


I, JOHN D. LEACH, 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 470 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 18th day of July, 1996.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of August, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-96

A By-Law to adopt Amendment Number 470 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 470 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1", "2" and "3" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 470 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.

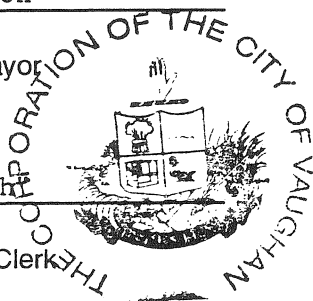
READ a FIRST, SECOND and THIRD time and finally passed this 29th day of April, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

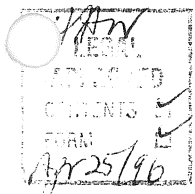
J.D. Leach, City Clerk



**AMENDMENT NUMBER 470
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" "2" and "3" constitutes Amendment Number 470 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 to the Official Plan of the Vaughan Planning Area is threefold. First, it will remove the subject lands from Official Plan Amendment #450. Second, it will redesignate the lands subject to this Amendment from "Industrial" to "Neighbourhood Commercial". Third, it provides policies to guide the use and development of the site.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are located on the east side of Weston Road, south of Langstaff Road, being Lot 8, Registered Plan 65M-2588, in Lot 10, Concession 5, in the City of Vaughan.

III BASIS

The subject lands are designated "Industrial" by OPA #175 and "Prestige Area" by OPA #450. The proposed Neighbourhood Commercial uses are not permitted in either designation.

The applicant owns the adjacent property to the north; being the "Langstaff Square" shopping centre which was redesignated from "Service Commercial" to "Neighbourhood Commercial" by OPA #347.

OPA #347 was a site specific amendment consistent with OPA #345 which implemented the report prepared by John Winter Associates Ltd. (Woodbridge Commercial Structure Study February 1990).

It is appropriate to redesignate the subject lands to be included in the "Neighbourhood Commercial" designation to the north. The Neighbourhood Commercial-type uses would serve the surrounding residential and employment areas. Redesignating the subject lands to "Neighbourhood Commercial" is a logical extension of the adjacent "Langstaff Square" site. The property also conforms with locational and development criteria identified in OPA #345.

In order to ensure full integration of the subject lands with the "Langstaff Square" site to the north, the Official Plan Amendment will include a requirement for an overall design to achieve proper access, internal traffic circulation, and adequate parking. The appropriate urban design characteristics shall be implemented through the zoning by-law and site development applications.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Deleting the lands shown as "Area Subject to Amendment No. 470" from Schedule "2B" of OPA #450 as shown on Schedule "1" attached hereto.
2. Redesignating the lands shown as "Area Subject to Amendment No. 470" on Schedule "1" to Amendment No. 470 from "Industrial" to "Neighbourhood Commercial".
3. The development policies for the lands subject to Amendment No. 470 to the Official Plan of the Vaughan Planning Area are as follows:
 - a) Permitted uses shall include retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services and eating establishments. A food store not exceeding 1000 sq m (10,000 sq ft) would be permitted as a retail store.
 - b) A Neighbourhood Commercial Centre shall not include a department store or a supermarket.
 - c) The subject lands shall be developed comprehensively as either an enclosed or an open shopping centre without open storage, incorporating an overall design to achieve proper access, internal traffic circulation, adequate parking and appropriate urban design characteristics implemented through a zoning by-law and site plan.
 - d) The subject lands shall be developed in a functionally integrated manner with the existing commercial development on the adjacent lands to the north, being Lot 9, Plan 65M-2588, in respect of access and traffic circulation.

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 through an amendment to the Vaughan Zoning By-law and the execution of a site plan agreement, 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 the Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 470
ADOPTED THE 29TH DAY OF APRIL, 1996.

"L.D. Jackson"

MAYOR

"J.D. Leach"

CLERK

LOCATION: LOT 8, PLAN 65 M-2588

THIS IS SCHEDULE '2B'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCT., 1984.

