


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 480 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 17th day of January, 2002.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 7th day of August, 2002.

**Ontario
Municipal
Board**

655 Bay St Suite 1500
Toronto, ON M5G 1E5
Tel (416) 326-6800
Fax (416) 326-5370
www.omb.gov.on.ca

**Commission des
affaires municipales
de l'Ontario**

655 rue Bay Bureau 1500
Toronto, ON M5G 1E5
Tel (416) 326-6800
Fax (416) 326-5370
www.omb.gov.on.ca



January 18, 2002

Mr. Denis Kelly, Regional Clerk
Regional Municipality of York
17250 Yonge Street
P.O. Box 147
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Kelly:

**RE: OMB Case No. PL971465
OMB File No. O970255
Appeal by Atlas Estates Limited
OPA 480
City of Vaughan**

Subsection 22(13) of the *Planning Act* provides;

(13) If all appeals under clause (7) (e) or (f) are dismissed by the Municipal Board without holding a hearing or are withdrawn, the secretary of the Board shall notify the council or the planning board and the decision of the council or the planning board is final on the day that the last outstanding appeal has been withdrawn or dismissed.

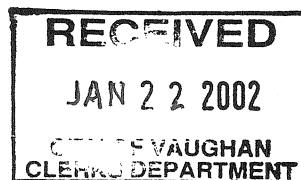
I am writing to advise that the appeal by Atlas Estates Limited was withdrawn by letter dated January 17, 2002.

There are no outstanding appeals in this matter and the Board's file is now closed.

Yours truly,

Gene Mondrasinski

for Patrick Hennessy
Acting Secretary



c: Mr. Paul Peterson, McCarthy Tetrault
Mr. Olivio Fatigati, Solicitor/Litigation, City of Vaughan
Mr. Peter Smith, Bousfield, Dale-Harris, Cutler & Smith Inc.
Mr. John Leach, Clerk, City of Vaughan
Ms. Audrey Bennett, Director, Provincial Planning & Environmental Services Branch, Ministry of
Municipal Affairs & Housing
Mr. Joe Fodero
Mr. Frank Zaceoli, c/o Joe and Sarah Fodero
Atlas Estates Ltd
Mr. R. Trenschi, c/o Humber Summit Community Church

NOTICE OF DECISION

The Regional Municipality of York

This notice is to advise you in accordance with Section 17(35) of the Planning Act, as amended May 22, 1996, that under authority of The Regional Municipality of York By-law No. A-175-95-43 the Commissioner of Planning and Development Services on behalf of the Council of the Corporation of The Regional Municipality of York proposes to:

MODIFY AND APPROVE

Amendment No. 480 to the Official Plan for the City of Vaughan. The purpose and effect of this Amendment is to redesignate lands located within the northwest quadrant of Islington Avenue and Steeles Avenue from "Rural Area" and "Special Complementary Use Area" to "Prestige Area" to provide site specific development policies for employment uses.

The proposed modifications would have the following effect:

Section IV, 1., is modified by adding the following new sub-sections:

- "f) Where there is evidence that the subject lands may be contaminated, Council shall require that a soils study be submitted, in accordance with Provincial guidelines for the decommissioning and clean up of contaminated sites, along with any application for development.
- g) Development of any contaminated site shall not be permitted until the site is decommissioned or cleaned up, to the satisfaction of the City and subject to a submission to the City of a Record of Site Condition, acknowledged by the Ministry of the Environment and Energy."

A copy of this Amendment as well as background information and the proposed decision will be available for inspection at the York Region Planning and Development Services Department (see address and telephone numbers at the end of this notice) from 8:30 am to 4:30 pm on regular business days. Please refer to File No. 26.02.479. A copy of the proposed decision has also been supplied to the City of Vaughan municipal Clerk and Planning Department.

The Regional Municipality of York is assigned as the approval authority for this Amendment. The decision of The Regional Municipality of York is final if a notice of appeal is not received before or on the last day for filing a notice of appeal. If you have objections to the proposed decision, you may appeal all or part of the decision to the Ontario Municipal Board by filing a

notice of appeal with The Regional Municipality of York. Your notice of appeal must be received in writing at the address at the end of this notice within 20 days after the notice is given, that is no later than 4:30 pm, December 2, 1997. The notice of appeal must set out the specific part of the Amendment to which the appeal applies and the reasons for the appeal, and be accompanied by the fee required by the Ontario Municipal Board (currently \$125.00; contact the York Region Planning and Development Services Department for further information).

NOTE:

Only individuals, corporations, or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

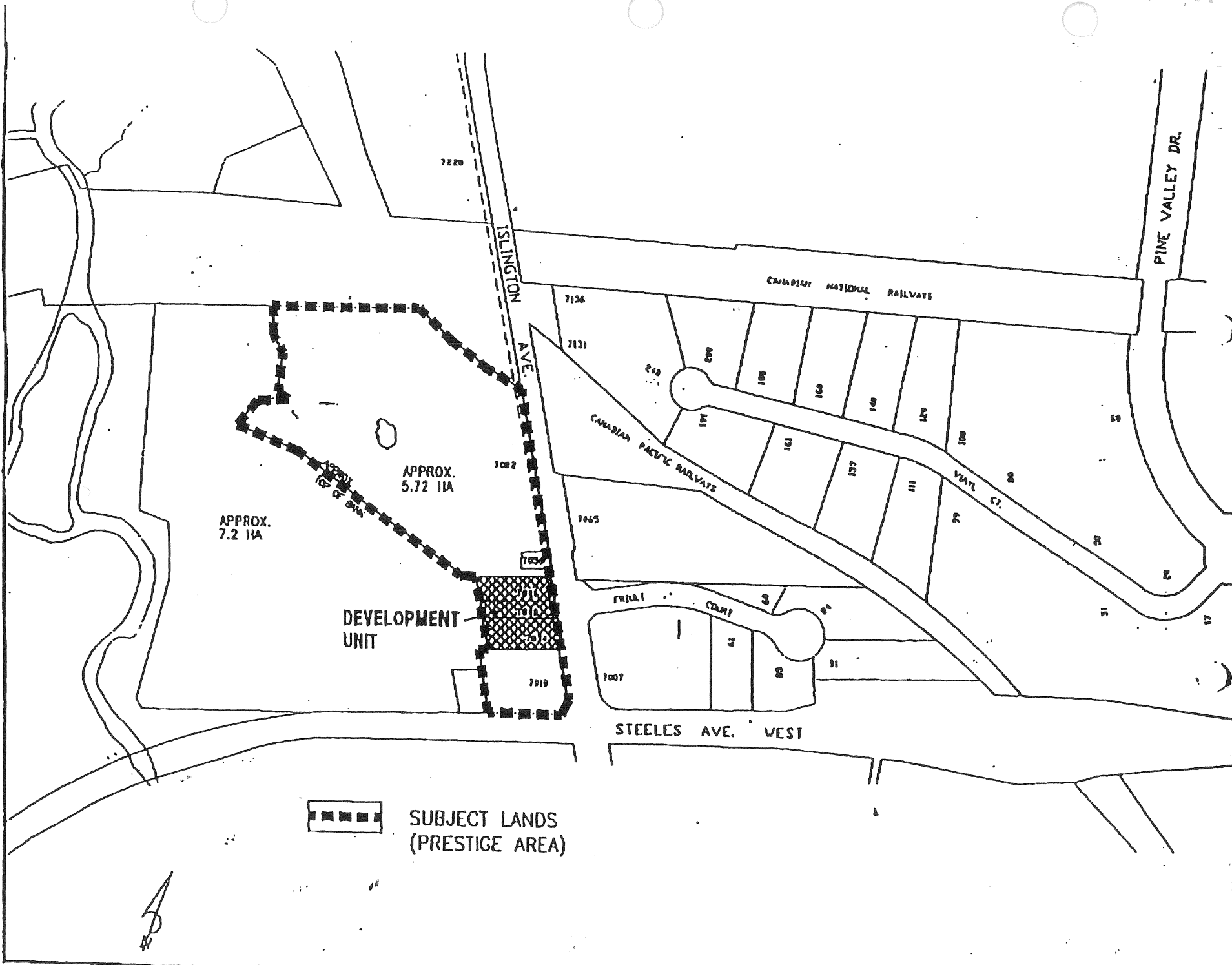
Written submissions regarding this proposed decision, referring to File No. 26.02.479, should be made to:

