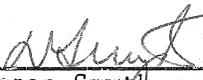


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 431 which was approved by the Ministry of Municipal Affairs, without modification, on the 11th day of February, 1994.



Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 21st day of February, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 190-93

A By-law to adopt Amendment Number 431 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 Attachment Amendment Number 431 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 431 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.

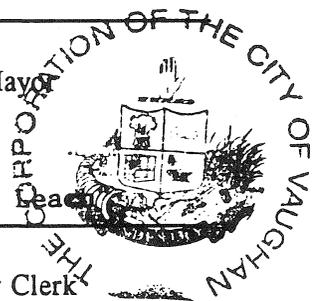
READ a FIRST, SECOND and THIRD time and finally passed this 21st day of June 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



AMENDMENT NUMBER 431
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 431 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 431.

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



I. PURPOSE

The purpose of this Amendment is to amend OPA #4, as amended, by providing a site specific amendment to permit service commercial uses in addition to the permitted manufacturing and warehouse uses, while maintaining the existing "Industrial" designation.

II. LOCATION

The lands subject to this Amendment are located on the southeast corner of Keele Street and Bowes Road, being part of Lot 9, Concession 3, designated as Part 1, Reference Plan 65R-10194, City of Vaughan. The lands, hereinafter referred to as the "Subject Lands", are shown as "Area Subject to Amendment No. 431" on Schedule "1" attached hereto.

III. BASIS

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

1. The subject lands are designated "Industrial" by OPA #4, as amended by OPA #5. This designation does not permit the proposed service commercial or office uses. The subject lands are also subject to OPA #239 (Service Commercial Policies). OPA #239 amends OPA #4, as amended, by including policies respecting the location, size and uses permitted in a Service Commercial Area. The site area and location of the subject lands do not conform to the policies of OPA #239. Since the proposed uses do not conform to the provisions of the plan, a further amendment to the Official Plan is required.
2. This development proposes to use lands designated and zoned for industrial uses for a mix of industrial, office and service commercial uses. The building and site were designed to accommodate an industrial use. The building is not a typical service commercial building form. As such, certain automobile oriented service commercial uses are not appropriate for this site. However, the proposal will not change the industrial appearance of the building on the character of this area, but will provide a broader range of uses.
3. Support can be given to the addition of office and service commercial uses to the existing industrial designation and industrial zone on this site. The surrounding industrial area is no longer a purely industrial district. The area has changed with the introduction of banks, offices, eating establishments, retail warehousing uses and automobile gas bars. While not peripheral to the industrial area, the subject lands are located at a signalized intersection with good access. Therefore

it is at a minor focal point in the industrial area. The additional uses would recognize the changing nature of the surrounding industrial area and the site's relatively high profile in the Keele Street Industrial Area. In addition this site can provide for parking sufficient to service the additional uses.

4. On April 19, 1993, the Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan and Zoning Amendment applications.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 4 to the Official Plan of the Vaughan Planning Area, as amended, be and it is hereby further amended by adding the following subparagraph to the end of Paragraph 5.2 (b):

"In addition to the uses permitted in the "Industrial Area", designation, business and professional offices and service commercial uses shall also be permitted on the lands located at the southeast corner of Keele Street and Bowes Road, being part of Lot 9, Concession 3, designated as Part 1, Reference Plan 65R-10194, more particularly described as "Area subject to Amendment No. 431" on Schedule "1" to Amendment NO. 431. The implementing zoning by-law shall specify the range of permitted uses and shall establish the maximum amount of gross floor area to be devoted to the office and service commercial uses.

V. IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and a Site Development Agreement in accordance with the provisions of 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 the Plan shall apply with respect to this amendment.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 431
ADOPTED THE 21 DAY OF JUNE, 1993.

