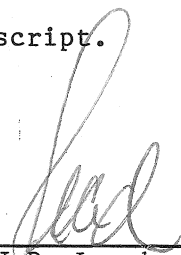


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 463 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, with modifications, on the 10th day of January, 1996. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of January, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 257-95

A By-Law to adopt Amendment Number 463 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 463 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 463 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.

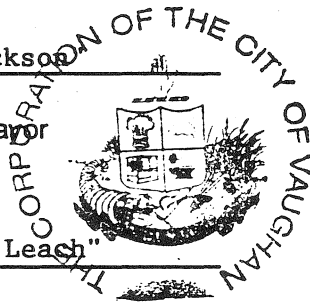
READ a FIRST, SECOND and THIRD time and finally passed this 5th day of September, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



**AMENDMENT NUMBER 463
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment 463 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 463.

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



I. PURPOSE

The purpose of this official plan amendment is to amend the provisions of the commercial area designation of OPA #160 (Kleinburg-Nashville Community Plan) to allow for the introduction of multiple residential units in a proposed commercial development.

II. LOCATION

The lands subject to this amendment, as shown on Schedule "1" attached hereto as "Subject Lands", are located on the west side of Islington Avenue, south of Nashville Road, known municipally as , 10462 Islington Avenue, and more particularly described as Lots 31, 32 and 33, of Registered Plan 9, including the road allowance that is the southerly 33 feet (approximately 10.058 metres) of Lot 31, and the former road allowance between Lots 30 and 31, of Registered Plan 9, in Lot 24, Concession 8, City of Vaughan.

III. BASIS

The decision to amend the official plan is based on the following considerations:

1. The addition of residential uses, in a mixed residential/commercial form, would add to the character of Kleinburg Commercial Core;
2. The eating establishment, with an outdoor patio, compliments the current commercial nature of the Kleinburg Core, serving both visitors and residents of the community;
3. The amendment includes wording to ensure that the development occurs in a manner that is sensitive to the existing Kleinburg streetscape.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 160 to the Official Plan of the Vaughan Planning Area (Kleinburg/Nashville Community Plan) is hereby amended by:

1. Adding the following paragraph to Subsection 4.3 "Commercial":
 - "6. In addition to the uses currently permitted, residential units and an eating establishment (with an outdoor patio) may be permitted on the lands, located on the west side of Islington Avenue, south of Nashville Road, as shown on Schedule "1" to

Amendment No. 463, subject to the following policies:

- i) The number of residential units and size of the eating establishment shall be a function of an approved zoning amendment application and a site development approval;
- ii) The massing and design of the development shall be complementary and sensitive to the existing village character of the core area and streetscape of Islington Avenue;
- iii) Public access from Islington Avenue through the property to the open space lands abutting the west shall be provided to the satisfaction of the City;
- iv) *Prior to the issuance of a building permit for the development of the subject lands, the Region of York shall have reviewed the site plan for the purpose of confirming that sewage treatment capacity is available;*
- v) The development shall recognize the value of the fisheries resources of the Humber River and the need for the development to take place in such a manner as to minimize negative impacts that can result from development including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site."

V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented through an amendment to the Vaughan Zoning By-law and the execution of a site development agreement, pursuant to the Planning Act.

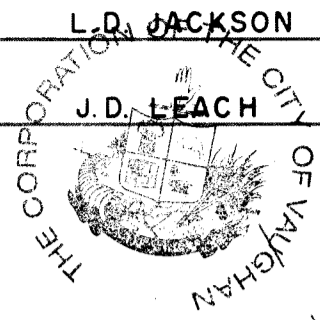
VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan apply with respect to this Amendment.

THIS IS SCHEDULE 'I'
 TO AMENDMENT NO. 463
 ADOPTED THE 5th DAY OF SEPTEMBER, 1995.














