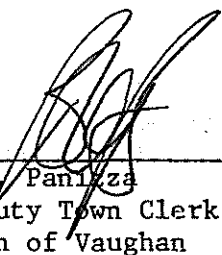


I, R.A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 173 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, without modification, on the 13th day of March, 1984.



R.A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 30th day of March, 1984.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 282-83

A By-law to adopt Amendment Number 173 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 173 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 173 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 14th day of November, 1983.

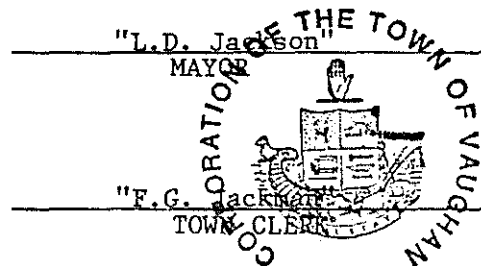
"L.D. Jackson"

MAYOR

"F.G. Jackman"

TOWN CLERK

READ a THIRD time and finally passed, this 14th day of November, 1983.



AMENDMENT NUMBER 173

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment No. 173" constitutes Amendment No. 173 to the Official Plan of the Vaughan Planning Area. Also attached hereto but not constituting part of this Amendment are Appendices I and II.

I PURPOSE

The purpose of this Amendment is to change the land use designation of certain lands, shown as "Area Subject to Amendment No. 173" on the attached Schedule "A" from "Medium Density Residential" to "General Commercial" to permit the development of the subject lands for commercial purposes.

II LOCATION

This Amendment applies to lands located at the northeast corner of Dufferin Street and Steeles Avenue, part of Lot 1, Concession 2, in the Town of Vaughan. The said lands comprise approximately 3.9 ha and are shown as "Area Subject to Amendment No. 173" on Schedule "A" and are hereafter referred to as the "subject lands."

III BASIS

The decision to redesignate the subject lands from "Medium Density Residential" to "General Commercial" is based on the following considerations:

- a) The location of the subject lands at the intersection of two arterial roads is ideally suited for general commercial development. It is located at the southern boundary of the Town of Vaughan adjacent to the City of North York. It is a highly accessible property located along the Dufferin-Steeles traffic corridors and drawing upon a sub-regional level of population.
- b) The abutting land uses on the three remaining corners of the Dufferin Street and Steeles Avenue intersection are either used for or proposed for commercial and industrial development. The commercial development of the subject lands is considered compatible with those adjacent uses.
- c) The subject lands form a triangular-shaped parcel that is bounded by two major arterial roads, a tributary of the West Don River, and located immediately to the south of the valley lands abutting the Canadian National Railway tracks. Due to these abutting environmental factors and the fact that the lands are physically isolated from any existing or proposed residential neighbourhoods, it is considered that the subject lands are best suited for non-residential development.

- d) The valley lands to the east are controlled by the Metropolitan Toronto and Region Conservation Authority as they fall within the floodplain of the Don River. Any development plans will be reviewed by M.T.R.C.A. with specific attention paid to the preservation of the valley lands.
- e) A site plan agreement between the owner and the Town will be required for this site to ensure that an acceptable design is provided with regard to parking, driveway location (in consultation with the Municipality of Metropolitan Toronto and the Regional Municipality of York), berming, landscaping, lot grading, and servicing measures. The subject lands are covered by an abundant amount of mature vegetation. The valley slopes have relatively dense tree cover and on the table lands are located clusters of trees. By a site plan agreement, the location of buildings, driveways, and parking areas, will be located in a manner complimentary to the existing physical features (i.e. wooded areas) of the site.
- f) Full municipal services will be provided to this site prior to development taking place.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

- a) Schedule "A" to Amendment Number 70 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands shown on Schedule "A" to this Amendment as "Area Subject to Amendment No. 173" from "Medium Density Residential" to "General Commercial".
- b) Notwithstanding Section 2.2.3.6(a) of Amendment Number 70 to the Official Plan of the Vaughan Planning Area respecting permitted uses, the following provisions apply to the subject lands:

Permitted uses on the subject lands include: hotels, motels and restaurants; specialized retail stores of a sub-regional nature including furniture, appliance and hardware sales; catalogue sales, office commercial and office buildings; medical centres; electronic and high technology equipment sales; financial establishments; automobile accessories; sporting goods, art stores, printing and office supplies.

- c) 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. The said site plan shall require that existing mature tree stands shall be preserved wherever possible.

The subject lands are owned by more than one property owner and a mutual access point onto Dufferin Street may be required. Access to the subject lands will require the approval of Metro Roads and Traffic onto Steeles Avenue, and Regional Municipality of York's Engineering Department onto Dufferin Street.




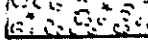

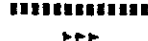




V IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through amendment to the Town of Vaughan Restricted Area (Zoning) By-law pursuant to Section 34 of the Planning Act, 1983 and through site plan control pursuant to Section 40 of the Planning Act, R.S.O. 1980, Chapter 379.

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.

LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  RESIDENTIAL NEIGHBOURHOOD
-  PEDESTRIAN SYSTEM
-  PUBLIC SECONDARY SCHOOL
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  RESIDENTIAL COLLECTOR ROAD

SCALE:

0 400 FT.

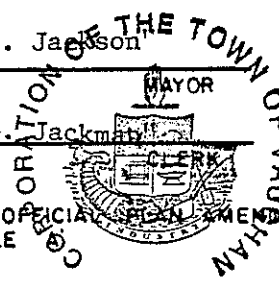
DATE:

83/10/26

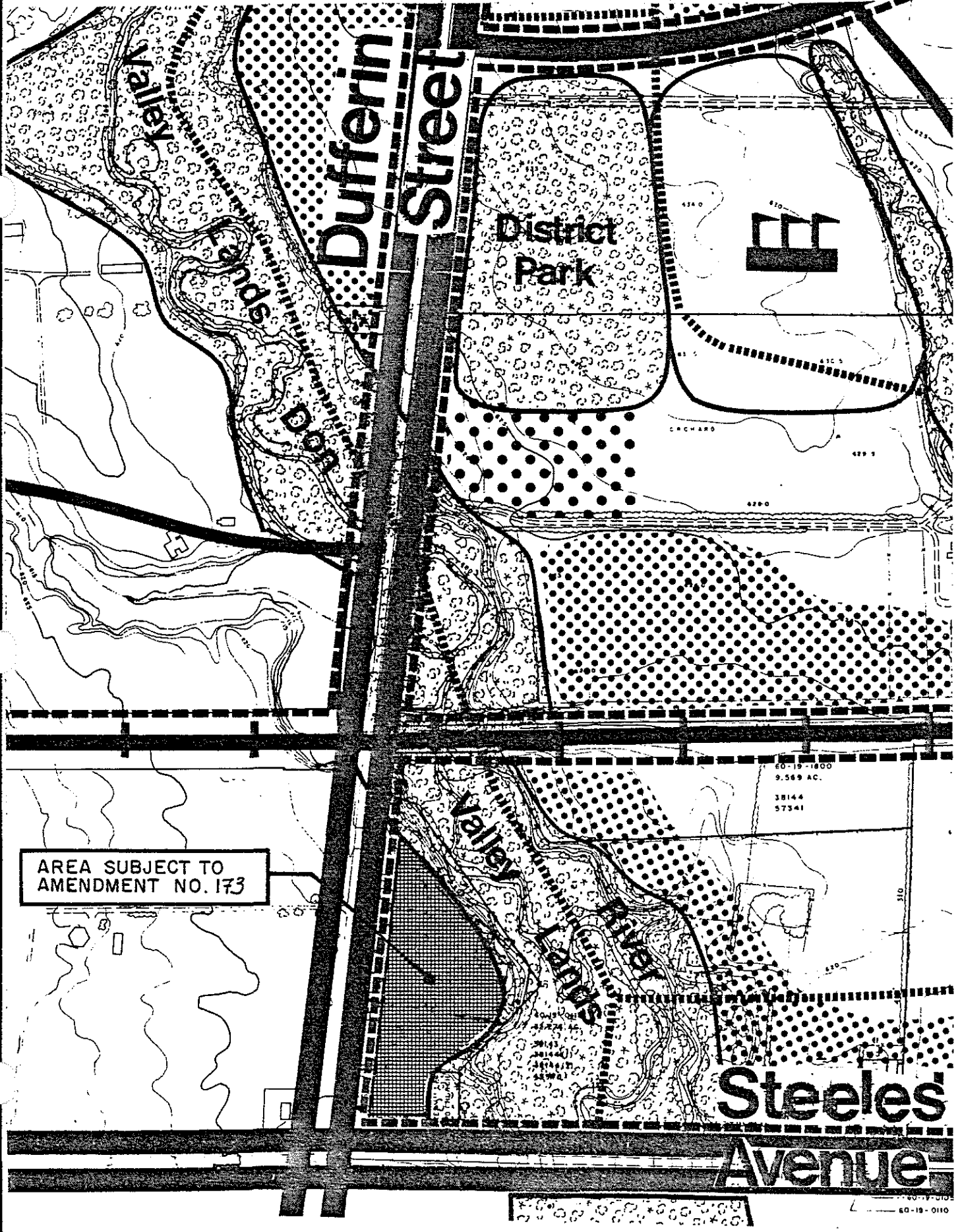
THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 173
ADOPTED THE 14TH DAY OF NOVEMBER,
1983.

"L.D. Jackson

"F.G. Jackson



EXCERPT FROM OFFICIAL PLAN AMENDMENT
NO. 70 SCHEDULE



AREA SUBJECT TO
AMENDMENT NO. 173

60-19-1600
9.569 AC.
38144
57341

Steeles Avenue

APPENDIX I

This document arises from an application submitted to amend the Official Plan pursuant to Section 23 of the Planning Act, and application submitted to amend the Zoning By-law pursuant to Section 34 of the Planning Act, 1983, to permit the redesignation of a 3.9 ha parcel of land from "Medium Density Residential" to "General Commercial". The subject lands are located at the northeast corner of Steeles Avenue and Dufferin Street, having a frontage of 135 metres on Steeles Avenue and 335 metres on Dufferin Street. The lands are part of Lot 1, Concession 2, Town of Vaughan.