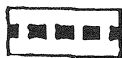
Commissioner of Planning and Development Services
York Region Administrative Centre
Box 147, 17250 Yonge Street
Newmarket, Ontario L3Y 6Z1
Telephone: (905)895-1231 (905)773-3004
(905)731-0201 (705)437-1617
Facsimile: (905) 895-3482

Date of this notice: November 12, 1997.



M. DeAngelis, M.C.I.P.,
Director of Development Services




 SUBJECT LANDS
 (PRESTIGE AREA)



THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 47-97

A By-Law to adopt Amendment Number 480 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 480 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "A", "B", "C", "D", "E", & "F" 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 480 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 24th day of February, 1997.



L.D. Jackson, Mayor



J.D. Leach, City Clerk

**AMENDMENT NUMBER 480
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "A", "B", "C", "D", "E" and "F" to Amendment Number 480 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 480.

Also attached hereto, but not constituting part of the Amendment is Appendix I.

AJ10W
RECEIVED
COMM. 15 ✓
FROM ✓
Feb 24 1997

I PURPOSE

The purpose of this Amendment is to redesignate the subject lands from Special Complementary Use Area under the Parkway Belt West Plan and Rural Area under Official Plan No. 4 to Prestige Area under Official Plan No. 450 and to provide site specific development policies.

II LOCATION

The lands subject to this Amendment, hereafter referred to as the "Subject Lands", are shown on Schedule "A" hereto as "Area Subject To Amendment 480". The lands are located northwest of the intersection of Islington Avenue and Steeles Avenue West, and are known municipally as 7018, 7034, 7040, 7046, 7056 and part of 7082 Islington Avenue in Lot 1, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Steeles Avenue West/Islington Avenue - Land Use Alternatives Study (dated, July 29, 1996) recommended designating the subject lands "Prestige Area" under the provisions of OPA No. 450 (Employment Area Growth and Management Plan) for the following reasons:
 - a) It would provide for the extension of the Steeles Avenue Employment Area District to the natural boundary created by the Humber River.
 - b) Employment uses, such as industrial, service commercial and retail warehousing are considered to be appropriate land uses.
 - c) The overall orientation of the area is subject to employment uses and transportation infrastructure.

The December 2, 1996, Committee of the Whole Public Hearing recommendation was endorsed by Council on December 9, 1996, directing staff to prepare a draft Official Plan Amendment redesignating the subject lands to "Prestige Area" under OPA No. 450 (Employment Area Growth and Management Plan).

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment No. 450 to the Official Plan of the City of Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 480" on Schedules "A", "B", "C", "D" and "E" to Amendment No. 480 from "Rural Area" under Amendment No. 4 and "Special Complementary Use Area" under the Parkway Belt West Plan to "Prestige Area" under OPA No. 450.
- b) Amending Schedule "1" - Employment Area Context Plan, Schedule "2" - Employment Area Structural Plan and Schedule "2B" - Employment Area (Central) Structural Plan to OPA No. 450, thereby reflecting the redesignation of the subject lands to "Prestige Area".
- c) Deleting the subject lands from Schedule "A" - General Land Use to OPA No. 4.
- d) Deleting the subject lands from Map 5 to the Parkway Belt West Plan - Northern Link (Woodbridge-Markham).
- e) Adding Schedule 9.1 to Schedule "9". "Site Specific Exceptions"; set out in Schedule "F" to Amendment No. 480.
- f) *Where there is evidence that the subject lands may be contaminated, Council shall require that a soils study be submitted, in accordance with Provincial guidelines for the decommissioning and clean up of contaminated sites, along with any application for development.*
- g) *Development of any contaminated site shall not be permitted until the site is decommissioned or cleaned up, to the satisfaction of the City and subject to a submission to the City of a Record of Site Condition, acknowledged by the Ministry of the Environment and Energy.*

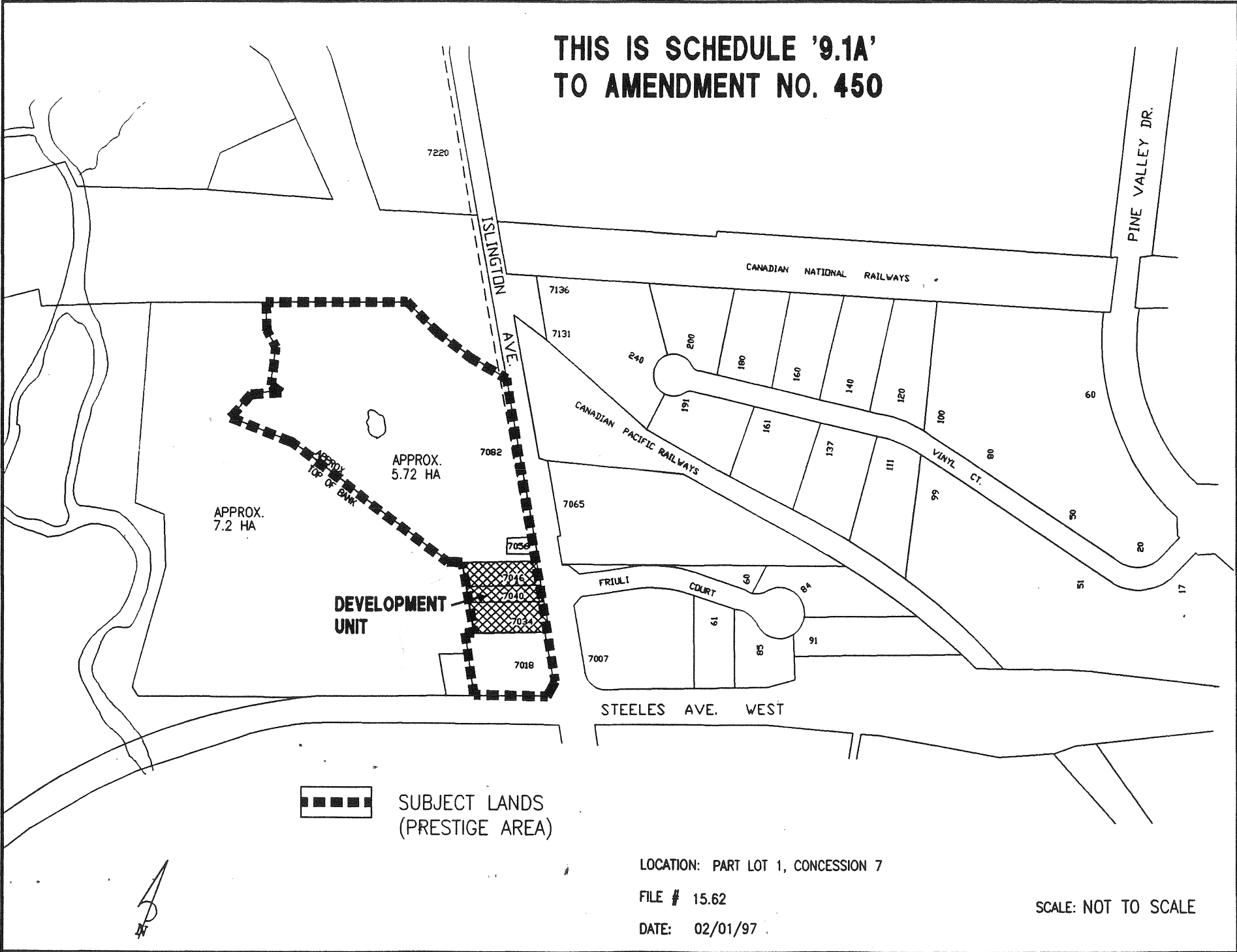
V IMPLEMENTATION

The policies of this Amendment shall be subject to the implementation policies as set out in Section 3.4 of OPA No. 450.