"L.D. Jackson"

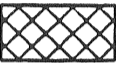




MAYOR

"J.D. Leach"

MAYOR

CLERK

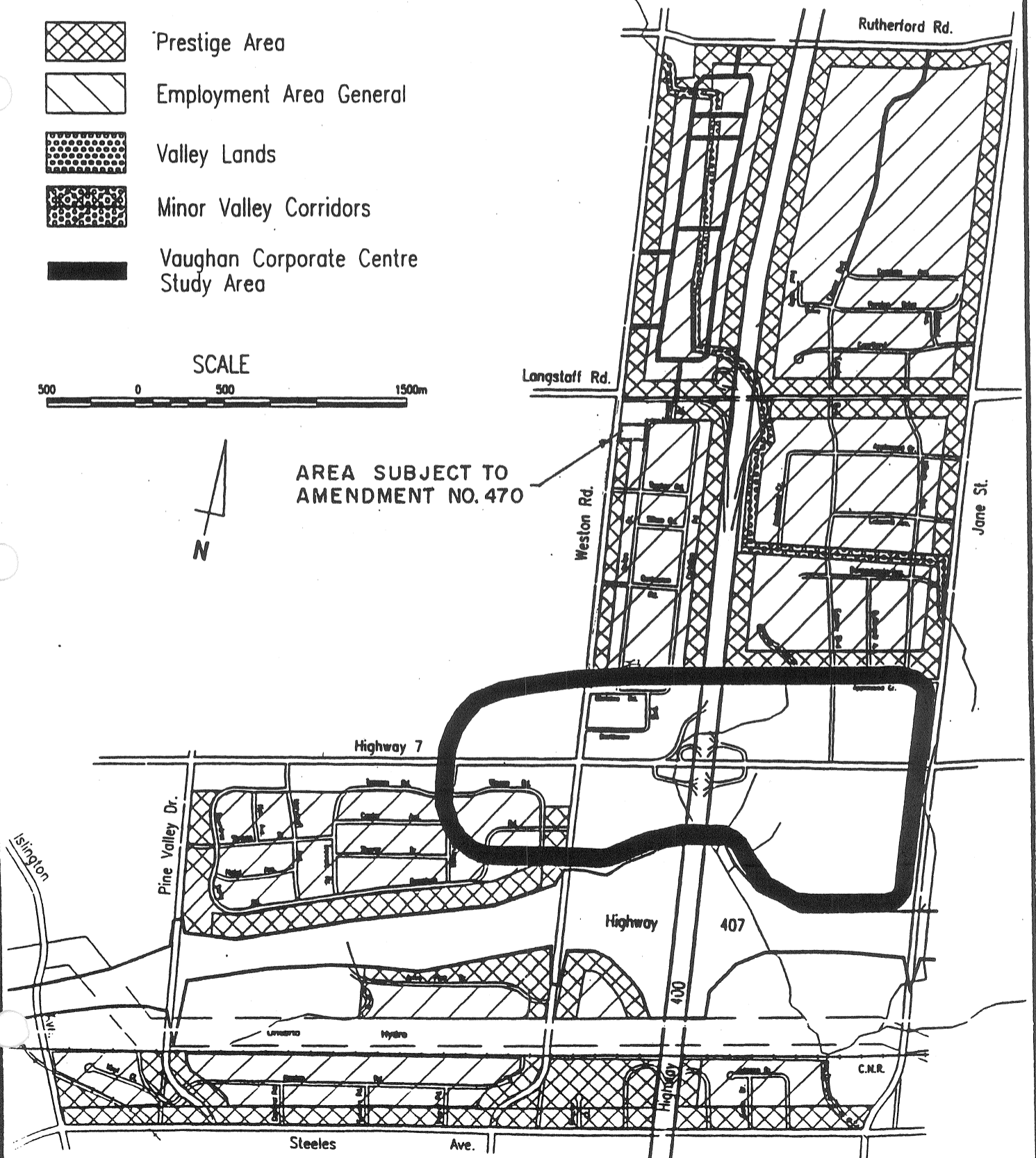
SCHEDULE '2B' EMPLOYMENT AREA (CENTRAL) STRUCTURAL PLAN

