (2.02 acre) parcel by nature of its location cannot be developed in conjunction with surrounding lands within the industrial part as it is isolated by stormwater management facilities.

3. The proposed designation will be compatible with the service commercial uses located on the northwest and southeast corners of Highway #7 and Jane Street.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

1. Schedule "A1" (Land Use Plan) to Amendment No. 107 is hereby further amended by:

- a) Redesignating the lands shown on Schedule "1" as "Area Subject to Amendment No. 275", hereinafter referred to as the "Subject Lands", from "Prestige Industrial" to "Service Commercial";

- b) Adding the following clause (d) to Subparagraph 2.2.3 Service Commercial Areas:

"Notwithstanding the above, the lands subject to Amendment Number 275 to the Vaughan Official Plan shall be developed only in accordance with the following policies:

- i) the permitted uses shall be restricted to a restaurant, banks, business and professional offices, personal service shops, a medical or veterinary practitioner's office, with a predominant component devoted to office space uses;

- ii) landscaping shall be in accordance with the Vaughan 400 Industrial Park Streetscape Master Plan and shall feature a "primary entrance design" in accordance with that Plan;

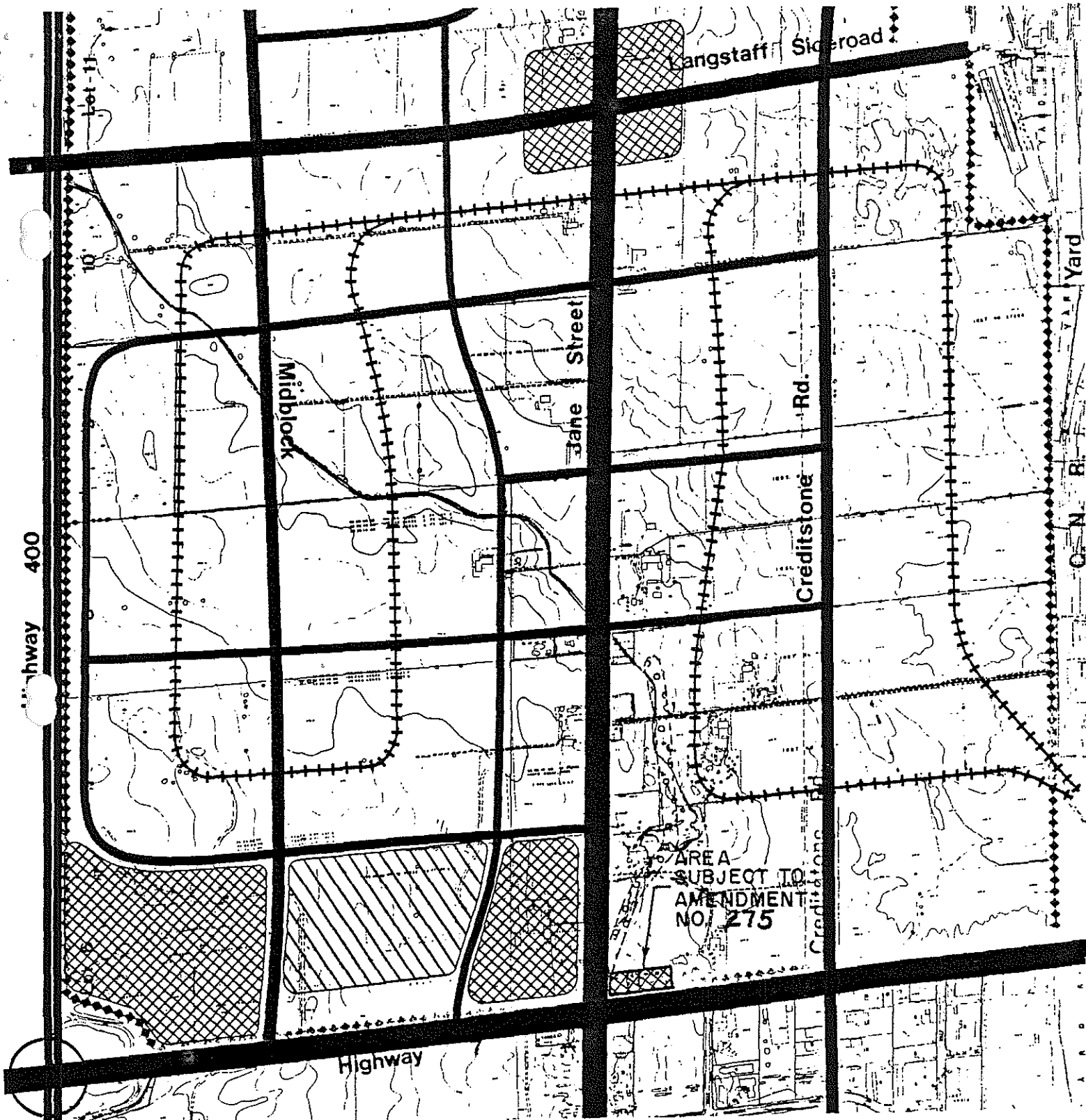
iii) access from Highway #7 shall be via a single driveway located at the east end of the site. Access for any phasing of the development shall be by a right-of-way from that location or other temporary access as approved by M.T.C.."





