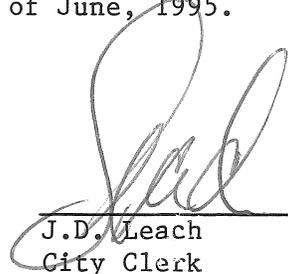


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 455 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs without modification on the 7th day of June, 1995.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 13th day of June, 1995.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 88-95

A By-Law to adopt Amendment Number 455 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 455 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule(s) "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 455 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.

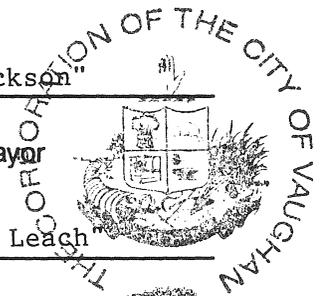
READ a FIRST, SECOND and THIRD time and finally passed this 20th day of March, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

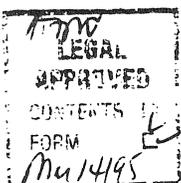
J.D. Leach, City Clerk



AMENDMENT NUMBER 455
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 455 constitute Amendment Number 455 to the Official Plan of the Vaughan Planning Area.

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. 350 (Maple Community Plan), as modified, of the Vaughan Planning Area to redesignate the subject lands from "Community Commercial Centre" to "Medium Density Residential".

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Land", are shown on Schedule "1" as "Area Subject to Amendment No. 455". The lands are located on the southeast corner of Jane Street and Roseheath Avenue, north of Major Mackenzie Drive, in Lot 21, Concession 4, in the City of Vaughan.

III. BASIS

The decision of amend the Official Plan is based on the following:

1. The subject lands are adjacent to other Medium Density lands immediately to the east and north. The requested designation would be compatible with those uses.
2. The re-designation would provide additional medium density housing options for the community of Maple.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment No. 350 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands shown as "Lands Subject to Amendment No. 455" on Schedule "1" attached hereto, from "Community Commercial Centre" to "Medium Density Residential" in the manner shown on Schedule "2" 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 and a Site Development Amendment.

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.

MAPLE COMMUNITY PLAN SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 350

LEGEND

- Low Density Residential
- Medium Density Residential
- Park
- Open Space
- Institutional
- Elementary School
- Secondary School
- Firehall
- Library
- Community Centre
- Church
- Cemetery

