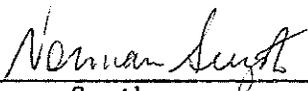


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 368 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 5th day of November, 1991.



Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 25th day of November, 1991.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 145-91

A By-law to adopt Amendment Number 368 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 368 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 368 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.

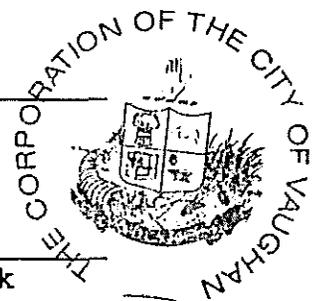
READ a FIRST, SECOND and THIRD time and finally passed this 21st day of May 1991.

L.D. Jackson

L.D. Jackson, Mayor

J.D. Leach

J. D. Leach, City Clerk



AMENDMENT NUMBER 368
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 368 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 368.

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

May 14/91

LEGAL APPROVED
CONTENTS <input checked="" type="checkbox"/>
FORM <input checked="" type="checkbox"/>

PL

I. PURPOSE

The purpose of this Amendment is to provide for an amendment to Amendment Number 225 to the Official Plan of the Vaughan Planning Area in order to allow two (2) units within each of the two existing industrial buildings.

II. LOCATION

The lands subject to this Amendment are located on the east side of Jane Street, south of Bagg Street, being Block 10 on Registered Plan 65M-2601, and known municipally as 50 Caldari Road, in Lot 12, Concession 4. They are shown as "Area Subject to Amendment No. 368" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

III. BASIS

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

1. The Subject Lands are designated "Prestige Industrial" under the provisions of OPA Number 225. These policies provide, in part, that the implementing zoning by-law shall restrict all lots and blocks to be utilized by single users only.
2. The intent of Official Plan Amendment Number 225, to establish an industrial area catering to larger industrial user will be maintained. The exterior of the building will remain unaltered and therefore, will maintain the prestige industrial image.

On March 18, 1991, the Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing to permit two units within each of the two existing buildings. At the same meeting, Council approved the applications.

IV. DETAILS OF THE ACTUAL AMENDMENT AND
THE POLICIES RELATIVE THERETO

Amendment Number 225 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subsection to Section IV d)i):

"Notwithstanding the above, on the lands subject to Official Plan Amendment No. 368, being Block 10, Plan 65M-2601, a maximum of two industrial units may be permitted within each of the two existing buildings subject to detailed requirements set out in the implementing zoning by-law."

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 east side of Jane Street south of Bagg Street, being Block 10 on Registered Plan 65M-2601, municipally known as 50 Caldari Road, in Lot 12, Concession 4, City of Vaughan.

The Official Plan policies of OPA Number 225 permit only single unit (tenant) buildings in an area designated Prestige Industrial and therefore, an amendment to the Official Plan is required.

At the March 18, 1991 Public Hearing, Council resolved:

"That the applications for amendments to the Official Plan (OP.4.90) and Zoning By-law (Z.12.91) Altea Holdings Inc., BE APPROVED, subject to the following conditions:

1. That a site specific exception to the Official Plan be provided to allow two units in each of the two buildings on the subject lands.
2. That the implementing by-law:

Permit a maximum of two (2) units in each building and each such unit shall have a minimum area of 1100 square metres;
3. That Staff be directed to initiate a public hearing to consider an amendment to the current requirement for single unit buildings in the OPA Number 225 Amendment Area, should a similar application be submitted."