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 '9.1A'
TO AMENDMENT NO. 450**



THIS IS SCHEDULE 'A'
 TO AMENDMENT NO. 480
 ADOPTED THE 24TH DAY OF FEB ,1997

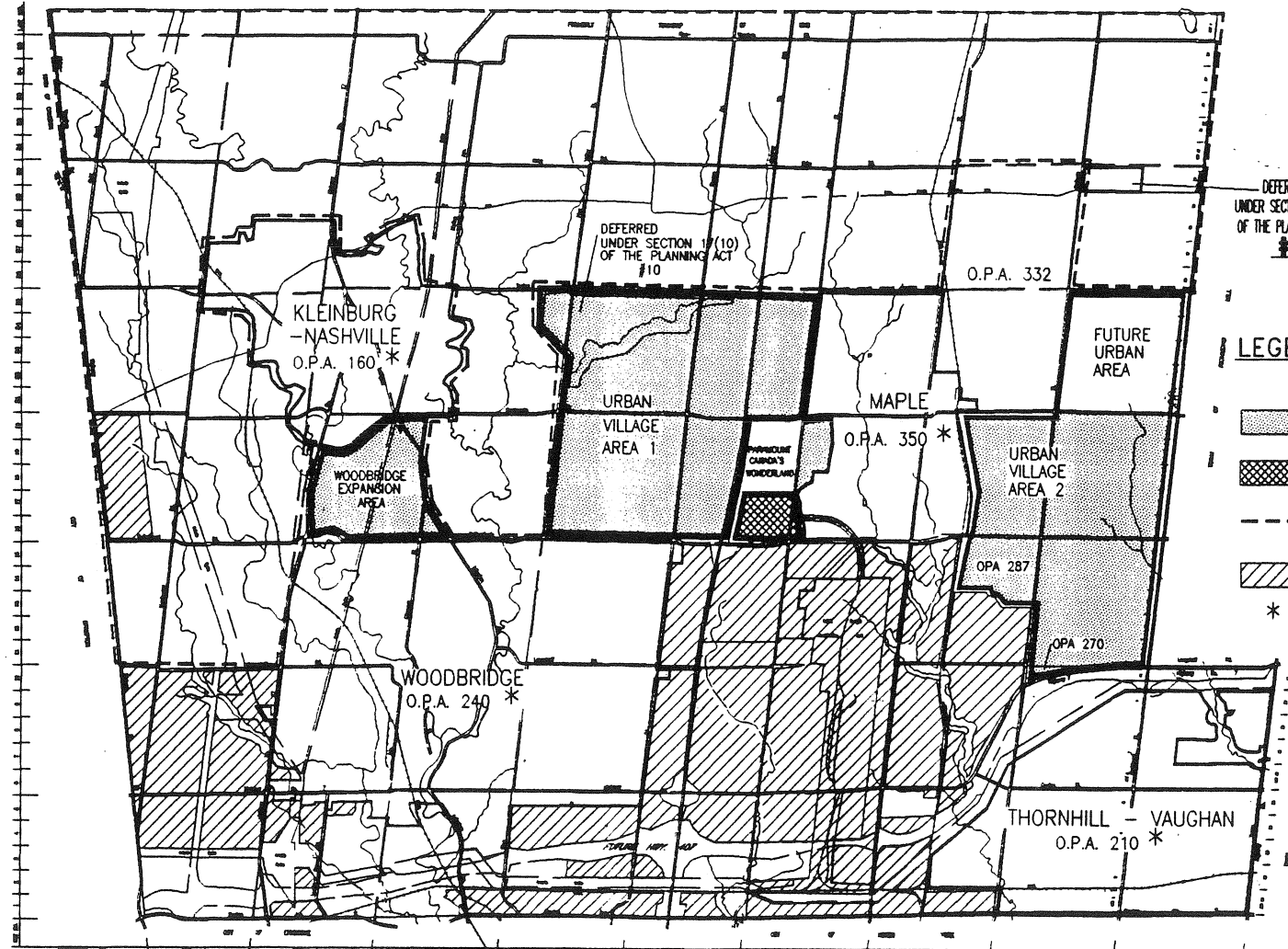
THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 450

[Signature]

MAYOR

[Signature]

CLERK



DEFERRED
 UNDER SECTION 17(10)
 OF THE PLANNING ACT
 #10

EMPLOYMENT AREA CONTEXT PLAN

LEGEND

- URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
- VAUGHAN CENTRE SECONDARY PLAN AREA
- RURAL AREA - GENERAL
- EMPLOYMENT AREA
- * AS AMENDED

MODIFICATION
 No. 27
 UNDER SECTION 17(9) OF
 THE PLANNING ACT

0 2000 4000 m

REVISED FEBRUARY 26, 1996 AND
 JANUARY 2, 1997

AREA SUBJECT
 TO AMENDMENT
 NO. 480



THIS IS SCHEDULE 'B'
 TO AMENDMENT NO. 480
 ADOPTED THE 24th DAY OF FEB, 1997







[Signature]

