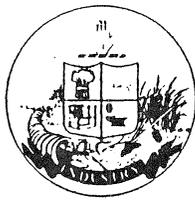


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 401 to the Official Plan of the Vaughan Planning Area, which was approved without modification on the 30th day of May, 1995.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 8th day of June, 1995.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 196-92

A By-law to adopt Amendment Number 401 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 401 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "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 401 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 22nd day of June 1992.

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

"N. Smyth"
~~J. D. Leach, City Clerk~~
NORMAN SMYTH
DEPUTY CITY CLERK



**AMENDMENT NUMBER 401
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 401 to the Official Plan of the Vaughan Planning Area constitute Amendment No. 401.

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



I PURPOSE

The purpose of this amendment is to amend Amendment No. 160 to the Official Plan of the Vaughan Planning Area (Kleinburg/Nashville Community Plan) to redesignate the subject lands from "Residential" to "Commercial".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" as "Lands Subject to Amendment No. 401". The Subject Lands are located on the southeast corner of Islington Avenue and John Street, in Lot 24, Concession 8, City of Vaughan. The lands are known municipally as 10535 Islington Avenue and are situated in the Kleinburg Community.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands are located adjacent to the northerly limit of the Kleinburg Commercial Core. The inclusion of this site within the core area would be a logical extension of this area. John Street would more appropriately act as the division between residential and commercial uses along Islington Avenue.
2. The residential structure located on the Subject Lands has been designated as a heritage building under the Ontario Heritage Act. The proposed redesignation to commercial would not result in any exterior changes to the structure. The structure would remain in its present form adding to the character of the Kleinburg Commercial Core.

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. Amending Schedule "A1" (Land Use) by redesignating the Subject Lands from "Residential" to "Commercial" in the manner shown on Schedule "1" attached hereto.

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, 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 shall apply with respect to this amendment.

THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 401
 ADOPTED THE 22nd DAY OF JUNE, 1992.

