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August 19, 1996

Mr. John D. Leach
Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Leach:

Re: Amendment No. 467 to the
Official Plan for the Vaughan Planning Area
File: 19-OP-1500-467

On August 15, 1996, this official plan document came into force. Please refer to the attached certificate of approval.

The Original and Duplicate Originals have a certificate of approval attached thereto. One Duplicate Original has been retained for the Region's records. The Original and the remaining Duplicate Originals and working copies are enclosed.

Yours truly,

John D. Jacob
Area Planner

JDJ/dj
Enclosure

cc: Mr. John Stevens, Commissioner of Planning

CERTIFICATE OF APPROVAL

AMENDMENT NO. 467

TO THE

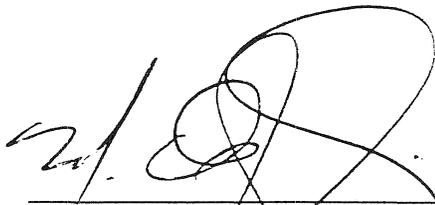
OFFICIAL PLAN FOR THE

CITY OF VAUGHAN

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act.

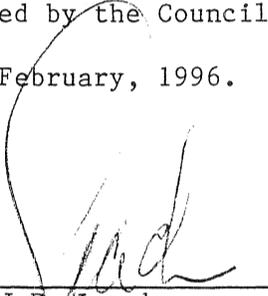
As provided in the Planning Act, as amended, this decision is now final and the official plan document came into force on the date indicated on this certificate.

Date: August 15, 1996



Mike DeAngelis, M.C.I.P.
Director of Development Services
Planning and Development Services Department
The Regional Municipality of York

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 duplicate original copy of By-law Number 32-96, passed by the Council of the City of Vaughan on the 12th day of February, 1996.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 21st day of February, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 32-96

A By-Law to adopt Amendment Number 467 to the Official Plan of the Vaughan Planning Area.

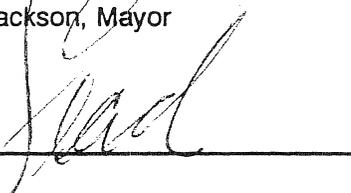
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 467 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
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 467 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 12th day of February 1996.



L.D. Jackson, Mayor

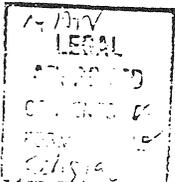


J.D. Leach, City Clerk

AMENDMENT NUMBER 467
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules 1 and 2 constitute Amendment Number 467 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices 1 and 2.



I PURPOSE

The purpose of this amendment is twofold. The first is to amend Official Plan Amendment Number 4, as amended, by redesignating the lands shown as "Area Subject to Amendment No. 467" on Schedule "1" attached hereto, hereinafter referred to as the "Subject Lands" from "Residential Area" to "Commercial Area" to permit a range of commercial uses; and the second purpose is to provide design policies to guide the development and redevelopment of lands within the amendment area.

II LOCATION

The Subject Lands are located on the east side of Keele Street south of Highway Number 7 and are described as Lots 25 and 26 and part of Lots 43 and 44 in Registered Plan 2468, in Lot 5 Concession 3, in the City of Vaughan.

III BASIS

The amendment to the Official Plan is based upon the following:

1. The subject lands form the westerly edge of a stable residential community which, through evolution has been surrounded by non-residential, mainly industrial uses. The residential subdivision features single family dwellings on large lots which were developed mainly in the 1950's. The community is well maintained and there has been some residential infill over the years. However, the area adjacent to Keele Street has exhibited some of the characteristics of an area undergoing pressure for change. These include the submission of development applications proposing alternative uses and the deterioration of some of the properties, mainly the lots featuring smaller and older single family dwellings which are no longer compatible with the non-residential character of Keele Street.
2. Keele Street is a Regional arterial road which is currently carrying high traffic volumes. This section of Keele Street will function as a major link between Highway No. 7 and Highway No. 407. Highway No. 407 is a high volume controlled access provincial highway which is planned to open in 1996 with a full interchange at Keele Street, immediately to the south of the subject lands. With the opening of Highway 407 traffic volumes on this section of Keele Street are projected to increase. The increases in traffic will result in additional undesirable impacts (ie. noise, fumes, congestion) on any sensitive (ie. residential) uses fronting onto Keele Street.
3. The existing residences fronting on Keele Street are located closer to the industrial uses than is recommended by the Comprehensive Provincial Policy Statement Implementation Guidelines, issued by the Ministry of the Environment and Energy. This indicates a potential for incompatibility between these two uses. The industrial nature of the uses along the Keele Street corridor will continue to be an incompatible environment for the existing low density residential uses.