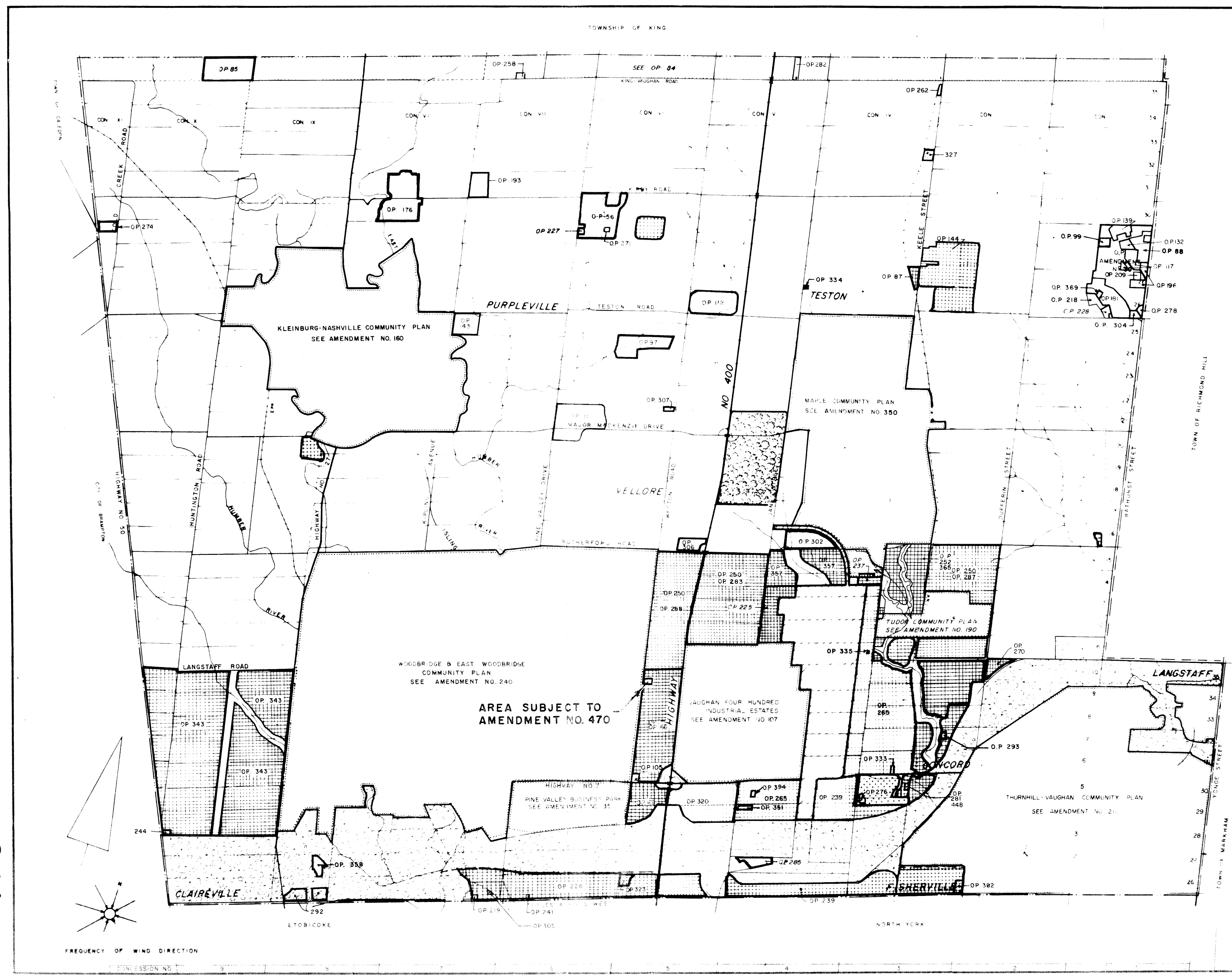
-  Prestige Area
-  Employment Area General
-  Valley Lands
-  Minor Valley Corridors
-  Vaughan Corporate Centre Study Area

