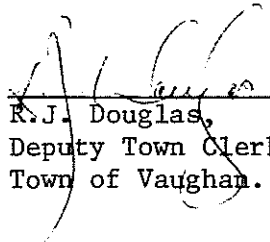


I, ROBERT JOSEPH DOUGLAS, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York do hereby certify that the attached is a true copy of Amendment No. 109 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Housing, on March 24th, 1980.



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

DATED at the Town of Vaughan
this 8th day of April, 1980.

Amendment No.109
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 Council of the Corporation of the Town of Vaughan, is hereby approved in accordance with section 17 of The Planning Act as Amendment No.109 to the Official Plan for the Vaughan Planning Area.

Date *Mar. 24/80*


ORIGINAL SIGNED BY
G. M. FARROW

G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

19-OP-15-109

- 5

I, ROBERT JOSEPH DOUGLAS, 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 duplicate original copy of By-law Number 2-80 passed by the Council of the Town of Vaughan on the 7th day of January, 1980.



R.J. DOUGLAS
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 10th day of January, 1980

THE CORPORATION OF THE TOWN OF VAUGHAN

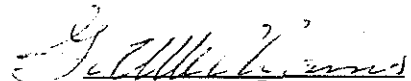
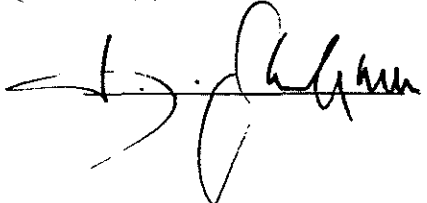
BY-LAW NUMBER 2-80

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

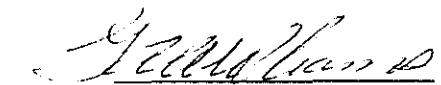
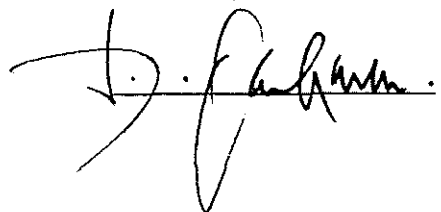
The Council of The Corporation of the Town of Vaughan
ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 109 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" 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 109 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 7th day of January,
1980.

 MAYOR
 CLERK

READ a THIRD time and finally passed this 7th day of
January, 1980.

 MAYOR
 CLERK

AMENDMENT NUMBER 109
to the
OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 109 to the Official Plan of the Vaughan Planning Area", attached hereto, constitute Amendment No. 109

Also attached hereto but not constituting part of the Amendment are Appendices I and II. These contain the background of the Amendment.

PURPOSE

The purpose of this Amendment is to include the lands which are subject hereto into the area subject to Vaughan Official Plan Amendment Number 70 (Thorhill-Vaughan Community Plan) and to permit the existing residential dwelling on the subject lands to be used for a professional office use.

LOCATION

The area subject to this Amendment is located on the west side of Yonge Street, south of Royal Orchard Boulevard, being part of Lot 32, Concession 1 of the Town of Vaughan, and having an area of approximately 12,000 square feet (1114.8 square metres). The lands are more clearly identified on Schedule 'A' and Appendix II attached hereto.

BASIS

The decision to amend the Vaughan Official Plan to permit the proposed professional office use of the subject land was based on the following:

- 1) The proposed professional office use is appropriate at this Highway location, and compatible with the surrounding area uses.
- 2) Professional office uses are generally regarded as low traffic generators and thus the proposal is not expected to contribute significantly to an increase in traffic on Yonge Street, or to constitute a traffic hazard. Furthermore, the on-site parking requirements for such use are relatively low and may be accommodated on the site.
- 3) The nature of the proposed use will permit the renovation of the existing historical building without significant external or internal structural changes.
- 4) The existing building has been recognized in the Ontario and Canadian Inventory of Historic Buildings, as a home worthy of preservation and is so described in the report entitled "Heritage Report - Thornhill, 1979" by the Thornhill Architectural Conservation Advisory Committee.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The lands identified as "Area Subject to this Amendment" on Schedule "A" hereto, may be used for business and professional office purposes, provided that:

- a) The historical aspects of the building which presently exists on the said lands, be conserved and the renovation of the said building proceed without significant changes to its exterior.
- b) The requirements of the Ministry of Transportation and Communications are satisfied.

IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area, pertaining to the lands subject to this amendment, shall be implemented through an amendment to the Zoning By-law and through a Site Development Agreement pursuant to Section 35a of The Planning Act.

INTERPRETATION

The provisions of the Official Plan as amended from time to time regarding the interpretation of that land, shall apply in regards to this amendment.