 MAYOR

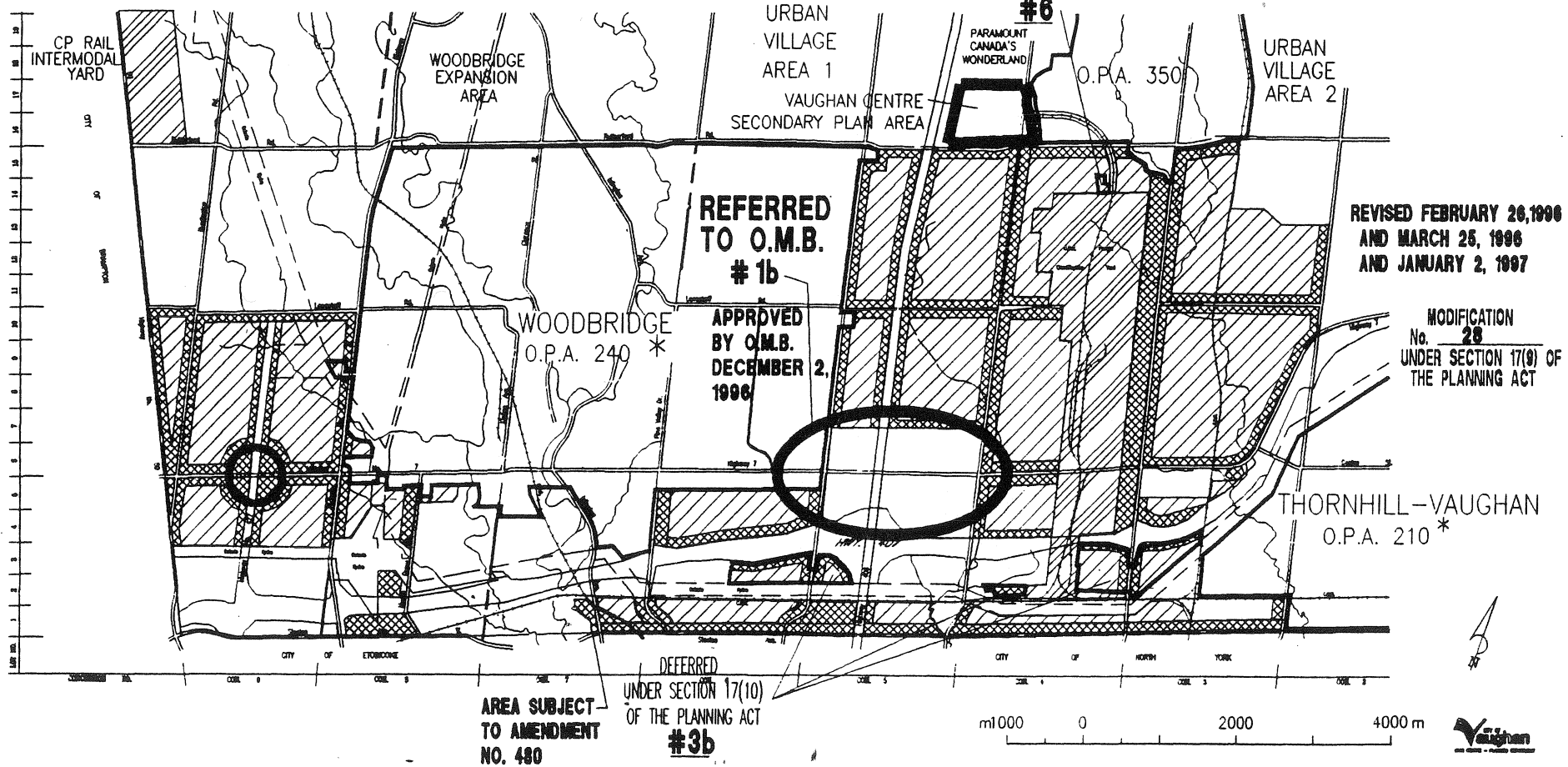
[Signature]

 CLERK

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED

THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 450
 EMPLOYMENT AREA
 STRUCTURAL PLAN
 DEFERRED
 UNDER SECTION 17(10)
 OF THE PLANNING ACT



**REFERRED TO O.M.B.
 #1b**

**APPROVED BY O.M.B.
 DECEMBER 2,
 1996**

**REVISED FEBRUARY 26, 1996
 AND MARCH 25, 1996
 AND JANUARY 2, 1997**

**MODIFICATION
 No. 28
 UNDER SECTION 17(9) OF
 THE PLANNING ACT**

**AREA SUBJECT
 TO AMENDMENT
 NO. 480**

**DEFERRED
 UNDER SECTION 17(10)
 OF THE PLANNING ACT
 #3b**

m 1000 0 2000 4000 m








THIS IS SCHEDULE 'C'
TO AMENDMENT NO. 480
ADOPTED THE 24TH DAY OF FEB., 1997

Carl Jackson
MAYOR


Carol
CLERK

THIS IS SCHEDULE '2B'
TO AMENDMENT NO. 450
EMPLOYMENT AREA
(CENTRAL)
STRUCTURAL PLAN

REVISED FEBRUARY 26, 1996
AND MARCH 26, 1996 AND JANUARY 2, 1997

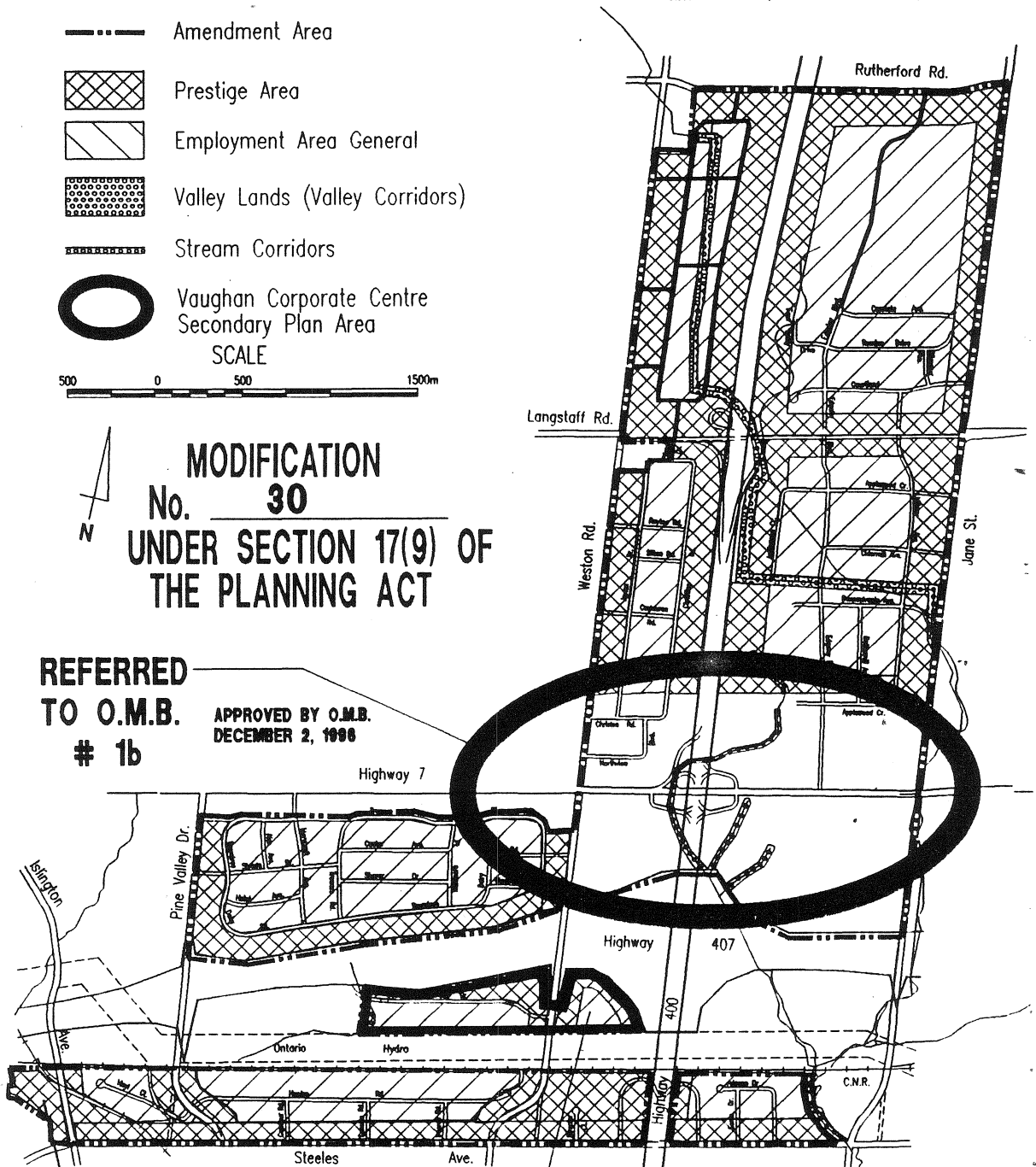
- Amendment Area
-  Prestige Area
-  Employment Area General
-  Valley Lands (Valley Corridors)
-  Stream Corridors
-  Vaughan Corporate Centre
Secondary Plan Area