Commercial

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

Prestige Industrial

- Policy Area 1

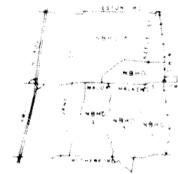
Pedestrian and Bicycle Path System

Roads

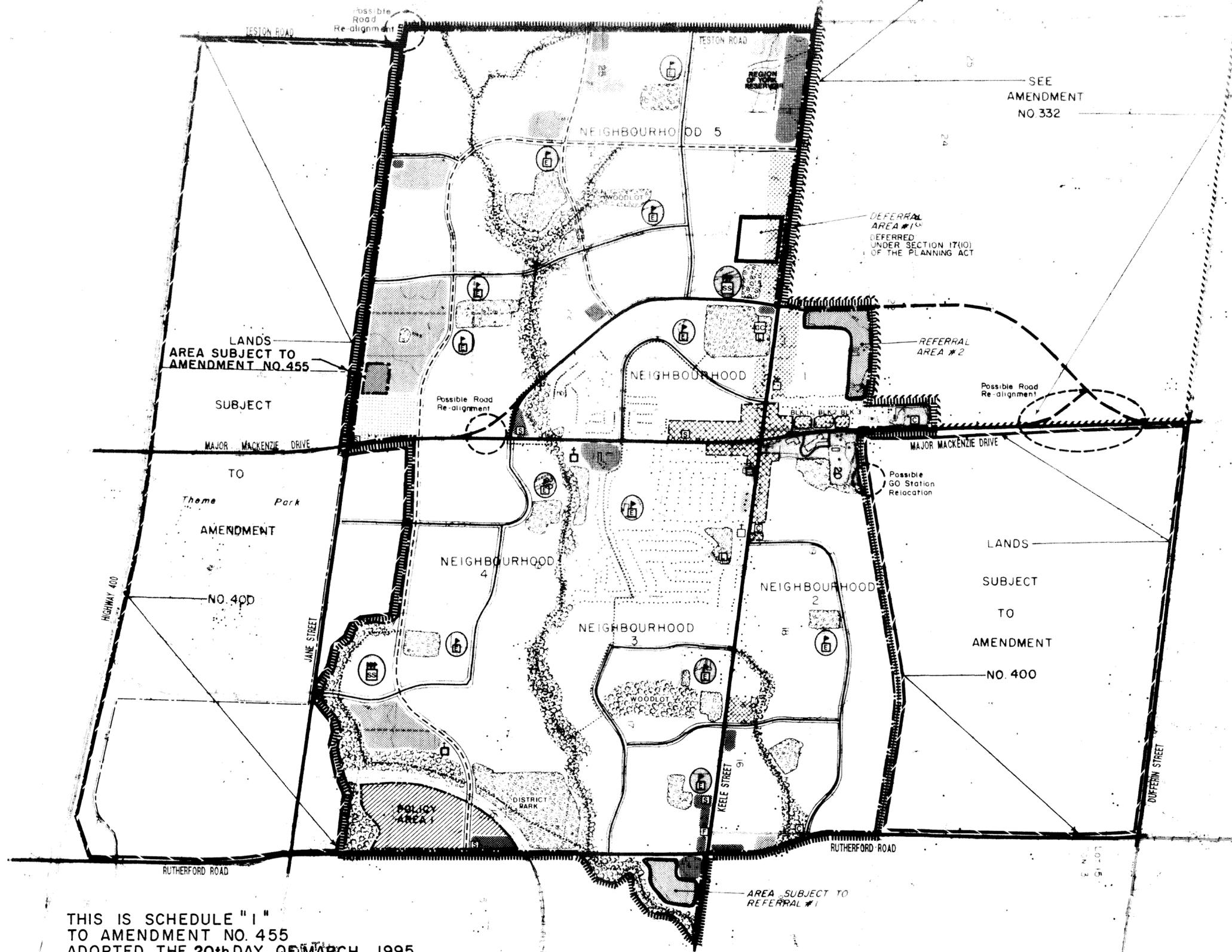
- Existing Arterial
- Proposed Arterial
- Collector
- Feeder
- Community Boundary

Planning Area Boundary

SCALE 0 500 m
1:10000



Key Map



THIS IS SCHEDULE "1"
TO AMENDMENT NO. 455
ADOPTED THE 20th DAY OF MARCH, 1995.

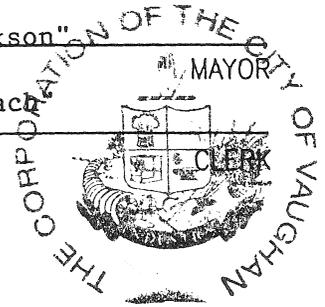
L. D. JACKSON
MAYOR
J. D. LEACH
CLERK



THIS IS SCHEDULE "2"
TO AMENDMENT NO. 455
ADOPTED THE 20TH DAY OF MARCH, 1995.