IV IMPLEMENTATION







The policies of this Amendment shall be implemented through an amendment to the Town of Vaughan Restricted Area Zoning By-law and a Site Development Agreement, pursuant to the Planning Act, 1983.

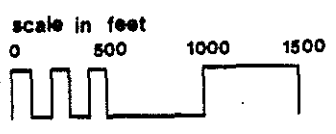
VI INTERPRETATION

The provisions of Official Plan Amendment No. 107 to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan, shall apply with respect to this Amendment.



-  Industrial
-  Special Purpose Industrial
-  Service Commercial
-  Valley Lands

-  Provincial Highways
-  Standard Arterial Roads
-  Minor Arterial Roads
-  Industrial Roads
-  Local Industrial Streets
-  Possible Rail Service
-  Designated Area



The Vaughan Four Hundred Industrial Estates

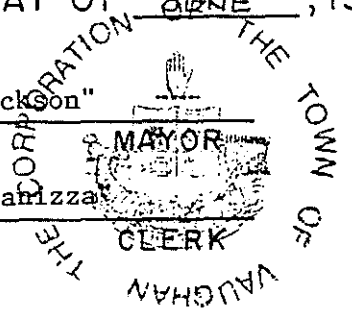
Schedule A1 Land Use Plan

THIS IS SCHEDULE 'I'
 TO AMENDMENT NO. 275
 ADOPTED THE 20TH DAY OF JUNE, 1988

SIGNING OFFICERS

"L.D. Jackson"

"R.A. Panizza"



APPENDIX I

This Amendment is the result of an application to amend Official Plan Amendment #107, to redesignate part Lot 6, Concession 4, from "Prestige Industrial" to "Service Commercial", to permit restaurants, banks, business and professional offices, personal service shops, medical or veterinary practitioner's office, with a predominant component devoted to office space uses.

The lands are located on the northeast corner of Highway #7 and Jane Street, being part of Lot 6, Concession 4, in the Town of Vaughan. The subject lands are known municipally as 2986, 2966 and 2938 Highway #7. They comprise approximately .82 ha with 144m of frontage on Highway #7 and 44m of frontage on Jane Street.

On June 16, 1987, Vaughan Council held a Public Hearing on the matter and passed the following resolution:

"THAT Official Plan Amendment Applications OP.30.84 (CIBC), OP.61.86 (S. Bancheri, In Trust) and OP.65.86 (Dr. R. K. Simpson) BE APPROVED, subject to the following:

1. That the Official Plan Amendment provide for the following:
 - a) permitted uses on the subject lands shall include restaurant, banks, business and professional offices, personal service shops, medical or veterinary practitioner's office, with a predominant component devoted to office space uses;
 - b) landscaping on the subject lands shall be in accordance with the Vaughan 400 Industrial Plan Streetscape Master Plan and shall feature a "primary entrance design" in accordance with that Plan;
 - c) in accordance with the requirements of MTC, a single access from Highway #7 at the east end of the site shall be permitted, and access for any phasing of the development shall be by a right-of-way from that location or other temporary access as approved by MTC;
 - d) the Samuel Smith House shall be preserved on the subject lands in accordance with the recommendations of Heritage Vaughan and as approved by Council."

Subsequent to this motion, Heritage Vaughan withdrew their opposition to issuance of a demolition permit for the Samuel Smith House. In this regard, at the time of adoption of this Amendment, Vaughan Council has resolved to delete condition 1d) of the June 16th, 1987, resolution which required the preservation of the Samuel Smith House.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.
TOWN OF VAUGHAN

PART OF LOT 6, CONCESSION 4

LEGEND

-  RURAL / VACANT
-  COMMERCIAL
-  INDUSTRIAL

DATE: 88/04/29

SCALE: 0 500 FT

