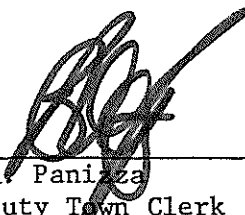


I, ROBERT A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 163 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, without modification, on the 6th day of October, 1983.



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R.A. Panizza  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 20th day of October, 1983.

THE CORPORATION OF THE TOWN OF VAUGHAN


BY-LAW NUMBER 69-83

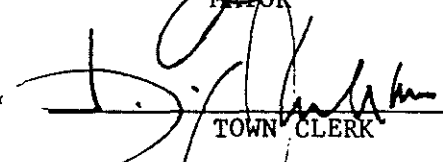
A By-law to adopt Amendment Number 163 to the Official Plan of the Vaughan Planning Area.

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

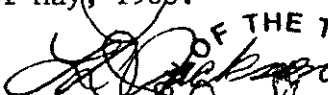
1. THAT the attached Amendment Number 163 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 163 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.

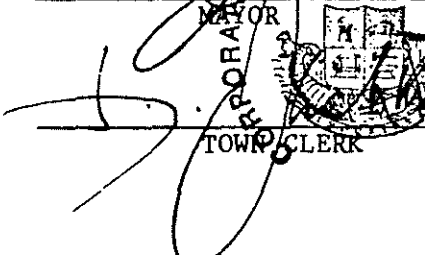
READ a FIRST and SECOND time this 24th day of May, 1983.

  
\_\_\_\_\_  
MAYOR

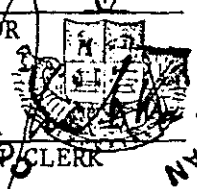
  
\_\_\_\_\_  
TOWN CLERK

READ a THIRD time and finally passed, this 24th day of May, 1983.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
TOWN CLERK

OF THE TOWN OF VAUGHAN



AMENDMENT NUMBER 163  
TO THE  
VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 163 to the Official Plan of Vaughan Planning Area" constitutes Amendment Number 163.

Also attached hereto but not constituting part of this Amendment are appendices I and II.

A PURPOSE

The purpose of this Amendment is to redesignate certain lands shown as "Lands Subject to Amendment Number 163" on Schedule "A" attached hereto from "Low Density Residential" and "Medium Density Residential" to "General Commercial" in accordance with the provisions of Official Plan Amendment 70 to the Vaughan Planning Area, being the Thornhill/Vaughan Community Plan.

B LOCATION

The area subject to this Amendment hereinafter called the "Subject Lands" is located in the Town of Vaughan at the north west corner of Steeles Avenue and proposed Hilda Avenue being Part of Lot 26, Concession 1, more particularly described as Lot 35, Registered Plan 9685 and Part of Lot 19, Registered Plan 1607. The Subject Lands have a frontage on the north side of Steeles Avenue of approximately 80 metres and on the west side of proposed Hilda Avenue of approximately 200 metres and comprise an area of approximately 2.1 ha.

C BASIS

The decision to amend the Official Plan to permit the redesignation of the Subject Lands from "Low Density Residential" and "Medium Density Residential" to "General Commercial" is based upon the following:

- i) The land use designation of "General Commercial" is identical to the designation east of the Subject Lands, and is compatible with a planned office commercial building to the west. This designation represents the most logical land use and is considered as infilling between the existing "General Commercial" designations which extend along the north side of Steeles Avenue from Yonge Street to mid-way to Bathurst Street.

- ii) The size of the Subject Lands represents a significantly sized parcel in terms of being able to site commercial development and will allow for a spacious development in terms of accessibility, parking, landscaping and yards.
- iii) The prime location, accessibility and proximity to the rapid population growth within the Thornhill/Vaughan Community and the City of North York makes commercial development of the Subject Lands desirable due to its exposure on Steeles Avenue and Hilda Avenue.
- iv) The Subject Lands are presently vacant and are not particularly suited for residential use without major provisions for building setbacks, noise abatement and/or visual buffering from the existing "General Commercial" uses and the adverse environmental effects of Steeles Avenue West and proposed Hilda Avenue. As a result, a residential designation is considered inappropriate adjacent to the general commercial uses. "General Commercial" is considered a more compatible land use for the Subject Lands.
- v) A site plan agreement between the owner and the Town will be required for the site to ensure that adequate design is provided with regard to parking, driveway location, berming, landscaping and visual screening measures.

D DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

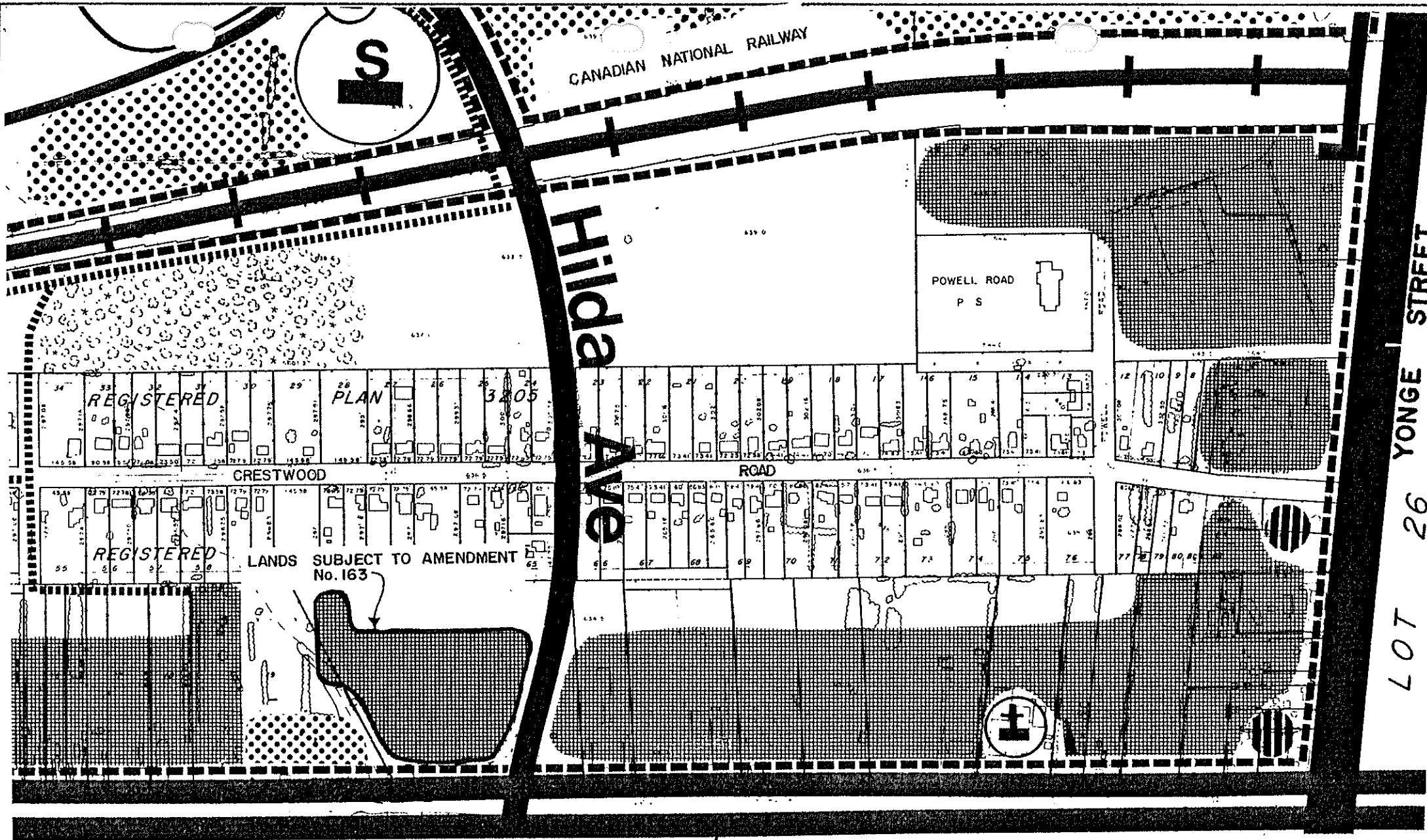
- 1) Schedule "A" of Official Plan Amendment Number 70 of the Vaughan Planning Area is hereby amended by redesignating the lands indicated as "Lands Subject to Amendment Number 163" on Schedule "A" attached hereto from "Medium Density Residential" and "Low Density Residential" to "General Commercial".
- 2) The lands shall be developed in accordance with the commercial zoning standards and site plan guidelines set out for commercial development in the Thornhill/Vaughan Community Plan.

E IMPLEMENTATION

It is intended that the policies in the Official Plan pertaining to the Subject Lands shall be implemented through amendment to the Township of Vaughan restricted area (zoning) By-law 2523 as amended and the execution of a site plan agreement pursuant to Sections 39 and 40 of the Planning Act, R.S.O. 1980 Chapter 379 as amended.

F 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.



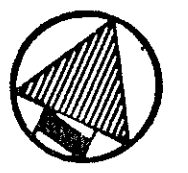
- LEG.
- LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - GENERAL COMMERCIAL
  - SERVICE STATION
  - OPEN SPACE
  - CHURCH
  - SEPARATE ELEMENTARY
  - RESIDENTIAL N'HOODS
  - PEDESTRIAN SYSTEM
  - PROVINCIAL HIGHWAYS
  - MAJOR ARTERIALS
  - MINOR ARTERIALS
  - RESIDENTIAL COLLECTORS

LOT 26 YONGE STREET

THIS IS SCHEDULE 'A'  
TO AMENDMENT NO 163  
ADOPTED THE 24<sup>TH</sup> DAY OF  
MAY, 1983.