SCALE
500 0 500 1500m


MODIFICATION
No. 30
UNDER SECTION 17(9) OF
THE PLANNING ACT

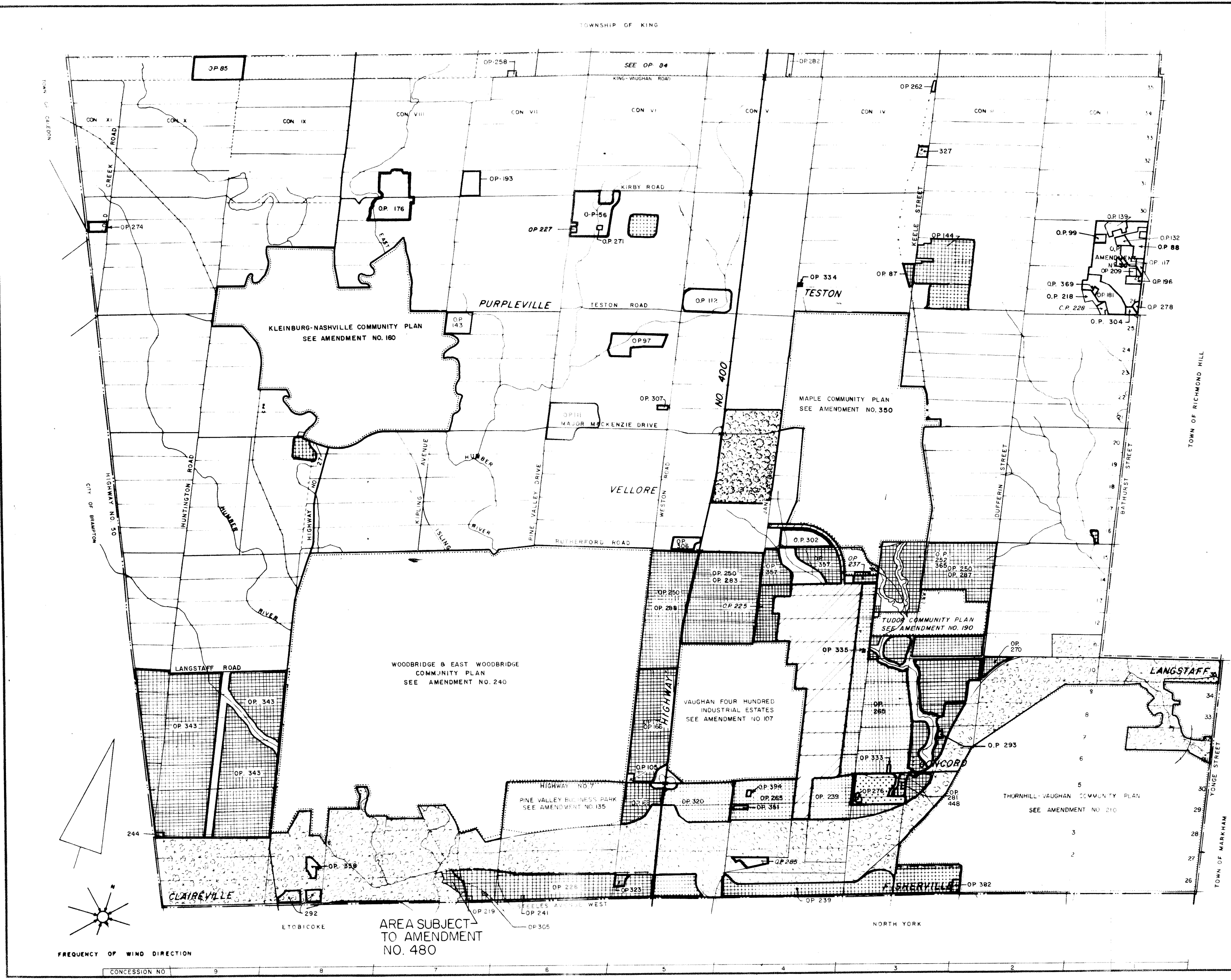
REFERRED
TO O.M.B.
1b

APPROVED BY O.M.B.
DECEMBER 2, 1996



AREA SUBJECT
TO AMENDMENT
NO. 480

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#3b

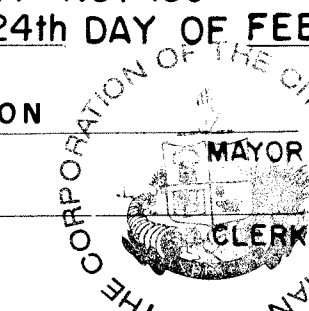


GENERAL LAND USE

THIS IS SCHEDULE "D"
TO AMENDMENT NO. 480
ADOPTED THE 24th DAY OF FEBRUARY, 1997.