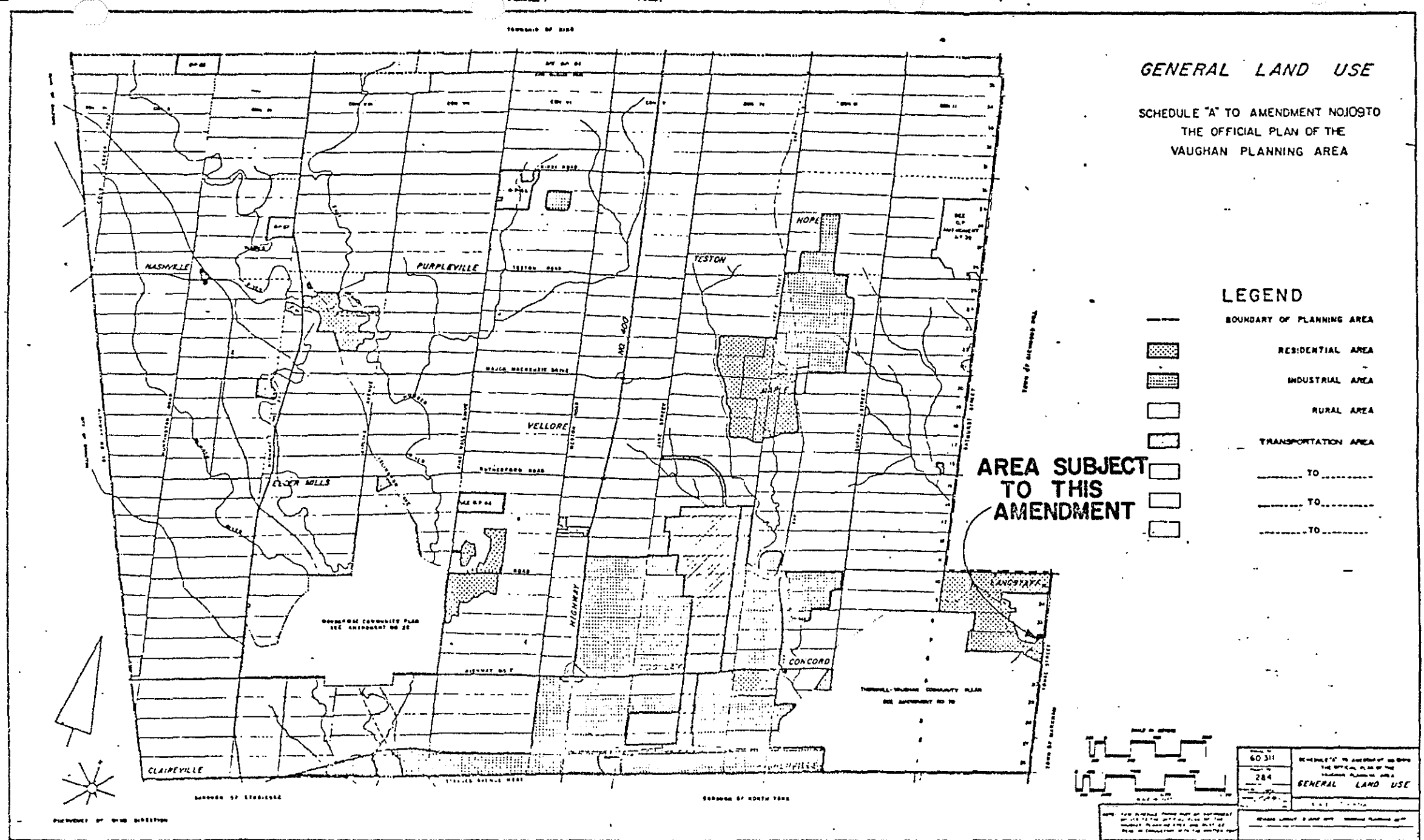
GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO.109 TO
THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

LEGEND

- BOUNDARY OF PLANNING AREA
- [Stippled Box] RESIDENTIAL AREA
- [Cross-hatched Box] INDUSTRIAL AREA
- [White Box] RURAL AREA
- [Hatched Box] TRANSPORTATION AREA
- TO ---
- TO ---
- TO ---

AREA SUBJECT
TO THIS
AMENDMENT



60-311	SCHEDULE "A" TO AMENDMENT NO. 109 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
284	GENERAL LAND USE
Vaughan Planning Board Vaughan, Ontario 1984	

APPENDIX #1

SUMMARY OF PUBLIC HEARING AND
COUNCIL ACTION

This Amendment is the result of an application for appropriate amendments to the Official Plan and Zoning By-law to permit an existing historical 2-storey frame dwelling to be renovated and used for professional office purposes. The approximately 12,000 square foot subject parcel, is designated as "Residential Area" and located on the west side of Yonge Street, south of Royal Orchard Boulevard, being part of Lot 32, Concession 1 of the Town of Vaughan. The subject lands are outside the Parkway Belt Design Area, but remain subject to the Parkway Belt West Regulations until such time as these regulations are amended to permit the proposed uses.

On September 5, 1979, a Public Hearing was held, at which time Vaughan Planning Committee considered this application. No one in the audience spoke on this matter. After due consideration, Planning Committee decided to approve the subject application.

On January 7, 1980, the Council of the Town of Vaughan confirmed Planning Committee's decision on this matter.

**EXISTING LAND USE PLAN showing
PT. LOT 32 CONC. I in the TOWN of VAUGHAN**

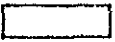

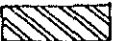

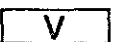
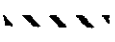
OFFICIAL PLAN AMENDMENT NO. 109

OCTOBER 1979

SCALE: 1" = 500'

○
APPENDIX II

LEGEND

- RESIDENTIAL 
- OPEN SPACE 
- COMMERCIAL 
- INSTITUTIONAL 
- VACANT 
- PARKWAY BELT DESIGN AREA 
- PARKWAY BELT PLANNING AREA 