On October 12th, 1983, Vaughan Council held a Public Hearing on the matter and passed the following resolution:

"THAT the permitted uses under "Standard General Commercial" do not include funeral homes and retail warehousing.

THAT Staff be directed to prepare an appropriate Official Plan Amendment to redesignate the subject lands to "General Commercial", with policies regarding permitted uses, access and the integration of wooded areas in the site development, as outlined in the Staff Report P.83.42.

THAT the implementing zoning by-law to accommodate the proposed restaurant at the southerly portion of the subject lands be presented to Council when the Official Plan Amendment has been approved by the Ministry of Municipal Affairs and Housing, and the site plan has been approved by Council Committee.

AND THAT the rezoning of the balance of the lands shall be the subject of a subsequent staff report and public hearing when related site development details are determined."




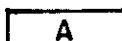


APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 173

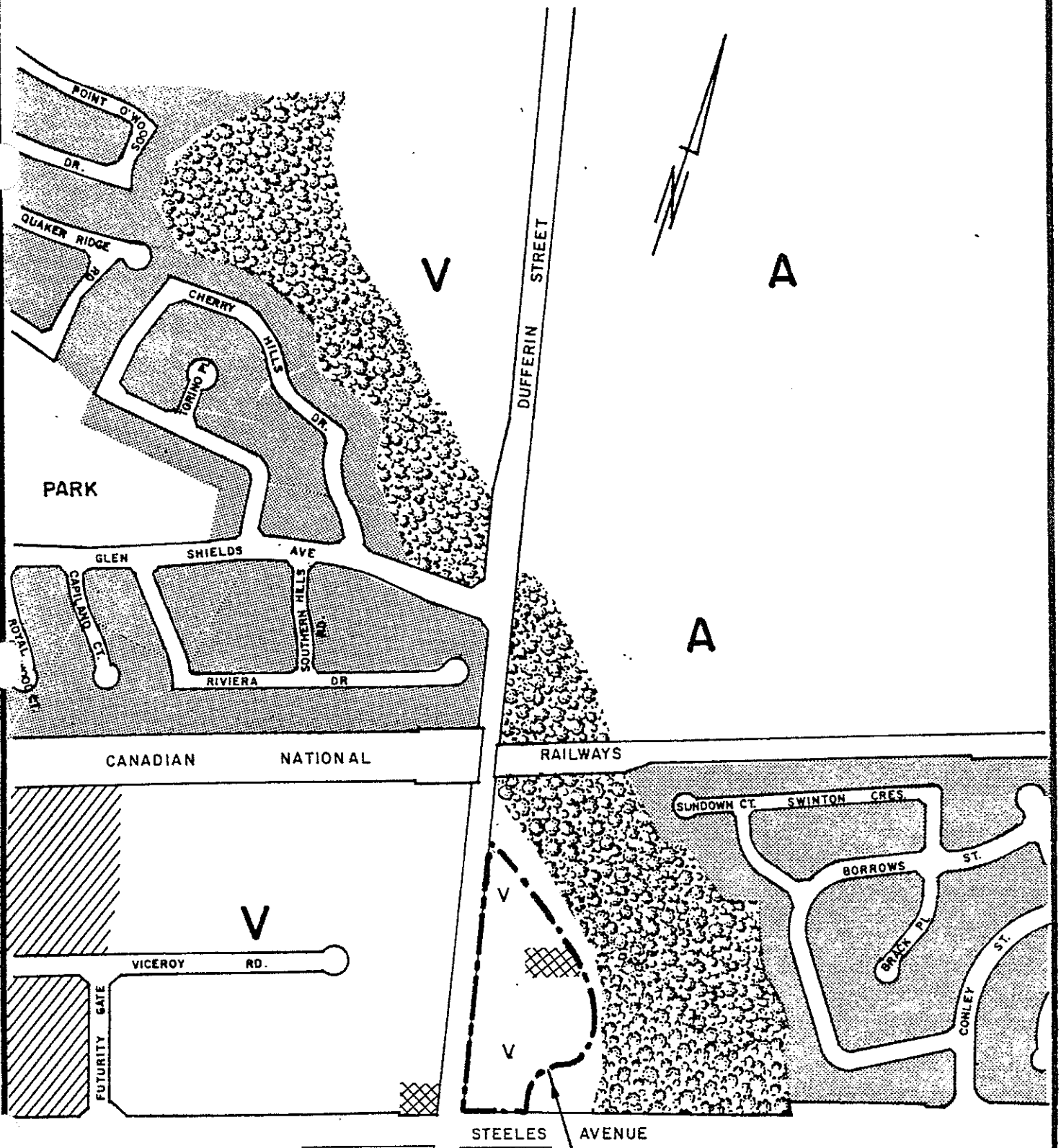
TOWN OF VAUGHAN

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  OPEN SPACE
-  A AGRICULTURAL
-  V VACANT
-  COMMERCIAL

DATE: 83/10/26

SCALE: 0  600 FT.



AREA SUBJECT TO
AMENDMENT NO. 173