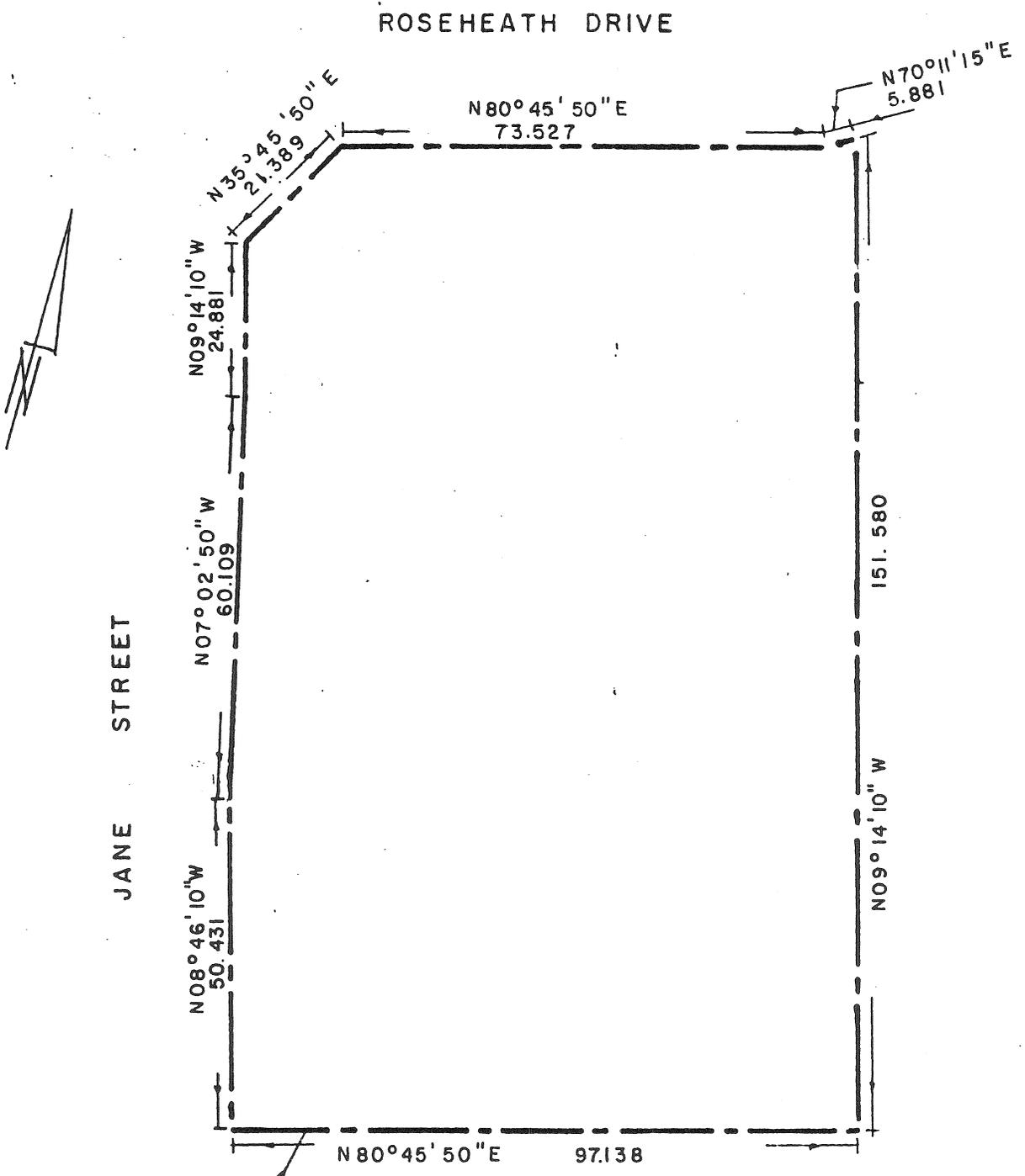
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 21, CONCESSION 4

SCALE: 0  50m



AREA SUBJECT TO
AMENDMENT NO. 455

APPENDIX I

The subject lands are located on the southeast corner of Jane Street and Roseheath Avenue in part of Lot 21, Concession 4, in the City of Vaughan.

The subject lands comprise approximately 1.4 ha and are currently designated "Community Commercial Centre" by OPA #350 (Maple Community Plan).

On February 13, 1995, the following motion was approved:

- "1. THAT Official Plan Amendment Application OP.94.021 (Maple Leaf Foods), BE APPROVED to redesignate the subject lands 'Medium Density Residential'.
2. THAT Zoning Amendment Application Z.94.089 (Maple Leaf Foods Inc.), BE APPROVED to rezone the subject lands to RM1 Multiple Residential Zone, together with any necessary exceptions to permit the proposed development.
3. THAT the Region of York be advised that the City of Vaughan has no objection to the proposed revision to Draft Plan of Subdivision 19T-90037, shown as Attachment #5 to this report, provided that the conditions of draft approval relating to Draft Plan 19T-90037 are applied."

