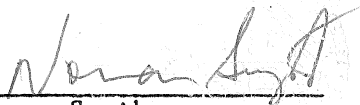


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 393 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modifications, on the 9th day of June, 1992.


Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 16th day of June, 1992.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 93-92

A By-law to adopt Amendment Number 393 to the Official Plan of the Vaughan Planning Area.

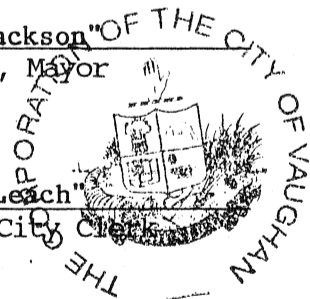
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 393 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 393 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 23rd day of March 1992.

"L.D. Jackson"
L. D. Jackson, Mayor

"J.D. Leach"
J. D. Leach, City Clerk



**AMENDMENT NUMBER 393
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 393 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 393.

Also attached hereto but not constituting part of the Amendment is Appendices I and II.

Mar. 18/92
LEGAL
APPROVED
CONTENTS
FORM
TOF/pl

I PURPOSE

The purpose of this Amendment is to grant a site specific exception to Official Plan Amendment No. 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan), to permit the construction of two one-storey commercial buildings on the subject lands. The subject lands are currently designated "Residential" by Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) and "Maple Commercial Core Area" by Amendment No. 350 (Maple Community Plan Review). Accordingly, this amendment changes the designation from "Residential" to "Maple Commercial Core Area." As the timing of the approval of Amendment No. 350 is uncertain, the applicant has requested to proceed by way of a site specific amendment.

II LOCATION

The lands shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 393" are located on the east side of Keele Street south of Major Mackenzie Drive, being Part of Lot 20, Concession 3, City of Vaughan. The lands are described as Part 24, Part 25, Part 26, Part 27, Part 28 and Part 29 of Reference Plan 65R-15311. The lands have a total frontage of 146.36 metres on the east side of Keele Street. The site area is approximately 8,523 square metres.

III BASIS

The decision to amend the Official Plan to permit commercial uses on the subject lands is based on the following considerations:

- a) The subject site fronts onto Keele Street. This road is an arterial road functioning as the main street for the core area of Maple.
- b) The development criteria and standards contained in the Maple Commercial Core Area policies in paragraphs 2.2 b) and c) of Official Plan Amendment No. 150 shall apply to the site.

- c) Lands north of the site are designated "Maple Commercial Core Area" under Official Plan Amendment No. 150. The primary uses permitted are retail stores, personal service shops, business and professional offices, restaurants, public uses and cultural entertainment facilities. The proposed use represents a natural extension of the Maple Commercial Core Area and therefore, will not conflict with surrounding land uses.
- d) The subject lands have access to municipal sanitary sewers and water supply.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) is hereby amended by:

1. Amending Schedule "A" "Land Use Plan" by redesignating the lands shown as "Area Subject to Amendment No. 393" on Schedules "1" and "2" attached hereto from "Residential" to "Maple Commercial Core Area".

V IMPLEMENTATION

It is intended that the policies of this Amendment shall be implemented through an amendment to the Vaughan zoning by-law and through a site plan agreement pursuant to Section 40 of the Planning Act, 1983.

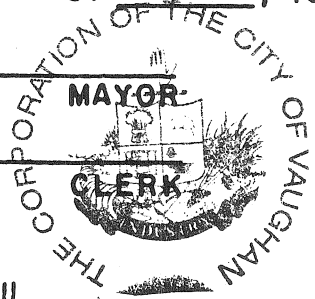
VI INTERPRETATION

The provisions of Official Plan Amendment No. 150 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 'I'
TO AMENDMENT NO. 393
ADOPTED THE 23 DAY OF MARCH, 1992.