SCALE



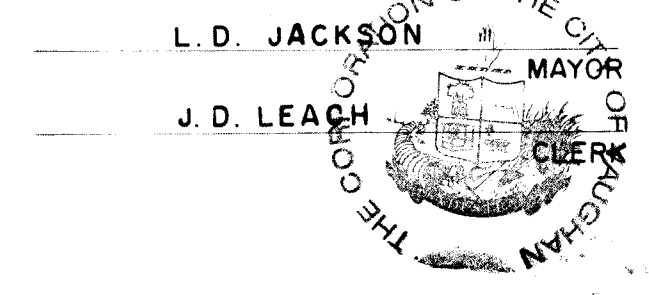
AREA SUBJECT TO
AMENDMENT NO. 470



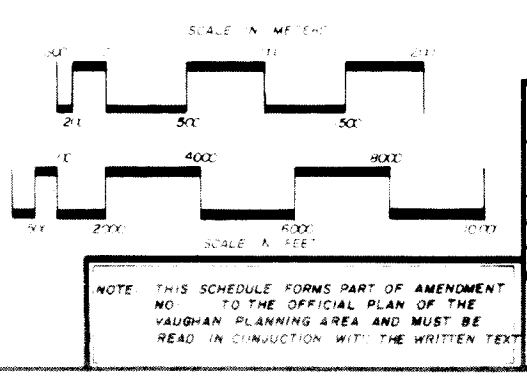


GENERAL LAND USE

THIS IS SCHEDULE "2"
TO AMENDMENT NO. 470
ADOPTED THE 29TH DAY OF APRIL, 1996.



- LEGEND**
- BOUNDARY OF PLANNING AREA
 - [Patterned Box] RESIDENTIAL AREA
 - [Patterned Box] INDUSTRIAL AREA
 - [Patterned Box] RURAL AREA
 - [Patterned Box] TRANSPORTATION AREA
 - [Patterned Box] THEME PARK AREA
 - [Patterned Box] PARKWAY BELT WEST PLAN



