

I, JOHN D. LEACH, City Clerk of the Corporation of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 482 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 29th day of April, 1997.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 9th day of June, 1997.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 64-97

A By-Law to adopt Amendment Number 482 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 482 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1, and 2," are hereby adopted. Also attached hereto, but not constituting part of the Amendment is Appendix "1".
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 482 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.

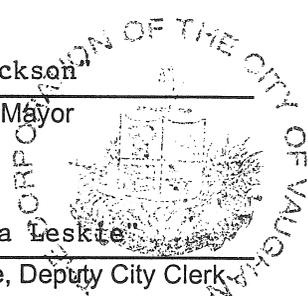
READ a FIRST, SECOND and THIRD time and finally passed this 17th day of March, 1997.

"L.D. Jackson"

L.D. Jackson, Mayor

"Victoria Leskie"

Victoria Leskie, Deputy City Clerk



AMENDMENT NUMBER 482

TO THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment No. 482 of the Official Plan of the Vaughan Planning Area constitute Amendment No. 482.

Also attached hereto, but not constituting part of the Amendment is Appendix "1".

I. PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment No.210 and Official Plan Amendment No.410 by providing the necessary policies to allow the lands shown as "Lands Subject to Official Plan Amendment No.482" on Schedule "1" attached hereto, hereinafter called the "Subject Lands", to develop for low density residential purposes.

II. LOCATION

The Subject Lands are located on the east side of Vaughan Boulevard, north of Centre Street, in Lot 6, Concession 2, being parts of Lots 92 and 93, Registered Plan 3541 and known municipally as 27 and 37 Vaughan Boulevard, City of Vaughan.

III. BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The significant depth of the proposed lots (60.0 m), should minimize any adverse affects of the approved commercial development to the south and east.
2. The implementing zoning by-law will require an increased rear yard of 15.0 m to ensure an adequate separation is maintained between the proposed residential and approved commercial uses.
3. The proposed residential lots would be in keeping with the lotting pattern in the immediate area.
4. The official plan policies will maintain the option for the lands to be (re-)developed for commercial purposes in the future without an official plan amendment, subject to re-zoning the lands. This would allow Council the opportunity to assess a specific commercial proposal.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment No. 210 is hereby amended by adding the following policies to Section 2.2.3.6 General Commercial Area, Paragraph I)

- I) viii) Notwithstanding the above noted policies, the lands known municipally as 27 and 37 Vaughan Boulevard, and more specifically shown as "Lands Subject to Amendment No.482" on Schedule "1" to Amendment No. 482, shall be permitted to develop as "Low Density Residential", with a maximum of 4 lots.

Any commercial development or redevelopment shall be on the basis of the entire Subject Lands only, and subject to policies l) i) to vi).

V. IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law.

VI. INTERPRETATION

The provisions of Official Plan Amendment No.210, as amended, to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

LAND USE Thornhill-Vaughan Community Schedule A

Legend

Residential

- Low Density
- Medium Density
- High Density
- Further Study Area
- Village of Thornhill Heritage District

Commercial

- General Commercial
- Neighbourhood Commercial
- Town Centre Commercial
- Service Station
- Mixed Commercial & Residential
- Local Convenience Commercial

Open Space

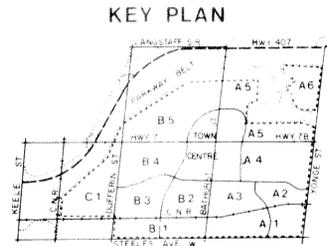
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- F.H. Firehall