L. D. JACKSON

J. D. LEACH



LEGEND

BOUNDARY OF PLANNING AREA

- RESIDENTIAL AREA
- INDUSTRIAL AREA
- RURAL AREA
- TRANSPORTATION AREA
- THEME PARK AREA
- PARKWAY BELT WEST PLAN

AMENDMENTS TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY
5.6.83	4	LOTS 2-16 CONC. 4	RJM	13.6.80	109	AMENDMENT TO WOODBRIDGE C.P.	RJM	9.4.84	181	PT. LOT 26,27, CONC. 2	DM	4.12.87	254	AMENDMENT TO THORNHILL-VAUGHAN	MC	8.11.94	327	PT. LOT 12, CONC. 4	JM
27.6.83	5	TEXT AMENDMENT ONLY	RJM	24.9.82	110	PT. LOT 32, CONC. 1	RJM	14.5.84	182	PT. LOT 11, CONC. 7	DM	21.12.87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	5.9.98	328	PT. LOTS 4-10, CONC. 9 & 10	SM
43.6.84	6	LOTS 20-24 CONC. 4	RJM	3.12.84	111	AMENDMENT TO WOODBRIDGE C.P.	RJM	30.10.92	256	PT. LOT 5, CONCESSION 2	SM	19.4.90	329	AMENDMENT TO O.P.A. 175	SM	7.5.90	330	POLICIES B GUIDELINES/IND. AREAS	SM
7.10.84	7	LOT 1 CONC. 8	RJM	27.10.81	111	PT. LOTS 20,21 CONC. 6	RJM	14.5.84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM	7.5.90	331	AMENDMENT TO O.P.A. 175	SM	10.9.90	332	AMENDMENT TO O.P.A. 175	SM
27.10.84	8	LOTS 22,23 CONC. 8	RJM	9.10.84	112	PT. LOT 26, CONC. 5	RJM	10.10.84	185	PT. LOT 5, CONC. 6	DM	2.2.88	258	PT. LOT 1, CONCESSION 7	DM	3.31	333	PT. LOT 6, CONC. 3	SM
21.3.86	11	LOT 1 CONC. 8	RJM	14.5.81	114	PT. LOTS 19,20 AND 21, CONC. 6	DB	15.11.84	187	AMENDMENT TO WOODBRIDGE C.P.	D.B.	25.2.88	260	PT. LOT 1, CONCESSION 7	DM	25.7.90	335	PT. OF LOT 6, CONC. 3	SM
8.8.86	13	LOT 1 CONC. 8	RJM	16.3.81	115	PT. LOTS 21,22 CONC. 4	RJM	9.11.84	188	AMENDMENT TO WOODBRIDGE C.P.	D.B.	261	261	SEE O.P.A. NO. 275	SM	16.7.90	334	PT. OF LOT 27, CONC. 4	SM
22.2.88	14	TEXT AMENDMENT ONLY	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 35, CONCESSION 4	DM	25.7.90	335	PT. OF LOT 11, CONC. 4	SM
23.5.88	16	TEXT AMENDMENT ONLY	RJM	23.2.85	117	PT. LOT 28, CONCESSION 2	DM	14.2.86	190	TUDOR COMMUNITY PLAN	DM	24.4.89	263	PT. LOTS 7 & 8, CONC. 10	SM	18.7.90	336	PT. OF LOT 7, CONC. 4	SM
7.10.89	17	ROADS PLAN	RJM	20.3.81	118	AMENDMENT TO THORNHILL C.P.	RJM	7.9.89	191	AMENDMENT TO WOODBRIDGE C.P.	DM	18.4.90	337	AMENDMENT TO O.P.A. 210	SM	16.11.92	410	PT. LOT 6, CONC. 2	SM
29.6.92	26	WOODBRIDGE COMMUNITY PLAN	RJM	9.5.81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16.1.85	192	AMENDMENT TO VAUGHAN 400	D.B.	18.10.90	265	PT. LOT 7,8,9,10, CONC. 3/LOT 4,5, CONC. 8	SM	19.9.90	338	AMENDMENT TO O.P.A. 190	SM
11.12.93	28	AMENDMENT TO WOODBRIDGE C.P.	RJM	9.7.81	120	PT. LOT 5, CONC. 3	DM	29.12.87	193	PT. LOT 31, CONCESSION 7	DM	28.6.91	339	AMENDMENT TO O.P.A. 107	SM	16.11.92	411	PT. LOT 28, CONC. 1	SM
20.3.93	29	LOT 4 CONC. 3	RJM	15.4.81	121	PT. LOTS 23,24 AND 25, CONC. 3	DM	7.9.1.85	194	AMENDMENT TO EAST WOODBRIDGE	DB								
8.5.96	30	AMENDMENT TO WOODBRIDGE C.P.	RJM	20.5.81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4.4.85	195	PT. LOT 9, CONC. 4	DM	17.11.88	268	PINE VALLEY BUSINESS PARK	JM	25.7.94	341	PT. LOT 8, CONC. 8	SM
15.7.93	32	TEXT AMENDMENT ONLY	RJM	18.2.81	123	AMENDMENT TO WOODBRIDGE	DB	22.5.86	196	PT. LOT 27, CONC. 2	DM	18.4.90	269	PT. LOTS 4 & 5, CONC. 7	SM	342	342		
18.7.95	33	LOT 30 CONC. 2	RJM	12.4	124			30.1.86	197	AMENDMENT TO WOODBRIDGE C.P.	UB	20.11.94	343	PT. LOTS 8-10, CONC. 9	SM	20.11.94	343	PT. LOTS 8-10, CONC. 9	SM
4.6.78	35	LOT 26 CONC. 1	RJM	6.12.81	125	PT. LOT 5, CONC. 8	RJM	19.2.82	199	AMENDMENT TO EAST WOODBRIDGE	DM	25.7.96	345	AMENDMENT TO O.P.A. 240	SM	18.9.92	346	PT. LOT 5, CONC. 6	SM
2.6.73	36	AMENDMENT TO WOODBRIDGE C.P.	RJM	12.81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	5.3.86	200	SITE PLAN CONTROL	DM	11.4.86	273	PT. LOTS 23-25, CONC. 3	SM	14.12.90	347	PT. LOT 10, CONC. 5	SM
18.11.73	37	AMENDMENT TO WOODBRIDGE C.P.	RJM	11.5.82	127	PT. LOT 13, CONC. 5	RJM	24.3.86	201	PT. LOT 29,30,31, AND 32, CONC. 1	DM	5.11.88	274	PT. LOTS 29 & 30, CONC. 11	SM	20.6.88	275	AMENDMENT TO VAUGHAN-400	SM
17.5.74	38	AMENDMENT TO WOODBRIDGE C.P.	RJM	26.1.82	128	AMENDMENT TO WOODBRIDGE C.P.	DM	28.5.86	202	AMENDMENT TO THORNHILL-VAUGHAN	DM	22.8.88	276	PART LOT 4, CONC. 3	SM	15.10.89	349	PT. OF LOT 27, CONC. 5	SM
26.2.75	39	LOTS 28-29 CONC. 2	RJM	4.5.82	130	PT. LOTS 1, CONC. 8	RJM	29.3.85	203	PART LOT 4, CONC. 6	DM	17.3.89	277	PT. LOT 9, CONCESSION 5	JM	350	350		
4.7.75	40	AMENDMENT TO WOODBRIDGE C.P.	RJM	6.1.82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	24.7.85	204	PART LOT 3, CONC. 7	DM	17.10.88	278	PT. LOT 26, CONCESSION 2	JM	27.5.91	351	PART OF LOT 4, CONC. 4	SM
5.12.74	43	LOT 6 CONC. 10	RJM	1.5.82	132	PT. LOT 29, CONC. 2	RJM	1.5.85	205	PART LOT 4, CONC. 6	DM	16.9.89	280	AMENDMENT TO MAPLE C.P.	SM	21.8.90	352	PT. OF LOT 12, CONC. 4	SM
18.6.76	44	LOT 14 CONC. 6	RJM	11.5.82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2.5.85	206	AMENDMENT TO WOODBRIDGE	DM	16.9.89	280	AMENDMENT TO MAPLE C.P.	SM	8.2.91	353	PT. OF LOT 24, CONC. 8	SM