60 311
284
SCHEDULE "2" TO AMENDMENT NO. 470
GENERAL LAND USE

**AMENDMENTS TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

REVISIONS				REVISIONS				REVISIONS				REVISIONS				REVISIONS			
DATE	AMOUNT NO.	DESCRIPTION	BY	DATE	AMOUNT NO.	DESCRIPTION	BY	DATE	AMOUNT NO.	DESCRIPTION	BY	DATE	AMOUNT NO.	DESCRIPTION	BY	DATE	AMOUNT NO.	DESCRIPTION	BY
5663	5	LOTS 2-16 CONC 4	RJM	3-6-80	108	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	18	PT. LOT 26, 27, CONC 2	DM	4-12-87	254	AMENDMENT TO THORNHILL-VAUGHAN	MC	8-11-94	327	PT. LOT 32, CONC 4	JM
57583	6	TEXT AMENDMENT ONLY	RJM	24-3-85	109	PT. LOT 32, CONC 1	RJM	14-8-84	182	PT. LOT 11, CONC 7	DM	2-12-87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	5-9-89	328	PT. LOTS 4-10, CONC 9 B 10	SM
143-64	7	LOTS 20-24 CONC 4	RJM		110														
171-88	8	LOT 7 CONC 8	RJM	27-6-81	111	PT. LOTS 20, 21 CONC 6	RJM	14-8-84	183	AMENDMENT TO THORNHILL-VAUGHAN	DM	2-2-88	256	PT. LOT 1, CONCESSION 7	DM	7-5-90	329	POLICIES & GUIDELINES/IND. AREAS	SM
177-066	9	LOTS 22, 23 CONC 8	RJM	29-6-81	112	PT. LOT 26, CONC 5	DB	9-10-84	185	PT. LOTS 5, CONC 6	DM	2-2-88	257	PT. LOT 1, CONCESSION 7	DM		331		
173-66	11	LOT 1 CONC 8	RJM		113														
18-8-86	13	LOT 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z	DB	15-8-81	114	PT. LOTS 19, 20, 20A, 20B, CONC 5	DB	15-11-84	187	AMENDMENT TO WOODBRIDGE C.P.	DM	25-2-88	260	PT. LOT 1, CONCESSION 7	DM	25-7-90	333	PT. OF LOT 6, CONC 3	SM
12-2-88	14	TEXT AMENDMENT ONLY	RJM	16-3-81	115	PT. LOTS 5, 22 CONC 4	RJM	9-11-84	188	AMENDMENT TO WOODBRIDGE C.P.	DM	2-2-88	261	SEE O.P.A. NO. 275	SM	16-7-90	334	PT. OF LOT 27, CONC 4	SM
12-3-88	16	LOT 1 CONC 2	RJM	8-3-82	116	PT. LOT 7, CONC 10	RJM	28-7-86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	PT. LOT 39, CONCESSION 4	DM	25-7-90	335	PT. OF LOT 11, CONC 4	SM
17-10-89	17	ROADS PLAN	RJM	23-2-83	117	PT. LOT 29, CONCESSION 2	DM	14-2-86	190	TUOSR COMMUNITY PLAN	DM	24-4-89	263	PT. LOTS 7 & 8, CONC 10	SM	18-4-90	336	PT. OF LOT 7, CONC 4	SM
128-72	26	WOODBRIDGE COMMUNITY PLAN	RJM	20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4, 5, CONC 6	DM	18-10-90	265	PT. LOT 7, 8, 9, 10, CONC 3/LOT 4, 5, CONC 5	SM	19-9-90	337	AMENDMENT TO O.P.A. 190	SM
120-73	29	LOT 1 CONC 7	RJM	9-7-81	120	PT. LOT 5, CONC 3	DM	29-12-87	193	PT. LOT 31, CONCESSION 7	DM	18-4-90	266	PT. LOT 7, 8, 9, 10, CONC 3/LOT 4, 5, CONC 5	SM	16-11-92	410	PT. LOT 6, CONC 2	SM
120-73	30	LOT 4 CONC 3	RJM	15-4-81	121	PT. LOTS 23, 24, 25, CONC 3	DB	29-1-85	194	AMENDMENT TO EAST WOODBRIDGE	DM	18-4-90	267	PT. LOTS 4 & 5, CONC 7	SM	16-11-92	411	PT. LOT 28, CONC 1	SM
120-73	31	AMENDMENT TO WOODBRIDGE C.P.	RJM	20-5-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	4-4-85	195	PART LOT 9, CONC 4	DM	17-11-88	268	PINE VALLEY BUSINESS PARK	JM	25-7-90	341	PT. LOT 8, CONC 8	SM
120-73	32	TEXT AMENDMENT ONLY	RJM	18-4-81	123	AMENDMENT TO WOODBRIDGE	DM	22-5-86	196	PT. LOT 27, CONC 2	DM	18-4-90	269	PT. LOTS 4 & 5, CONC 7	SM		342		
120-73	33	LOT 30 CONC 2	RJM		124														
120-73	35	LOT 26 CONC 1	RJM	6-2-81	125	PT. LOT 5, CONC 8	RJM		198			10-12-88	271	PT. LOT 29, CONC 6	SM	20-11-92	343	PT. LOTS 7, 10, CONC 9	SM