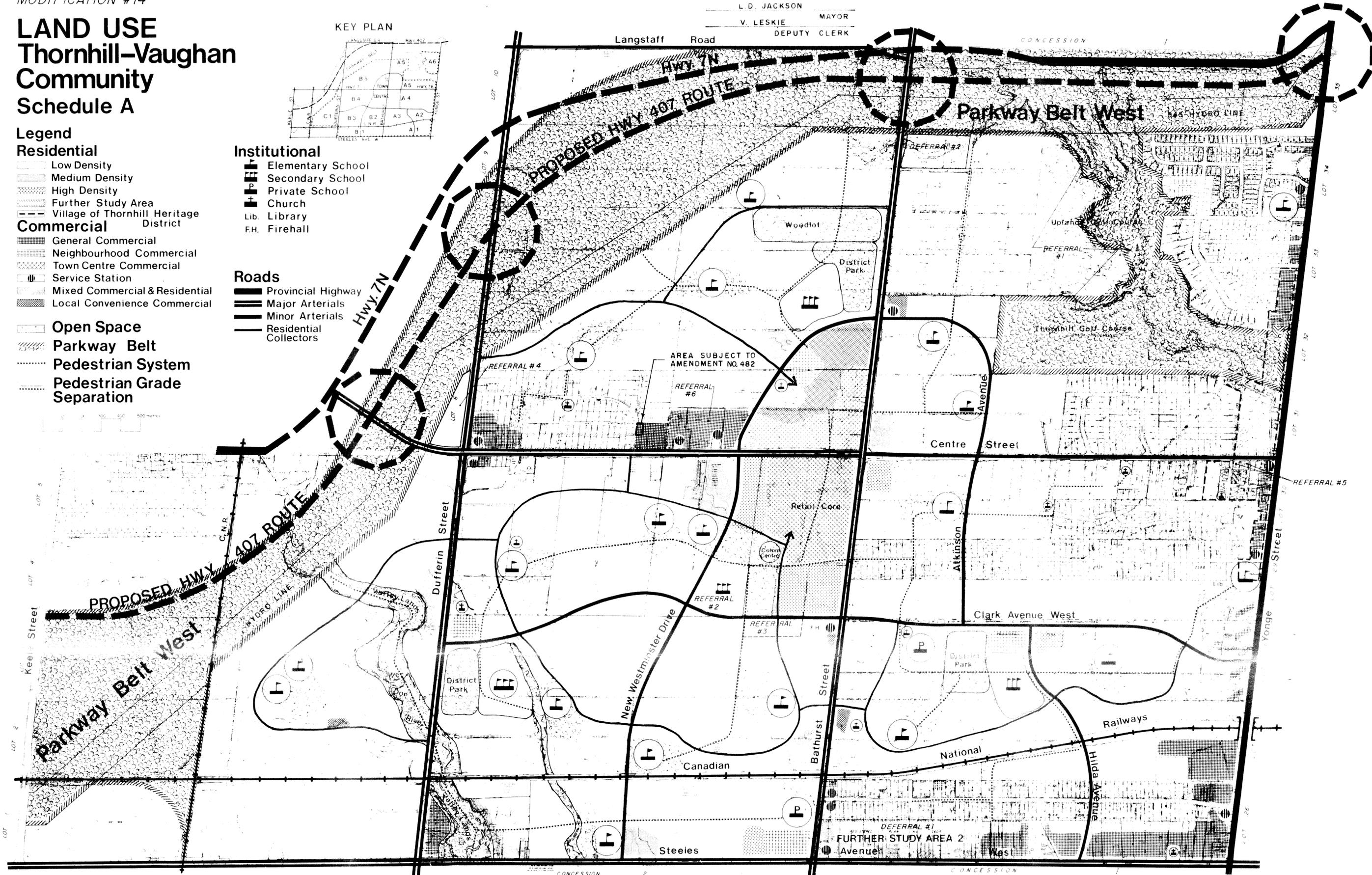
Roads

- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors



THIS IS SCHEDULE "1"
TO AMENDMENT NO. 482
ADOPTED THE 17th DAY OF MARCH, 1997.

L.D. JACKSON
MAYOR
V. LESKIE
DEPUTY CLERK



THIS IS SCHEDULE "2"
TO AMENDMENT NO. 482
ADOPTED THE 14 DAY OF March, 1997.