29.4.75	45	LOTS 10,11 CONC. 3	RJM	2.6.82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17.7.80	207	PART LOT 6, CONC. 4	DM	16.9.89	280	AMENDMENT TO MAPLE C.P.	SM	15.9.92	356	AMENDMENT TO O.P.A. 240	JM
25.8.76	46	TEXT AMENDMENT ONLY	RJM	9.7.82	135	PINE VALLEY BUSINESS PARK	RJM	1.8.82	208		DM	29.9.89	281	PT. LOT 5, CONC. 3	SM	15.9.92	357	VAUGHAN-400 NORTH SECONDARY P.S.	SM
25.7.75	47	LOT 12 CONC. 5	RJM	18.1.83	136	PT. LOT 16, CONC. 4	RJM	19.8.86	209	PT. LOT 27, CONC. 7	DM	14.8.89	282	PT. LOT 1, CONCESSION 5	RS	12.7.91	358	PT. OF LOT 24, CONC. 8	SM
17.6.76	49	LOTS 11,12 CONC. 7	RJM	19.6.82	137	PT. LOT 11, CONC. 3	RJM	210	THORNHILL-VAUGHAN C.P. REVIEW	RJM	13.6.91	283	PT. LOTS 12-15, CONC. 5	SM	22.9.94	356	AMENDMENT TO O.P.A. 240	JM	
16.6.76	50	LOT 27 CONC. 1	RJM	4.6.82	138	PT. LOT 21, CONC. 5	RJM	16.12.85	211	PART LOT 11, CONC. 3	DM	17.8.90	287	PT. LOTS 13,14 & 15, CONC. 3	SM	31.5.91	360	AMENDMENT TO O.P.A. 210	SM
31.6.76	52	LOTS 8,9,10 CONC. 3	RJM	15.4.82	139	PT. LOT 29, CONC. 2	RJM	16.8.85	212	PART LOTS 5, CONC. 6	DM	29.9.91	284	PT. LOT 5, CONCESSION 4	SM	15.9.92	357	VAUGHAN-400 NORTH SECONDARY P.S.	SM
9.2.77	55	AMENDMENT TO WOODBRIDGE C.P.	RJM	12.2.82	140	AMENDMENT TO WOODBRIDGE C.P.	RJM	19.5.87	213	PT. LOTS 29,30, CONC. 6	DM	16.5.89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM	15.9.92	358	AMENDMENT TO O.P.A. 210	SM
3.9.78	56	LOTS 29,30 CONC. 6	RJM	16.2.81	141	PARKWAY BELT WEST PLAN	RJM	22.9.87	214	PT. LOT 13, CONC. 6	DM	17.8.90	287	PT. LOTS 13,14 & 15, CONC. 3	SM	31.5.91	360	AMENDMENT TO O.P.A. 210	SM
11.7.77	57	LOTS 27,28 CONC. 9	RJM	20.4.83	142	AMENDMENT TO WOODBRIDGE C.P.	RJM	9.12.89	215	PT. LOT 14, CONC. 6	DM	24.2.92	288	WESTON-400 N. INDUSTRIAL PARK	SM	361	361		
19.5.78	58	LOT 1 CONC. 7	RJM	20.5.83	143	AMENDMENT TO WOODBRIDGE C.P.	DB	17.12.89	217	PT. LOTS 5, CONC. 8	DM	20.12.86	290	PT. LOTS 21 to 25, CONC. 4	SM	4.10.91	363	PT. LOT 7, CONC. 7	SM
1.4.77	62	LOTS CONC. 8	RJM	9.10.83	143	PT. LOTS 5,6,7 & 8, CONC. 3	DM	17.12.89	217	PT. LOTS 5, CONC. 8	DM	29.1	291	PT. LOT 1, CONC. 7	DM	3.5.91	292	PT. LOT 1, CONC. 8	SM
14.12.78	63	AMENDMENT TO WOODBRIDGE C.P.	RJM	11.6.82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27.2.90	218	PT. LOT 26, CONC. 2	DM	3.5.91	292	PT. LOT 1, CONC. 8	SM	6.5.92	365	PT. LOTS 13-15, CONC. 3	SM
13.9.74	64	AMENDMENT TO WOODBRIDGE C.P.	RJM	12.10.82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27.7.86	219	PT. LOT 1, CONC. 7	DM	27.1.92	293	LOTS 12 & 13, PLAN 65M-2350	SM	11.9.92	366	PT. LOT 19, CONC. 5	SM
14.1.81	66	LOT 5 CONC. 8	RJM	8.12.82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	220	220										
29.12.77	70	THORNHILL-VAUGHAN COMMUNITY PLAN	SM	20.10.82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	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	368	PT. LOTS 26 & 27, CONC. 2	SM
29.7.77	71	AMENDMENT TO WOODBRIDGE C.P.	RJM	19.9.82	148	STEEL'S AVE. ROAD ALLOWANCE	RJM	14.8.85	223	PT. LOT 26, CONC. 9	DM	4.7.90	297	AMENDMENT TO O.P.A. 210	SM	370	370		
11.10.76	72	LOTS 11,12 CONC. 8	RJM	21.10.82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	10.6.86	224	PT. LOT 13, CONC. 6	DM	29.6.89	298	AMENDMENT TO O.P.A. 240	SM	29.6.90	371	FILE CLOSED	SM
16.3.79	74	LOTS 18-21 CONC. 5	RJM	16.7.84	150	MAPLE COMMUNITY PLAN	RJM	6.8.86	225	PT. LOTS 12,13 & 14, CONC. 4	DM	27.6.89	299	OFFICIAL PLAN FOR TOWN OF VAUGHAN	SM	14.2.92	372	PT. LOT 26, CONC. 1	SM
5.10.77	76	PT. LOTS 23,24 CONC. 8	RJM	23.11.82	151	PT. LOT 25, CONC. 9	RJM	20.10.86	227	PT. LOT 29, CONC. 6	DM	7.12.89	301	PT. LOT 17, CONCESSION 3	RS	14.8.92	374	PT. LOT 10, CONC. 4	SM
5.11.77	77	AMENDMENT TO WOODBRIDGE C.P.	RJM	17.2.83	152	AMENDMENT TO WOODBRIDGE C.P.	DB	21.1.87	228	PT. LOT 26, CONC. 2	DM	11.9.91	375	PT. LOT 28, CONC. 1	SM	15.12.94	448	PART LOT 5 CONC. 1	JM
1.10.80	79	LOT 11, CONC. 3	RJM	26.10.82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	29.9.86	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	15.9.92	366	PT. LOTS 13-15, CONC. 3	SM				
8.2.78	80	AMENDMENT TO WOODBRIDGE C.P.	RJM	26.9.83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	26.9.83	155	EAST WOODBRIDGE COMMUNITY PLAN	DM	5.6.90	303	PT. LOT 9, CONCESSION 5	SM	15.9.92	377	PT. LOT 1, CONC. 5	SM
27.6.78	83	LOTS 8,9,10 CONC. 6	RJM	11.4.83	156	PT. LOT 14, CONC. 6	DM	29.12.86	231	PINE VALLEY BUSINESS PARK REVIEW	DM	21.4.92	304	PART LOT 26, CONC. 2	SM	378	378		
26.7.76	84	LOT 11 CONC. 10	RJM	27.9.84	158	PT. LOT 21, CONC. 4	RJM	24.2.86	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22.6.90	305	PART LOT 1, CONC. 7	SM	26.5.92	379	PT. LOT 3, CONC. 8	SM
8.12.78	86	LOT 24,25 CONC. 9	RJM	4.10.85	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	379		
14.3.79	87	PT. LOT 27, CONC. 4	RJM	5.1.87	160	KLEINBURG-NASHVILLE COM. PLAN	RJM	12.2.87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	3.8.88	307	PART LOT 21, CONC. 6	SM	26.5.92	380	PT. LOT 10, CONC. 5	SM
14.3.79	88	PT. LOT 28, CONC. 9	RJM																