"L.D. Jackson"

"J.D. Leach"

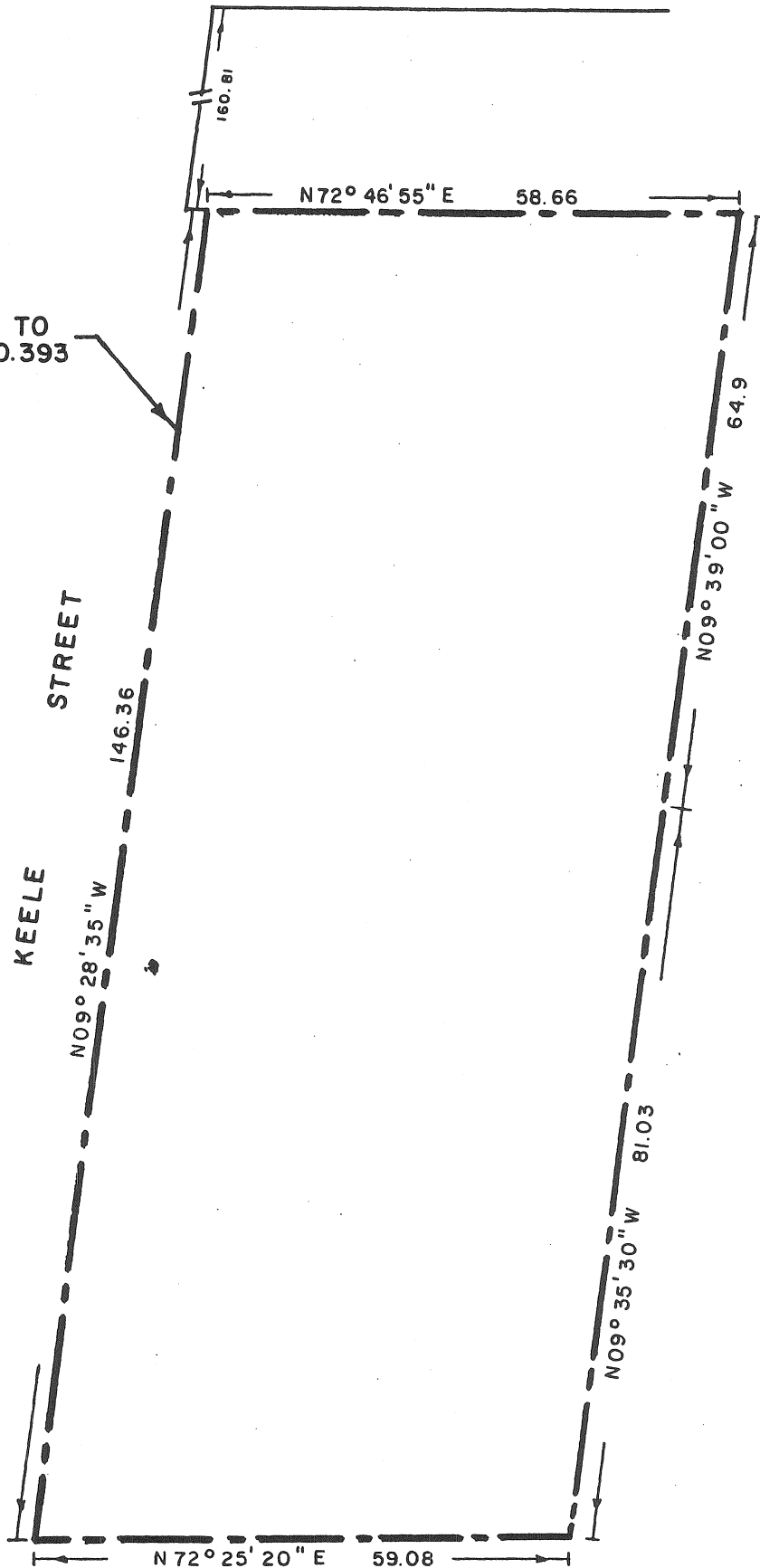


LOCATION: PART OF LOT 20, CONCESSION 3,
PARTS 24, 25, 26, 27, 28 AND 29, PLAN 65R-15311

NOT TO SCALE

MAJOR MACKENZIE DRIVE