L.D. JACKSON
 MAYOR

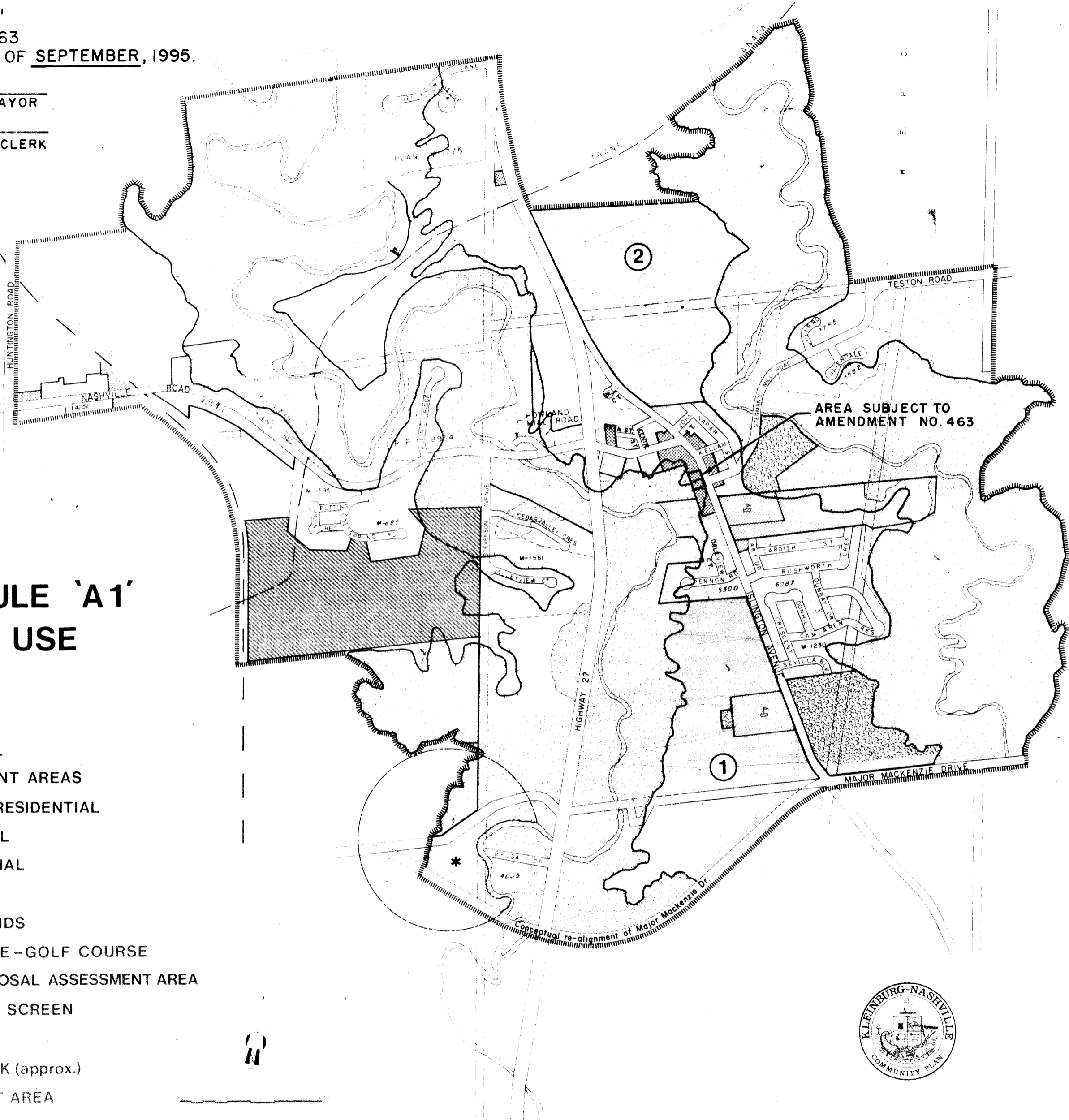
J.D. LEACH
 CLERK



SCHEDULE 'A1' LAND USE

LEGEND

-  RESIDENTIAL
-  DEVELOPMENT AREAS
-  SUBURBAN RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARK
-  VALLEY LANDS
-  SPECIAL USE - GOLF COURSE
-  WASTE DISPOSAL ASSESSMENT AREA
-  LANDSCAPE SCREEN
-  RURAL
-  TOP OF BANK (approx.)
-  AMENDMENT AREA



APPENDIX I

The subject lands are located on the east side of Islington Avenue, south of Nashville Road.

The purpose of the amendment is to allow the subject lands to be developed for a mixed residential/commercial building. The amendment provides policies to ensure that the building that is ultimately constructed is complementary to the historic nature of the Kleinburg Core Area. The amendment also requires that prior to development occurring the Region of York shall have confirmed the availability of sewage and water capacity.

On April 10, 1995, at a Council Public Hearing Vaughan Council passed the following resolution:

"THAT the following recommendation of the Commissioner of Planning, dated April 10, 1995 be APPROVED subject to the deletion of the word "scale" and insertion of the word "massing" in section A.2.i):

- A. THAT Official Plan Amendment Application OP.94.028 (802282 Ontario Limited), BE APPROVED, subject to the following conditions:
1. That prior to the enactment of the Official Plan Amendment, the applicant shall have submitted for review and have approved a tree inventory and assessment report to the satisfaction of the Vaughan Parks Department. This report shall include, but not be limited to, the intended remedial treatment of any damaged vegetation as a result of site work conducted by the applicant.
 2. That the Official Plan Amendment:
 - i) establish objectives to ensure that the massing and design of the development is complementary and sensitive to the existing village character of the core area and streetscape of Islington Avenue;
 - ii) require that prior to any development occurring on site, the Region of York has confirmed that adequate sewage and water capacity is available for this development;
 - iii) access be provided from Islington Avenue to the Open Space lands to the satisfaction of the Parks Department;
 - iv) include the City-owned road allowance in the lands to be redesignated.
- B. That Zoning Amendment Application Z.94.107 (802282 Ontario Limited), BE RECEIVED, and brought back to a future Committee of the Whole Meeting with a site plan application incorporating the comments and concerns included in this report."