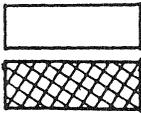
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 455

CITY OF VAUGHAN

LOCATION: PART OF LOT 21, CONCESSION 4

LEGEND



RESIDENTIAL

COMMERCIAL

DATE: 95/02/21

SCALE: 0

200m



AGRICULTURAL

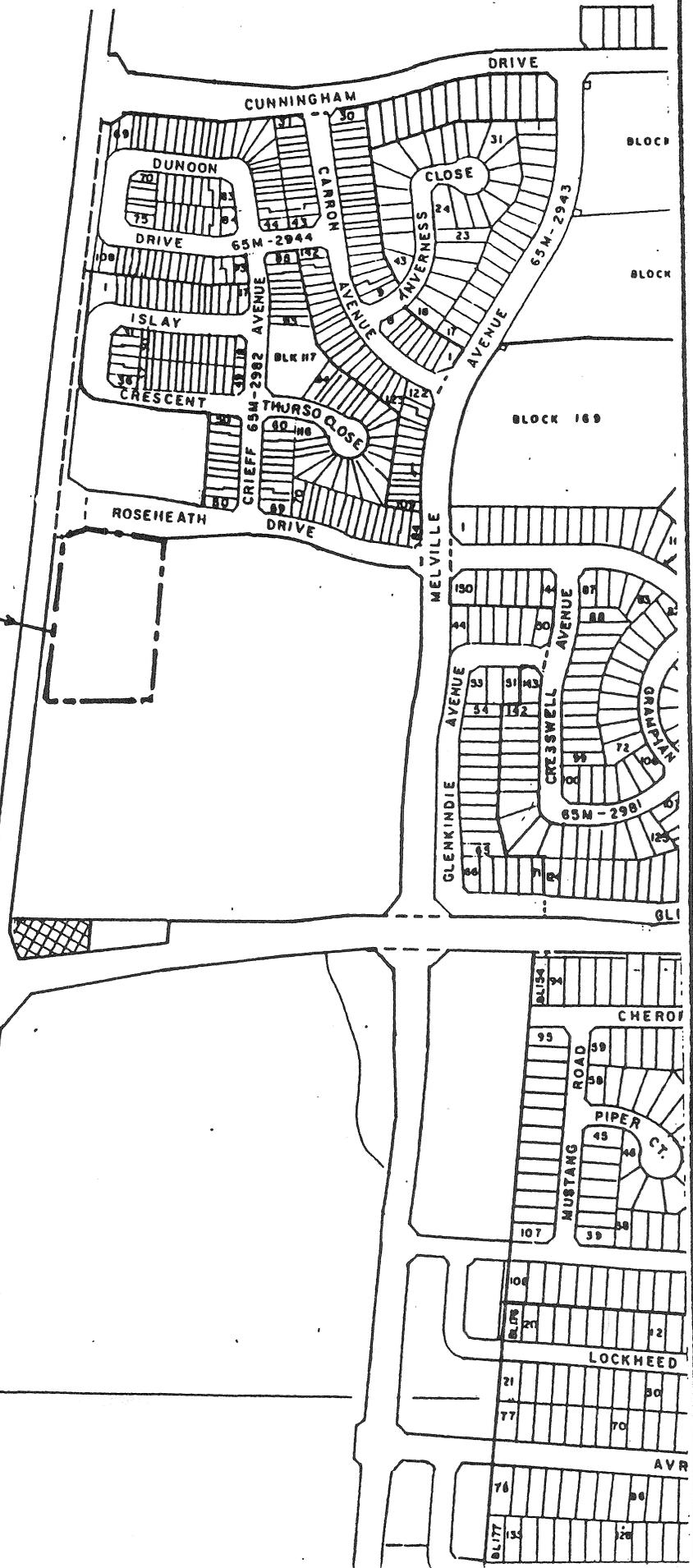


AREA SUBJECT TO AMENDMENT NO. 455



THEME PARK

JANE STREET



BLOCK

BLOCK

BLOCK 169

BLI

CHEROI

LOCKHEED

AVR