120-73	36	AMENDMENT TO WOODBRIDGE C.P.	RJM	1-8-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-85	199	AMENDMENT TO EAST WOODBRIDGE	DM		272			25-9-92	345	AMENDMENT TO O.P.A. 240	SM
120-73	37	AMENDMENT TO WOODBRIDGE C.P.	RJM	1-5-82	127	PT. LOT 13, CONC 5	RJM		200			11-4-86	273	PT. LOTS 23-25, CONC 3	SM	16-9-91	346	PT. OF LOT 5, CONC 6	SM
120-73	38	AMENDMENT TO WOODBRIDGE C.P.	RJM		128							5-11-88	274	PT. LOTS 29 & 30, CONC 11	SM	14-12-90	347	PT. OF LOT 10, CONC 5	SM
120-73	39	LOTS 28-29 CONC 2	RJM	26-1-82	129	AMENDMENT TO WOODBRIDGE C.P.	RJM	28-1-86	202	AMENDMENT TO THORNHILL-VAUGHAN	DM	20-6-88	275	AMENDMENT TO VAUGHAN-400	SM	26-11-90	348	COMMUNITY IMPROVEMENT POLICIES	SM
120-73	40	AMENDMENT TO WOODBRIDGE C.P.	RJM	4-5-82	130	PT. LOTS 5, CONC 8	RJM	23-1-85	203	HART LOT 4, CONC 6	DM	22-8-88	276	PART LOT 4, CONC 3	SM	5-10-91	349	PT. OF LOT 27, CONC 5	SM
120-73	41	AMENDMENT TO WOODBRIDGE C.P.	RJM	6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	27-1-85	204	PART LOT 3, CONC 4	DM	17-3-89	277	PT. LOT 9, CONCESSION 5	JM		350		
120-73	42	LOT 8 CONC 10	RJM	11-5-82	132	AMENDMENT TO VAUGHAN-400 S.P.	RJM	1-5-85	205	PART LOT 4, CONC 6	DM	17-10-88	278	PT. LOT 26, CONCESSION 2	JM	27-3-91	351	PART OF LOT 4, CONC 4	SM
120-73	43	LOT 14 CONC 6	RJM	7-6-82	133	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	2-5-85	206	AMENDMENT TO WOODBRIDGE	DM	4-10-89	279	PT. LOT 6, CONCESSION 5	JM		352		
120-73	44	LOTS 10, 11 CONC 3	RJM	7-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-7-80	207	PART LOT 6, CONC 4	DM	16-5-89	280	AMENDMENT TO MAPLE C.P.	DM	21-2-90	353	PT. OF LOT 15, CONC 4	SM
120-73	45	TEXT AMENDMENT ONLY	RJM	9-7-82	135	PINE VALLEY BUSINESS PARK	RJM		208			21-8-89	281	PT. LOT 5, CONC 3	SM	8-2-91	354	PT. OF LOT 12, CONC 4	SM
120-73	46	LOT 12 CONC 5	RJM	8-1-83	136	PT. LOT 16, CONC 4	RJM	19-8-86	209	PT. LOT 27, CONC 7	DM	14-11-89	282	PT. LOT 1, CONCESSION 5	RS	12-7-91	355	PT. OF LOT 24, CONC 8	SM
120-73	47	LOTS 11, 12 CONC 7	RJM	4-6-83	137	PT. LOT 11, CONC 3	RJM		210			15-6-91	283	PT. LOTS 12-15, CONC 5	SM	22-9-94	356	AMENDMENT TO O.P.A. 240	JM
120-73	48	LOT 27 CONC 1	RJM	4-6-83	138	PT. LOT 21, CONC 5	RJM	16-12-85	211	THORNHILL-VAUGHAN C.P. REVIEW	DM	15-6-89	284	AMENDMENT TO VAUGHAN 400 S.P.	SM	15-5-92	357	VAUGHAN-400 NORTH SECONDARY P.	SM
120-73	49	LOTS 8, 9, 10 CONC 3	RJM	15-4-82	139	PT. LOT 29, CONC 2	RJM	14-8-86	212	PART LOT 11, CONC 3	DM	29-5-91	284	PT. LOT 5, CONCESSION 6	SM	15-5-92	358	AMENDMENT TO O.P.A. 210	SM
120-73	50	AMENDMENT TO WOODBRIDGE C.P.	RJM	12-2-82	140	AMENDMENT TO WOODBRIDGE C.P.	RJM	19-5-87	213	PT. LOT 2, CONCESSION 4	DM	19-9-89	285	PT. LOT 2, CONCESSION 4	DM	11-6-91	358	PT. OF LOT 2, CONC 4	SM
120-73	51	LOTS 29, 30 CONC 6	RJM	6-2-81	141	PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PART LOT 11, CONC 6	DM	10-8-90	287	PT. LOTS 13, 14 & 15, CONC 3	SM	31-5-91	360	AMENDMENT TO O.P.A. 210	SM
120-73	52	LOTS 27, 28 CONC 9	RJM	28-4-82	142	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-85	215	PT. LOT 13, CONC 6	DM	24-2-92	288	WESTON-400 N. INDUSTRIAL PARK	SM		361		
120-73	53	LOT 1 CONC 7	RJM	20-5-81	143	PT. LOTS 5, 6, 7, 8, 9 CONC 3	DM		216				289						