THIS IS SCHEDULE 'E'
 TO AMENDMENT NO. 480
 ADOPTED THE 24TH DAY OF FEB., 1997

THIS IS PART OF MAP 5 TO
 THE PARKWAY BELT WEST PLAN
 -Northern Link (Woodbridge-Markham)

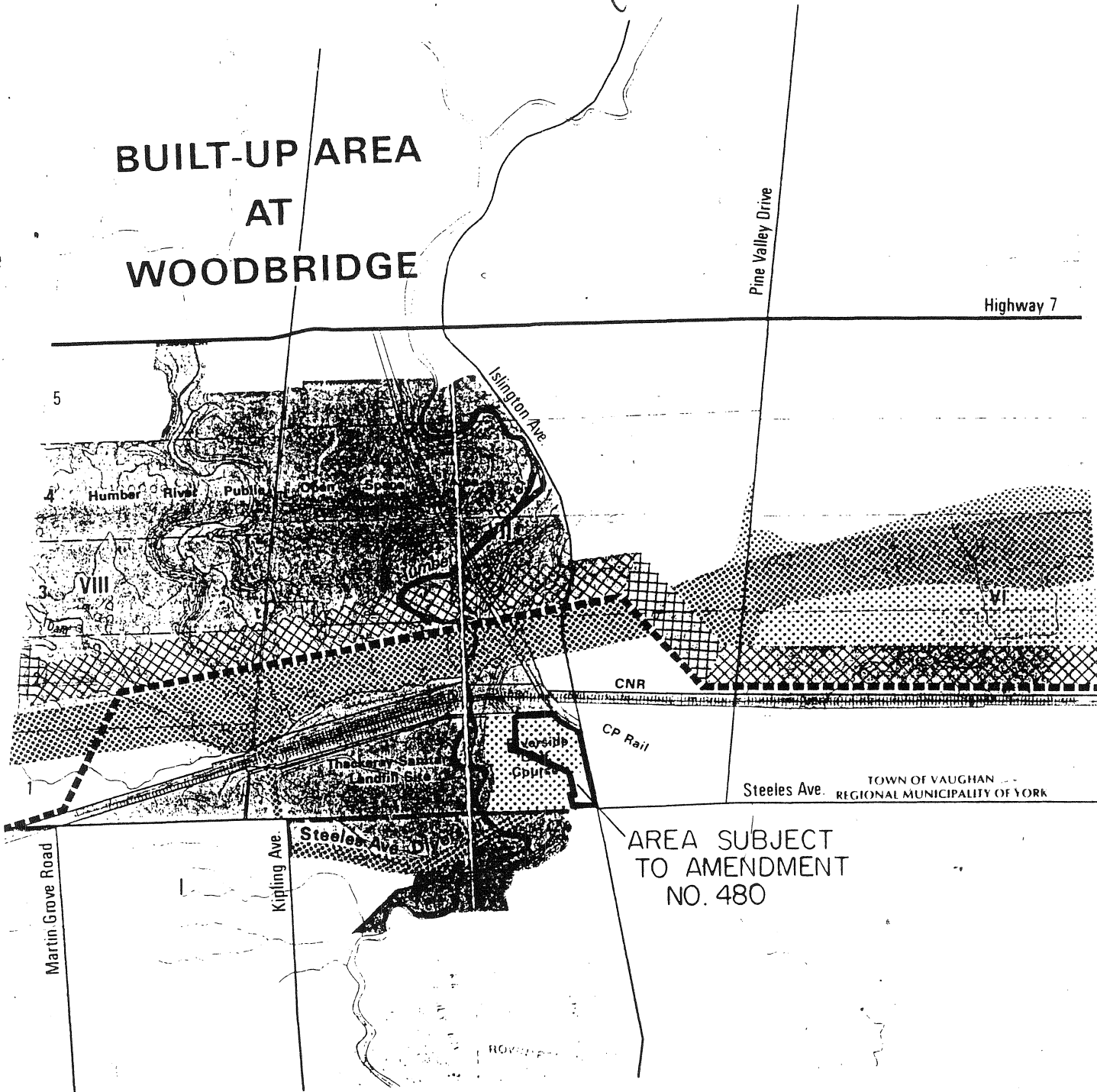
J. Jackson

 MAYOR






[Signature]

 CLERK



BUILT-UP AREA AT WOODBRIDGE






Public Use Area

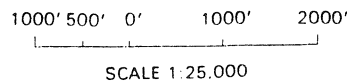
-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area

Base Information


-  Built-up Area
-  Wooded Area
-  Orchard




SOURCE National Topographic System

*This map constitutes part of the Plan
 and should be read together with the text.*

THIS IS SCHEDULE 'F'
TO AMENDMENT NO. 480
ADOPTED THE 24 DAY OF FEB. 1997



MAYOR



CLERK

SCHEDULE "F" TO OPA NO. 480

SCHEDULE 9.1

ORIGIN

9.1.1 The policies contained herein originate with Amendment No. 480 to the Official Plan of the City of Vaughan Planning Area. The basis for the amendment was the Steeles Avenue West/Islington Avenue Land Use Alternatives Study. Dated July 24, 1996 File: 15.62

COUNCIL ADOPTION

9.1.2 Amendment No. 480 was adopted by Council on FEBRUARY 24TH, 1997

APPROVAL

9.1.3 Date of Approval:

DESCRIPTION OF SUBJECT LANDS

9.1.4 Subject Lands

The lands subject to the site specific exception set out in Schedule 9.1 are located and particularly described in the attached map Schedule 9.1A

9.1.5 Purpose of the Amendment

The purpose of this Amendment is to redesignate the subject lands from Special Complementary Use Area under the Parkway Belt West Plan and Rural Area by Official Plan No. 4 to Prestige Area under Official Plan No. 450.

9.1.6 Site Specific Policies

1. a) Prior to rezoning the subject lands a Block Plan shall be approved by Council. The Block Plan will be required to deal with the complexities resulting from such matters as existing development form, the ownership pattern and access considerations. A Master

Environmental/Servicing Plan or an Environmental Impact Study will not be required. However, additional environment studies may be required in accordance with the City of Vaughan Environmental Management Guidelines (August 1994) Technical Study Requirements for the Draft Plan of Subdivision/Site Plan stage. At minimum, environmental studies will be required, to address the following matters:

- slope stability study to determine top of bank.
- geotechnical report and remediation plan to address the presence of an old landfill site.
- a preliminary stormwater management report (quantity/quality control).

b) Council may deal with the properties known municipally as 7034, 7040 and 7046 Islington Avenue, shown as "Development Unit", on Schedule "9.1A" as a group and Council may grant block plan approval to these lands. In granting block plan approval for these lands, Council may take into consideration the impact on the development potential of the remaining lands in the Block Plan Area.

APPENDIX 1

On February 26, 1996, Vaughan Council adopted recommendations concerning the undertaking of a land use study for the north-west quadrant of the Steeles Avenue west and Islington Avenue intersection. In particular, council resolved:

- 1) That Staff be directed to consult with the study area, for input regarding the "Draft terms of Reference", which forms part of this item.
- 2) That staff be directed to proceed with the study, subsequent to consultation with the landowners and the incorporation of any modifications to the 'Draft Terms of Reference', for the Steeles Avenue West/Islington Avenue - Land Use Alternatives Study, that deem appropriate.
- 3) That the Region of York be requested to provide technical assistance for transportation and noise aspects of this study.
- 4) That Staff be directed to report back to Committee of the Whole upon completion of the study.
- 5) That a copy of this report be forwarded to the Region of York for information.

At the Vaughan Council Meeting of May 15, 1996, Council resolved:

That the Planning Department study of the lands west of Islington Avenue, north of Steeles Avenue West, as requested by Council at an earlier Public Hearing, be brought forward no later than July 29, 1996.

The July 29, 1996, Council Meeting Agenda included the "Steeles Avenue West/Islington Avenue - Land Use Alternatives Study. Council resolved:

- 1) That this report BE RECEIVED.
- 2) That this report be forwarded to the Region of York, Metropolitan Toronto, City of North York, Metropolitan Toronto, City of North York, Metropolitan Toronto and Region Conservation Authority and York Region School Boards for information purposes.
- 3) That this report be forwarded to the landowners within the study area for the purposes of obtaining comment and that such comments be received by September 6, 1996.

- 4) That upon submission of comments, the study be finalized and be brought forward to a Council Public Hearing Meeting.

A public hearing was held on December 2, 1996 concerning the above noted study. Council Resolved on December 9, 1996:

- 1) That the recommendation contained in following report of the Manager of Policy & Special Studies dated December 2, 1996, be approved;

"1. That the Public Hearing for the Steeles Avenue West/Islington Avenue - Land Use Alternatives Study (File 15.62), BE RECEIVED; and

2. That staff be directed to prepare a draft Official Plan Amendment for the "study area", for adoption, redesignating the subject lands to "Prestige Area" under OPA No. 450 (Employment Area Growth and Management Plan).

3. That the landowners be encouraged to work together to resolve issues related to site development and co-ordination, particularly road access."

- 2) That the three smaller parcels fronting on Islington Avenue, known municipality as 7034, 7040, and 7046 Islington Avenue, be dealt with in conjunction with one another and independent of the Riverside Golf Course property,

- 3) That the deputation by Mr. King be received,

- 4) By receiving the letter from Mr. Paul J. Peterson, McCarthy Tetrault, dated December 6, 1996.