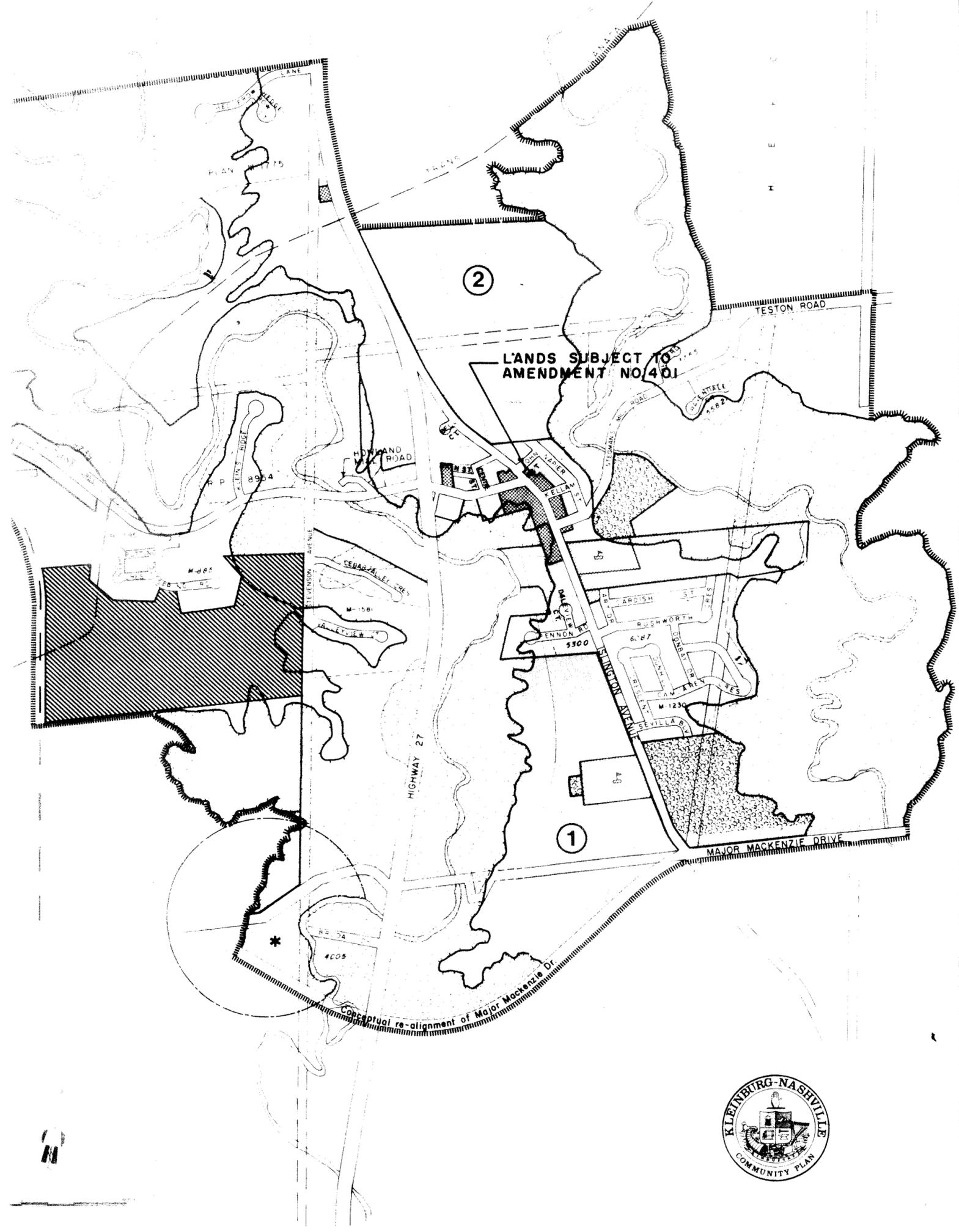
L. D. JACKSON
 MAYOR

N. SMYTH
 DEPUTY CLERK

SCHEDULE 'A1' LAND USE

LEGEND

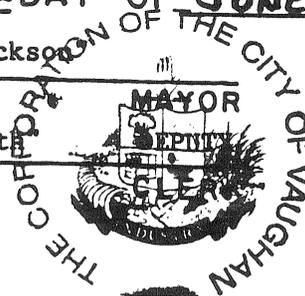
-  RESIDENTIAL
-  DEVELOPMENT AREAS
-  SUBURBAN RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARK
-  VALLEY LANDS
-  SPECIAL USE - GOLF COURSE
-  WASTE DISPOSAL ASSESSMENT AREA
-  LANDSCAPE SCREEN
-  RURAL
-  TOP OF BANK (approx.)
-  AMENDMENT AREA



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 401
ADOPTED THE 22 DAY OF JUNE, 1992.

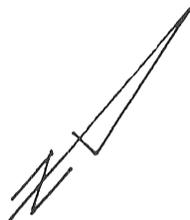
"L.D. Jackson

"N. Smyth



LOCATION: PART OF LOTS 32 AND 33, PLAN 275

SCALE : 0  5 m



LANDS SUBJECT TO
AMENDMENT NO. 401

JOHN STREET

N35°51'30"E

34.28m (112.47ft.)

GARAGE

DRIVEWAY

2 STOREY
DWELLING

PORCH

N54°10'00"W

27.18m (89.19ft.)

N55°10'30"W

27.438m (90.02ft.)

N36°16'10"E

34.76m (114.05ft.)

ISLINGTON AVENUE NORTH

APPENDIX I

The lands are located on the southeast corner of Islington Avenue and John Street, in Lot 24, Concession 8, City of Vaughan. The lands are known municipally as 10535 Islington Avenue and are situated in the Kleinburg Community. The purpose of this amendment is to amend Amendment No. 160 to the Official Plan of the Vaughan Planning Area (Kleinburg/Nashville Community Plan) to redesignate the subject lands from "Residential" to "Commercial".

On February 3, 1992, Vaughan Council held a public hearing meeting in respect of Official Plan Amendment application and Zoning By-law Amendment application OP.68.89 and Z.141.89 (Lea Vivot). In respect of the above, Council adopted the following motion:

"THAT Official Plan Amendment Application OP.68.89 and Zoning Amendment Application Z.141.89 (Lea Vivot), BE APPROVED, subject to the following conditions:

1. That the Official Plan Amendment:
 - a) Redesignate the subject lands from "Residential" to "Commercial".
2. That the implementing Zoning By-law:
 - a) Rezone the lands from R1 Residential Zone to C1 Restricted Commercial Zone.
 - b) Restrict permitted uses to single family detached dwelling, a retail store and/or residential apartment unit and a single family detached dwelling.
 - c) Require two parking spaces for residential uses only.
 - d) Provide for any necessary exceptions to the Commercial Zone yard and landscaping requirements."

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 401

CITY OF VAUGHAN

LOCATION: PART OF LOTS 32 AND 33, PLAN 275

LEGEND



RESIDENTIAL



COMMERCIAL

DATE: 92/05/25

SCALE: 0 200 FT.