120-73	54	LOT 1 CONC 7	RJM	5-10-82	143	PT. LOTS 25, CONC 7	RJM	17-12-85	217	PT. LOT 5, CONC 8	DM	20-12-86	290	PT. LOTS 21 & 25, CONC 4	SM	4-10-91	362	PT. LOT 1, CONC 7	SM
120-73	55	AMENDMENT TO WOODBRIDGE C.P.	RJM	11-6-82	144	PT. LOTS 27 & 28 CONC 3	RJM	27-2-88	218	PT. LOT 26, CONC 2	DM		291						
120-73	56	AMENDMENT TO WOODBRIDGE C.P.	RJM	19-7-77	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-86	219	PT. LOT 1, CONC 7	DM	3-5-91	292	PT. LOT 1, CONC 8	DM	6-5-92	365	PT. LOTS 3-5, CONC 3	SM
120-73	57	LOT 5 CONC 8	RJM	6-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		220			27-11-90	293	LOTS 12 & 13, PLAN 65M-2330	SM	1-4-92	366	PT. OF LOT 15, CONC 3	SM
120-73	58	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		221				294						
120-73	59	AMENDMENT TO WOODBRIDGE C.P.	RJM	11-2-86	148	STEELES AVE. ROAD ALLOWANCE	RJM	11-2-86	222	PINE VALLEY BUSINESS PARK	DM	14-8-88	296	PT. LOT 5, CONC 8 (Woodbridge C.P.)	SM	14-8-92	369	PT. LOTS 16 & 17, CONC 2	SM
120-73	60	LOTS 11, 12 CONC 6	RJM	21-8-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14-8-85	223	PT. LOT 26, CONC 9	DM	4-7-90	297	AMENDMENT TO O.P.A. 210	SM	370	FILE CLOSED	SM	
120-73	61	LOTS 18-21 CONC 9	RJM	16-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-86	224	PT. LOT 13, CONC 6	DM	29-8-30	298	AMENDMENT TO O.P.A. 240	SM	29-8-30	371	PT. LOTS 16 & 17, CONC 7	SM
120-73	62	AMENDMENT TO WOODBRIDGE C.P.	RJM	17-2-83	151	AMENDMENT TO E WOODBRIDGE C.P.	RJM	6-8-86	225	PT. LOTS 12, 13 & 4, CONC 4	DM	27-6-89	299	AMENDMENT TO MAPLE C.P.	SM	16-2-92	372	PT. LOT 25, CONC 1	SM
120-73	63	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-10-82	152	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-8-86	226	PT. LOT 1, CONC 3	DM	27-6-89	299	AMENDMENT TO MAPLE C.P.	SM	14-2-92	373	PT. LOT 2, CONC 1	SM
120-73	64	AMENDMENT TO WOODBRIDGE C.P.	RJM	29-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20-10-86	227	PT. LOT 29, CONC 6	DM	7-12-89	301	PT. LOT 17, CONCESSION 3	SM	14-8-92	374	PT. LOT 10, CONC 4	SM
120-73	65	AMENDMENT TO WOODBRIDGE C.P.	RJM	26-9-83	154	FAST WOODBRIDGE COMMUNITY PLAN	RJM	29-8-87	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-89	302	PT. LOT 16, CONCESSION 4	SM	11-9-91	375	PT. LOT 28, CONC 1	SM
120-73	66	AMENDMENT TO WOODBRIDGE C.P.	RJM	11-4-85	155	PT. LOT 14, CONC 8	DM	28-8-86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5-6-90	303	PT. LOT 9, CONCESSION 5	SM	15-1-92	376	PT. OF LOT 11, CONC 5	SM
120-73	67	LOT 25, CONC 8	DM	6-8-83	157	PT. LOT 30, CONC 6	DM	20-12-86	231	PINE VALLEY BUSINESS PARK REVIEW	DM	24-8-92	304	PART LOT 26, CONC 2	SM	22-6-95	377	PT. OF LOT 25, CONC 11	SM
120-73	68	LOT 1 KING	RJM	27-9-84	158	PT. LOT 10, CONC 4	RJM	24-2-88	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22-6-89	305	PART LOT 1, CONC 7	SM	26-5-92	378	PT. LOT 3, CONC 8	SM
120-73	69	LOT 1 CONC 10 KING	RJM	4-11-85	159	PT. LOT 24, CONC 8	RJM	11-2-87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1-3-90	306	PART LOT 16, CONC 5	SM	379	PT. LOT 6, CONC 2	SM	
120-73	70	AMENDMENT TO WOODBRIDGE C.P.	RJM	11-2-87	160	KLEINBURG-NASHVILLE COM. PLAN	RJM	12-2-87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	21-8-89	307	PART LOT 21, CONC 6	SM	26-5-92	380	PT. LOT 6, CONC 5	SM