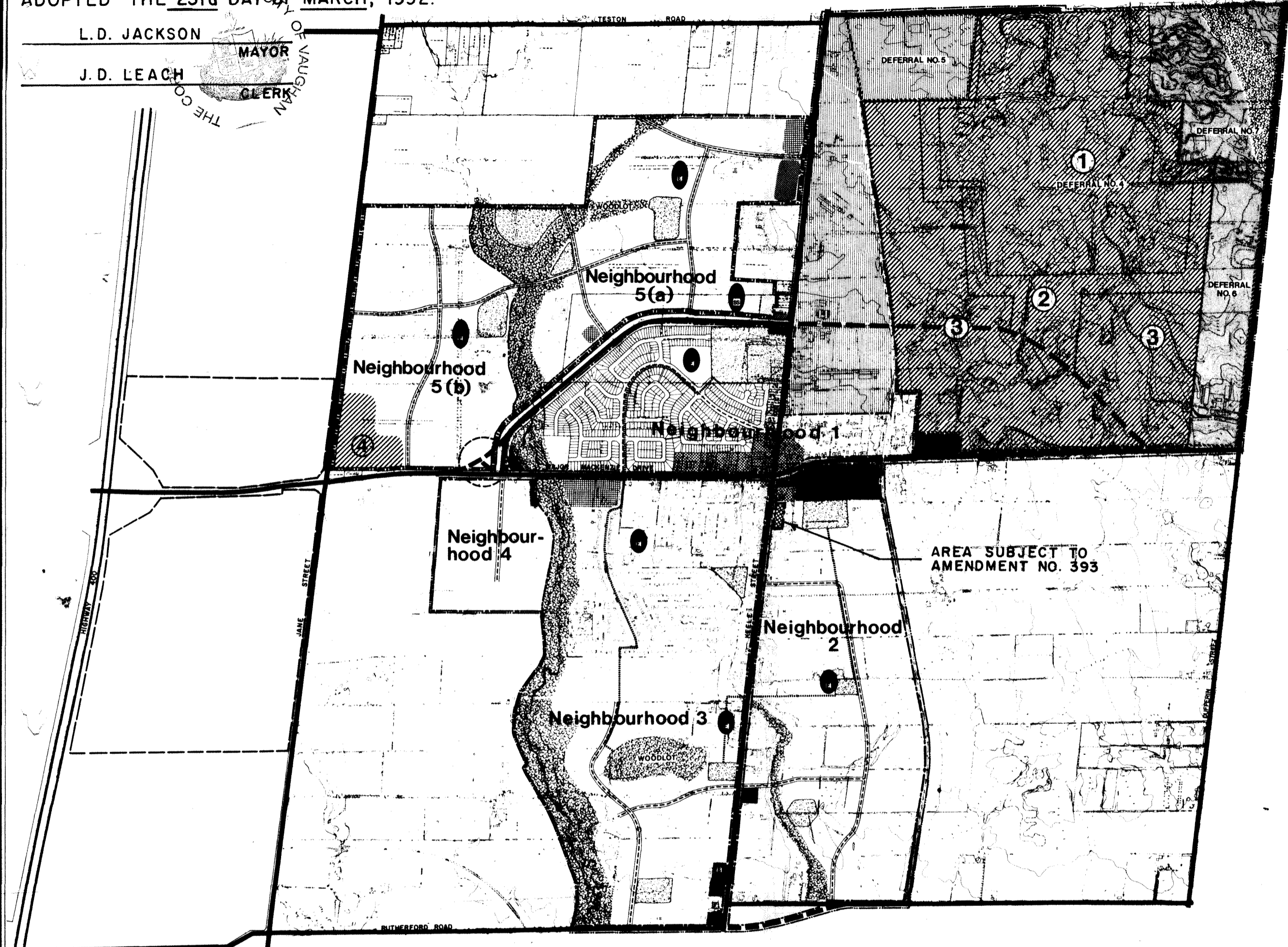
AREA SUBJECT TO
AMENDMENT NO. 393



THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 393
 ADOPTED THE 23rd DAY OF MARCH, 1992.

