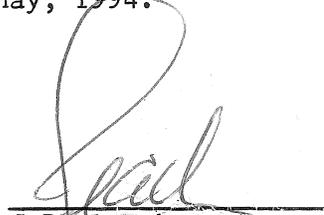
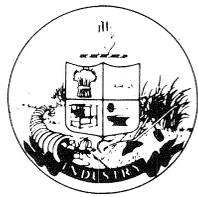


I, J.D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 420 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 6th day of May, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of May, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 107-93

A By-law to adopt Amendment Number 420 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 420 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "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 420 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 19th day of April 1993.

A handwritten signature in cursive script, appearing to read "L. D. Jackson", written over a horizontal line.

L. D. Jackson, Mayor

A handwritten signature in cursive script, appearing to read "V. Leskie", written over a horizontal line.

V. Leskie, Acting Deputy Clerk

AMENDMENT NUMBER 420
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 420 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 420.

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



I. PURPOSE

The purpose of this Amendment is to provide for a site specific amendment to Amendment No. 107 to the Official Plan of the Vaughan Planning Area in order to allow retail stores on the subject property.

II LOCATION

The lands subject to this amendment are located at the northeast corner of Highway No. 7 and Creditstone Road, being Part 6 of Reference Plan 65R-8935, municipally known as 2780 Highway No. 7, in Lot 6, Concession 4, City of Vaughan. The site is shown as "Area Subject to Amendment No. 420" on Schedule "1" attached hereto and, is hereinafter referred to as the "Subject Lands".

III BASIS

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

1. The Subject Lands are designated "Service Commercial" by Official Plan Amendment No. 107 as amended by OPA No. 207. Under this designation, an office building containing a bank, restaurant and business and professional offices is permitted.
2. Retail stores on part of the ground floor are considered compatible with the currently permitted uses on the site and the character and design of the existing building. The "Subject Lands" are part of a large industrial complex. The lands to the west are designated "Service Commercial" by Official Plan Amendment No. 207. The lands to the north and east are designated "Industrial" by Official Plan Amendment No. 107; to the south, the lands are designated Industrial by Official Plan Amendment No. 4. Therefore, service commercial at this intersection node, with an expanded range of uses is seen to be appropriate.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

That Official Plan Amendment No. 107 to the Official Plan of the Vaughan Planning Area as amended by OPA No. 207, is hereby further amended by adding the following sentence to the end of subparagraph 1. of Section 2.2.3 (d), Service Commercial Areas:

"Retail stores having a maximum gross floor area of 1,223 sq.m shall be permitted."

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 by way of an amendment to the Vaughan Zoning By-law.

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.

APPENDIX 1

The Subject Lands are located on the northeast corner of Highway No. 7 and Creditstone Road, being Part 6 of Reference Plan 65R-8935, and municipally known as 2780 Highway No. 7, in Lot 6, Concession 4, City of Vaughan.

The Official Plan Policies of OPA No. 107, as amended by OPA #207 does not permit retail stores in a "Service Commercial Area". Therefore an amendment to the Official Plan is required. Vaughan Council at its March 1, 1993 Public Hearing resolved:

THAT Official Plan Amendment Applications OP.33.92 and Zoning Amendment Application Z.95.92 (Creditstone Place Inc.) BE APPROVED, subject to the following conditions:

1. The Official Plan be amended to provide for, in addition to the currently permitted uses, retail stores having a maximum gross floor area of 1,223 sq.m.
2. The implementing Zoning By-law shall:
 - a) limit the maximum gross floor area of the retail stores to 1,223 sq.m. to be located on the ground floor of the existing building;
 - b) limit the maximum gross floor area of the building to 3,152 sq.m;
 - c) provide the necessary exceptions to the by-law to recognize the deficiency of 1 parking space.

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