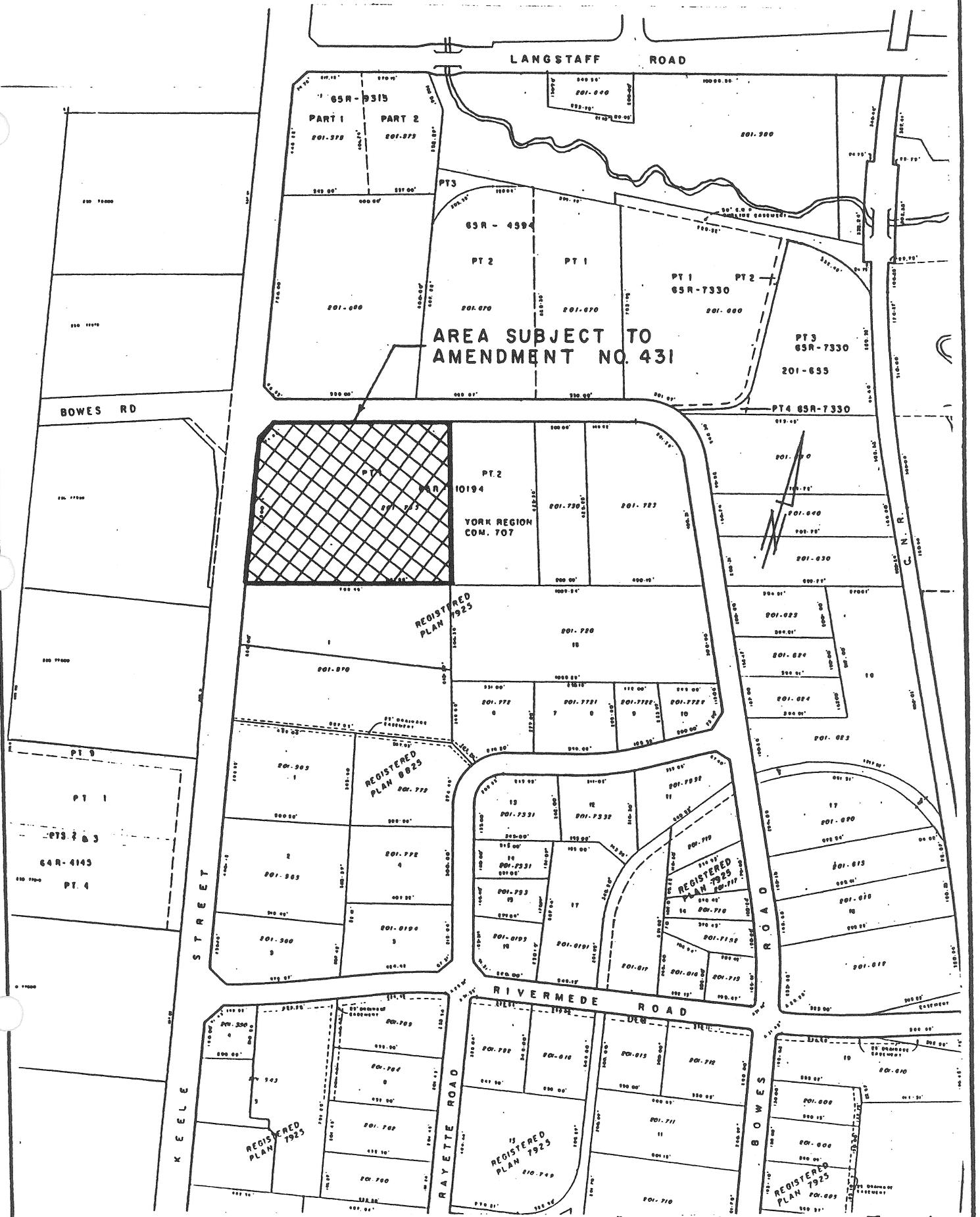
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 9, CONCESSION 3,
PART 1, PLAN 65R-10194

SCALE: 0 200 m



APPENDIX I

The subject lands are located on the southeast corner of Keele Street and Bowes Road, being Part 1, Reference Plan 65R-10194 and known municipally as 8271 Keele Street, in Lot 9, Concession 3, City of Vaughan.

On April 19, 1993, Vaughan Council held a public hearing to consider Official Plan and Zoning By-law Amendment applications to permit a mix of uses comprised of professional offices and service commercial uses in addition to the permitted manufacturing and warehouse uses. The proposed uses are to be contained within the existing industrial building on site. The percentage of building area proposed to be devoted to each use within the building is as follows: 20% manufacturing, 25% industrial warehousing, 30% professional offices, and 25% service commercial. Vaughan Council at its April 19, 1993 Public hearing resolved:

1. THAT Official Amendment Application OP.3.93 and Zoning Amendment Application Z.93.92 (8271 Keele Inc.), BE APPROVED, subject to the following conditions:
 - a) That in addition to the current M1 Restricted Industrial uses, the following uses shall be permitted:
 - i) professional office use;
 - ii) all service commercial uses with the exception of automobile service stations, gas bars, car washes, hotel, motel and drive-throughs associated with eating establishments.
 - b) That the maximum gross floor areas for the following uses apply:
 - i) office uses - 5575 sq m;
 - ii) service commercial uses - 4647 sq m.
2. THAT the implementing zoning by-law maintain the existing M1 Restricted Industrial Zoning, with the following exceptions:
 - a) That in addition to the current M1 Restricted Industrial uses, the following uses shall be permitted:
 - i) professional office use;
 - ii) all service commercial uses with the exception of automobile service stations, gas bars, car washes, hotel, motel and drive-throughs associated with eating establishments.
 - b) That the maximum gross floor areas for the following uses apply:
 - i) office uses - 5575 sq m;
 - ii) service commercial uses - 4647 sq m.
3. THAT prior to the enactment of the implementing zoning by-law, the parking and access issues shall be resolved to the satisfaction of the Vaughan Transportation Division.