L.D. JACKSON
 MAYOR

J.D. LEACH
 CLERK



SCHEDULE 'A' LAND USE PLAN

LEGEND

- | | |
|-------------|-------------------|
| Residential | Institutional |
| Industrial | Elementary School |
| Open Space | Secondary School |
| Park | Firehall |
| | Rural |
| | Pedestrian System |

- ### Commercial
- Maple Commercial Core Area
 - Community Commercial Centre
 - Local Convenience Commercial
 - Office Commercial
 - Service Centre

- ### ROADS
- Existing Arterial
 - Proposed Arterial
 - Feeder

- ### Special Use Areas
- Sanitary Landfill
 - Buffer Area
 - Aggregate Extraction
 - Further Study Area
 - O.P.A. 150 Boundary
 - Area Subject to Amendment 290
 - Neighbourhood Boundary



OPA 150
 Schedule 'A'
 As Amended

**MAPLE
 COMMUNITY
 PLAN**

APPENDIX 1

Summary of Council Action

The lands subject to this amendment are located on the east side of Keele Street south of Major Mackenzie Drive, being part of Lot 20, Concession 3 in the City of Vaughan, consisting of approximately 0.85 ha. The purpose of this amendment is to amend Schedule "A" Land Use Plan of OPA #150 (Maple Community Plan) by redesignating the subject lands from "Residential" to "Maple Commercial Core Area". The lands subject to this amendment will be subject to the "Maple Commercial Core Area" policies contained in OPA #150.

On September 6, 1989 Vaughan Council considered two official plan amendment applications (files OP.67.87 and OP.92.88) at a public hearing. The lands included within these applications consisted of approximately 1.37 ha on the east side of Keele Street extending easterly to the east side of Oakdale Road. At the public hearing Council passed the following motion:

"That applications OP.67.87 and OP.92.88 (666370 Ontario Inc. and 640604 Ontario Inc.) be supported; and

That the required commercial Official Plan designations be formally approved and established as part of the Maple Community Plan Review;

And that the applications Z.166.87 and Z.182.88 be approved but the zoning by-laws not be enacted until:

- a) the approval by Council of the Official Plan Amendment resulting from the Maple Community Review;
- b) the approval by Council of the required site plan application;

In accordance with Vaughan Council's motion of September 6, 1989 the lands included in applications OP.67.87 and OP.92.88 were designated "Maple Commercial Core Area" in OPA #350 as adopted by Vaughan Council on September 17, 1990.

Following the adoption of OPA #350, at a public hearing on June 19, 1991, Vaughan Council considered a request from the the owners of the lands to modify OPA #350 to redesignate the easterly portion (approximately 0.526 ha) of the lands included in applications OP.67.87 and OP.92.88 fronting onto Oakdale Road from "Maple Commercial Core Area" to "Low Density Residential". The purpose of the request was to permit the development of the easterly portion of the lands fronting onto Oakdale Road for single family residential purposes.

At the June 19, 1991 public hearing, Council passed the following motion:

"That the Ministry of Municipal Affairs and Region of York be advised that the City of Vaughan has no objection to the requested modification to OPA #350 to redesignate the lands shown as Subject Lands on Attachment #2 to the June 19, 1991 Staff Report, from "Maple Commercial Core Area" to "Low Density Residential".

The lands subject to Official Plan Amendment #393 consist of the remaining 0.85 ha westerly portion of the lands considered in applications OP.67.87 and OP.92.88, fronting onto Keele Street.

At the December 17, 1991 Council meeting, the owner's planning consultant appeared on deputation requesting that Council direct staff to separate the lands subject to this amendment from Official Plan Amendment #350. At the meeting Council passed the following motion:

"That staff be directed to contact the Minister and to set up appropriate meetings as soon as possible to request that some plans from the existing Maple Community Plan be allowed to proceed prior to complete approval of Official Plan Amendment #350, failing which that this matter be allowed to proceed independently of Official Plan Amendment #350."

Planning staff have met with staff from the Ministry of Municipal Affairs on Official Plan Amendment #350. As of the date of the adoption of this Amendment by Council, the redesignation of the subject lands through OPA #350 has not been approved by the Minister of Municipal Affairs.

The owner has requested that in accordance with Council's motion of December 17, 1991 that this Amendment be considered by Council on March 23, 1992.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 393

CITY OF VAUGHAN

LOCATION: PART OF LOT 20, CONCESSION 3,
PARTS 24, 25, 26, 27, 28 AND 29, PLAN 65R-1531I

LEGEND

-  RESIDENTIAL
-  COMMERCIAL

DATE: 92/03/13

SCALE: 0  500 FT.