"L.D. Jackson"

MAYOR

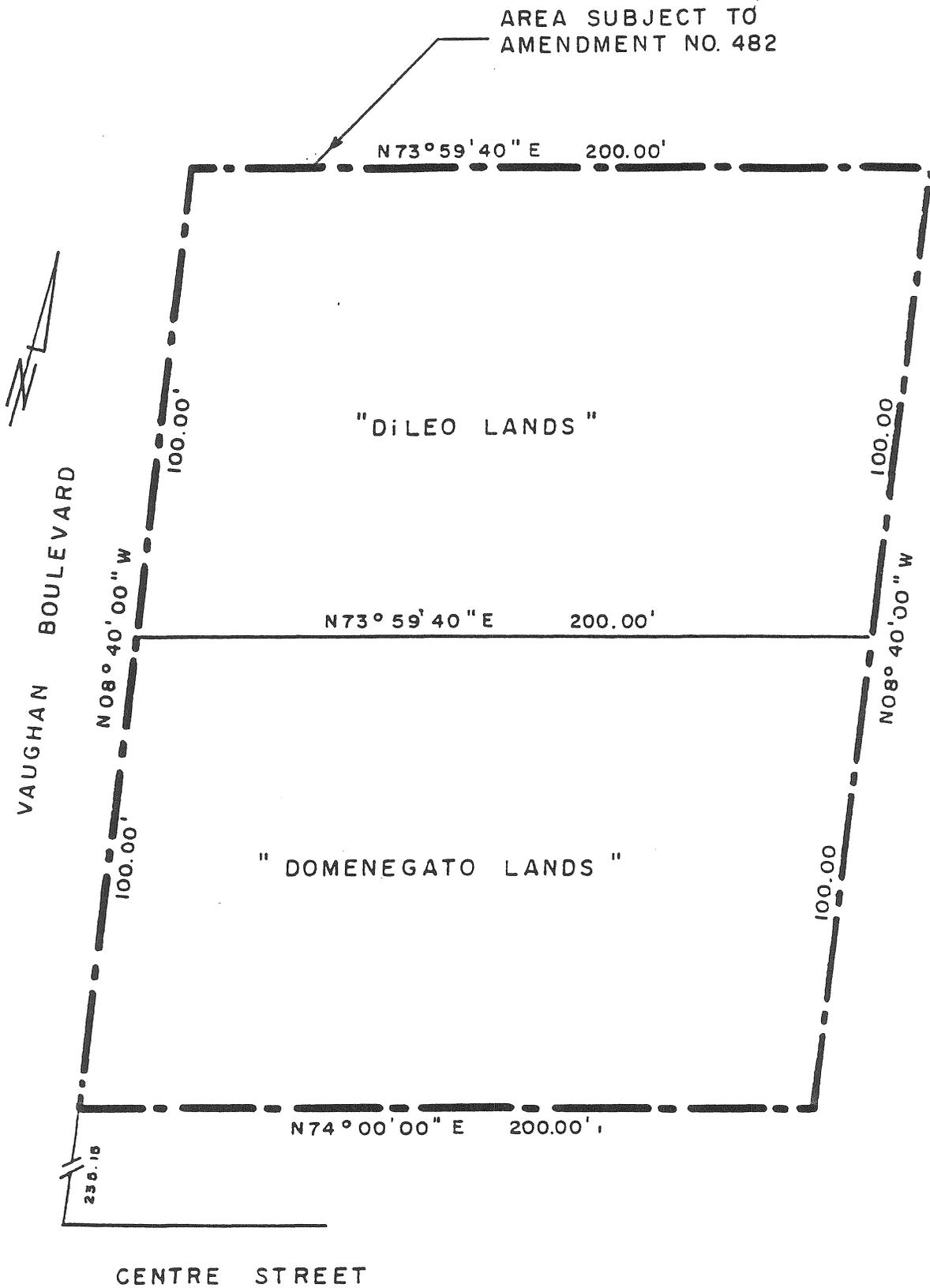
"Victoria Leskie"

CLERK

LOCATION: PART OF LOTS 92 AND 93,
PLAN 3541

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT NO. 482



APPENDIX "I"

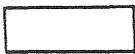
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 482

CITY OF VAUGHAN

LOCATION: PART OF LOTS 92 AND 93, PLAN 3541

LEGEND

-  RESIDENTIAL
-  COMMERCIAL

DATE: 97 / 02 / 14

SCALE: 0 200m