APPENDIX I

The lands subject to this amendment are located on the east side of Weston Road, south of Langstaff Road, being Lot 8, Registered Plan 2588, in Lot 10, Concession 5, in the City of Vaughan.

The purpose of the Amendment is to delete the subject lands from OPA #450 and redesignate the subject lands from "Industrial" to "Neighbourhood Commercial" to permit Neighbourhood Commercial uses, and to provide policies to guide the use and development of the site.

On February 26, 1996, Council considered applications to amend the Official Plan and Zoning By-law submitted by 1082750 Ontario Limited. The following motion was passed:

- "1. THAT Official Plan Amendment Application OP.95.022 (1082750 Ontario Limited), BE APPROVED, provided that:
 - a) the Official Plan Amendment redesignate the subject lands to "Neighbourhood Commercial" consistent with the policies of OPA #345, with any specific policies necessary to permit the development in accordance with this report; and
 - b) the Official Plan Amendment shall require the owner to provide an overall design to achieve proper access, internal traffic circulation, adequate parking and appropriate urban design characteristics as an integrated development with the site to the north.

2. THAT Zoning By-law Amendment Application Z.95.086 (1082750 Ontario Limited), BE APPROVED, subject to the following conditions:
 - a) that the implementing by-law:
 - i) rezone the lands to C4 Neighbourhood Commercial Zone;
 - ii) exclude a supermarket as a permitted use;
 - iii) provide for minor exceptions required to implement the site plan, if necessary;
 - b) that prior to the enactment of the implementing by-law Council shall have approved the required site development application."




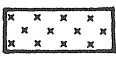
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 470

CITY OF VAUGHAN

LOCATION: LOT 8, PLAN 65 M-2588

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  COMMERCIAL
-  AGRICULTURAL

DATE: 96/03/22

SCALE: 0  200m



HIGHWAY NO. 400

BL. 60