"L.D. Jackson"  
MAYOR  
"F.G. Jackson"  
CLERK  
CORPORATION OF THE TOWN OF BRANTFORD

STEELES AVENUE WEST



EXCERPT FROM OPA. 70 SCHEDULE 'A'  
LOT 35, R.P. 9685 & PART 19, R.P. 1607

## APPENDIX I

This document arises from an application to amend the Official Plan in order to redesignate 2.1 ha (approximate) parcel of land from "Low Density Residential" and "Medium Density" to "General Commercial" to permit the use of the lands for commercial purposes. The subject lands are presently vacant.

The subject lands are located at the north west intersection of Steeles Avenue and proposed Hilda Avenue being Part of Lot 26, Concession 1, more particularly described as Lot 35, Registered Plan 9685 and Part of Lot 19, Registered Plan 1607 Town of Vaughan. The owners of the subject lands also own adjoining lands in this area, totalling 5.399 ha.

A Public Hearing was held by the Vaughan Planning Committee on March 1st, 1983 to consider the application for amendment to the Official Plan. A Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands. The following is an excerpt from the Vaughan Planning Committee minutes, dated March 1st, 1983 regarding this application.

### SUMMARY OF PUBLIC HEARING AND COUNCIL ACTION

APPLICATION TO AMEND THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND APPLICATION TO AMEND TOWN OF VAUGHAN BY-LAW 2523 MILLCOVE BUILDERS INC./WILDBRIAR INVESTMENTS INC. FILES OP.5.82 AND Z.8.82

#### LOCATION

Northwest corner of Steeles Avenue and proposed Hilda Avenue, being part of Lot 26, Concession 1, more particularly described as Lot 35, Registered Plan 9685, and Part of Lot 19, Registered Plan 1607, Town of Vaughan. The lands subject to the Official Plan Amendment and Rezoning Applications cover an area of approximately 2.3 ha. Millcove Builders Inc., and Wildbriar Investments Inc., own adjoining lands in this area, totalling 5.399 ha.

#### PROPOSAL

The applicant has applied to the Town of Vaughan for an amendment to the Thornhill/Vaughan Community Plan (OPA #70) to redesignate approximately 2.3 ha (5.7 acres) being the subject lands from "Medium Density Residential" and "Low Density Residential" to "General Commercial".

The applicant has made application to amend Township of Vaughan Zoning By-law 2523 by rezoning the subject lands "Restricted Industrial" (M1) Zone to "Restricted Commercial" (C2) Zone with appropriate exceptions, to permit the use of the lands for commercial purposes.

Mr. L. Leibel was present on behalf of Millcove Builders Inc./Wilbriar Investments Inc.



A resident of Hilda Avenue spoke in opposition to the proposal specifically as it would increase the traffic in the area.

Mr. F. St. John, 75 Crestwood Road, spoke in opposition to the proposal.

The following people tabled a written communication stating their objections to the rezoning to "General Commercial": Mrs. M. Alexion, 88 Crestwood Road; Mr. Alexion, 88 Crestwood Road; and the resident of 89 Crestwood Road.

Mrs. P. Crouteau, Crestwood Road, spoke in favour of the Commercial Development and indicated that it was acceptable to a number of residents of Crestwood Road as it would enable them to sever the backs of their properties.

MOVED by Councillor Chapley  
seconded by Councillor Cox

THAT this item BE DEFERRED to be considered when the review of Official Plan Amendment Number 70 and the plan for the Steeles Avenue Corridor are brought forward by the Consultant.

DEFEATED

MOVED by Mayor Jackson  
seconded by Councillor Cameron

That Official Plan Amendment application File OP.5.82 (Millcove Builders Inc./Wildbriar Investments Inc.) to amend Official Plan Amendment Number 70 (Thornhill/Vaughan Community Plan) to redesignate a 2.3 ha parcel of land at the northwest corner of Steeles Avenue and proposed Hilda Avenue from "Medium Density Residential" and "Low Density Residential" to "General Commercial" BE APPROVED, but that the area of the lands being redesignated be reduced to 2.1 ha, and that the appropriate Official Plan Amendment be prepared and presented to Council for enactment.










That Zoning By-law Amendment application File Z.8.82 (Millcove Builders Inc./Wildbriar Investments Inc.) to rezone the subject lands from "Restricted Industrial" (M1) Zone to "General Commercial" (C2) Zone be heard by Planning Committee at a subsequent date upon the submission of a site plan application.

On March 15, 1983 Council ratified Planning Committee's recommendation.

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT  
NO. 163  
TOWN OF VAUGHAN

### LEGEND

-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  INSTITUTIONAL
-  RETAIL COMMERCIAL
-  GARDEN CENTRE
-  SERVICE STATION
-  CAR SALES
-  VACANT

DATE: MARCH 18, 83  
NOT TO SCALE