4. In recognition of the existing and evolving development context, it will be important to introduce an appropriate transitional use between the low density residential area to the east of Keele Street and the industrial area to the west. Commercial uses have the potential to fulfill this function while serving the needs of both the local residential community and the employment population in the industrial area.
5. A commercial use is currently located at the north end of the amendment area in the form of a bank branch, at the southeast corner of Highway 7 and Keele Street. A commercial plaza has been approved and is under construction at the north east corner of Rockview Gardens and Keele Street which constitutes the southerly extent of the amendment area. Infilling of commercial uses between the existing developments would be compatible with the existing uses along this portion of the Keele Street frontage.
6. The subject lands are provided with a regional level of transit service with direct bus connections to the transit system in Brampton and Metropolitan Toronto, including bus service to subway stations on the Yonge and Spadina Subway Lines. The exposure and level of transit all serve to support commercial uses along Keele Street.
7. The redesignation of the subject lands from Residential to Commercial will assist in maintaining the low density residential community to the east by permitting the redevelopment of the older residential properties in the amendment area, some of which are in decline in anticipation of alternative uses. Replacing the declining residential uses will serve to upgrade the appearance of the Keele Street frontage and will mitigate the image of uncertainty which is fostered by miskept or underutilized properties. Further, the creation of a well defined, long term boundary between the residential community and the lots adjacent to Keele Street will provide stability by removing the uncertainty as to the extent to which redevelopment may encroach into the residential community. As commercial opportunities exist elsewhere in Vaughan's Employment Area, there is no need for such uses to penetrate beyond the first tier of lots adjacent to Keele Street. These lots have the potential to provide for small scale commercial development, at a physical scale consistent with the residential area to the east.
8. In order to maintain a scale of development consistent with the residential area, this amendment provides design guidelines which will ensure that development sustains a character compatible with residential uses in terms of building location and height, massing and conceptual design and landscaping. Functionally, the co-ordination of development shall be required to ensure that safe and convenient access is provided.
9. A landscaping buffer shall be provided between the commercial and adjacent residential uses. The landscaped buffer strip shall be approximately six (6) metres in width. The final size of the buffer strip shall be determined at the site plan stage subject to site design, parking, species selection, grading and fencing. Landscape treatment measures within this buffer area shall include but not be limited to private fencing, trees and shrubs, grading and other measures to screen views.

10. Uses permitted will be limited to lower traffic generators to minimize the impact on the residential community and to recognize the effects of access constraints which will result from high traffic volumes on Keele Street and access restrictions which may be imposed by the Region of York. While the amendment area is highly visible, the access situation will militate against commercial uses which require quick ingress and egress and rapid customer turnover. Business oriented uses, such as offices and limited service commercial activities should predominate. Eating establishments and retail uses will not be permitted except as already approved. Select service commercial opportunities may be provided but not generally in the form of strip retail plazas.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 4 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Amending Schedule "A" Land Use, attached hereto as Schedule "1" by redesignating the lands shown on Schedule "2" as "Area Subject to Amendment Number 467", from "Residential Area" to "Commercial Area";
- b) Adding the following paragraph to Section 5 (2):

The lands designated "Commercial Area" by Amendment Number 467 to the Vaughan Official Plan shall be developed only in accordance with the following policies:

- i) Permitted uses shall be restricted to business and professional offices, and compatible service commercial uses serving the needs of the business and residential communities. Eating establishments and retail uses will not be permitted along with uses which generate high volumes of traffic and uses which may impose a detrimental impact on the adjacent residential community such as noise, fumes and hours of operation. Permitted uses shall be specifically defined in the implementing zoning by-laws which will be enacted on the basis of site specific applications.
- ii) All new development shall be of a scale and form complimentary to and compatible with the character of the existing low density residential community to the east. Developments shall incorporate residential design, massing and scale. Maximum building height shall be in the range of two storeys and shall incorporate sloped roofs and roof lines reflecting a residential form. Buildings shall generally be directed toward Keele Street with parking being oriented to the rear and side yards. Strip commercial plazas are not considered to be an appropriate form of development.
- iii) Buffering between commercial and residential uses shall be required. Buffering measures shall include, but not be limited to fencing, the provision of generous landscaped strips and plant materials. Parking areas adjacent to residential areas shall be enhanced by the provision of landscaped islands. All lighting shall be directed downward and away from residential areas. Mechanical facilities and any external garbage storage facilities shall

be screened from both the residential area and Keele Street.

- iv) A comprehensive design scheme for the portions of the amendment area located to the north and south of Rockview Gardens shall be approved by Council to guide the evaluation of individual site developments within the area. The plan will deal with building location, the provision of access, a linked internal traffic circulation and parking plan, adequate parking and appropriate landscaping areas. Each scheme shall form the basis for the submission of individual development applications in the respective portions of the amendment area. The design schemes may be approved independently.
- v) Access to Keele Street shall be subject to review and approval of the Regional Municipality of York and the City of Vaughan. The Vaughan Engineering and York Region Transportation Departments and Ministry of Transportation may require that individual development applications be supported by a traffic impact study which may serve to, among other things: minimize the number and restrict the nature of access points to Keele Street and limit the type and intensity of land uses.
- vi) Prior to the final approval of site development applications, the City of Vaughan, in consultation with the Region of York and the Ministry of Transportation, shall be satisfied that adequate arrangements have been provided for the ultimate development of a shared internal traffic circulation, access and parking system; and servicing, drainage and storm water management.
- vii) Those lands which are subject to Official Plan Amendments No. 276 and No. 453, as shown on Schedule "2", shall be subject to the policies of this amendment as well as the aforementioned Amendment No. 276 and No. 453. Where a conflict exists between this amendment and Amendments No. 276 and No. 453, the policies of Amendments No. 276 and No. 453 shall prevail.

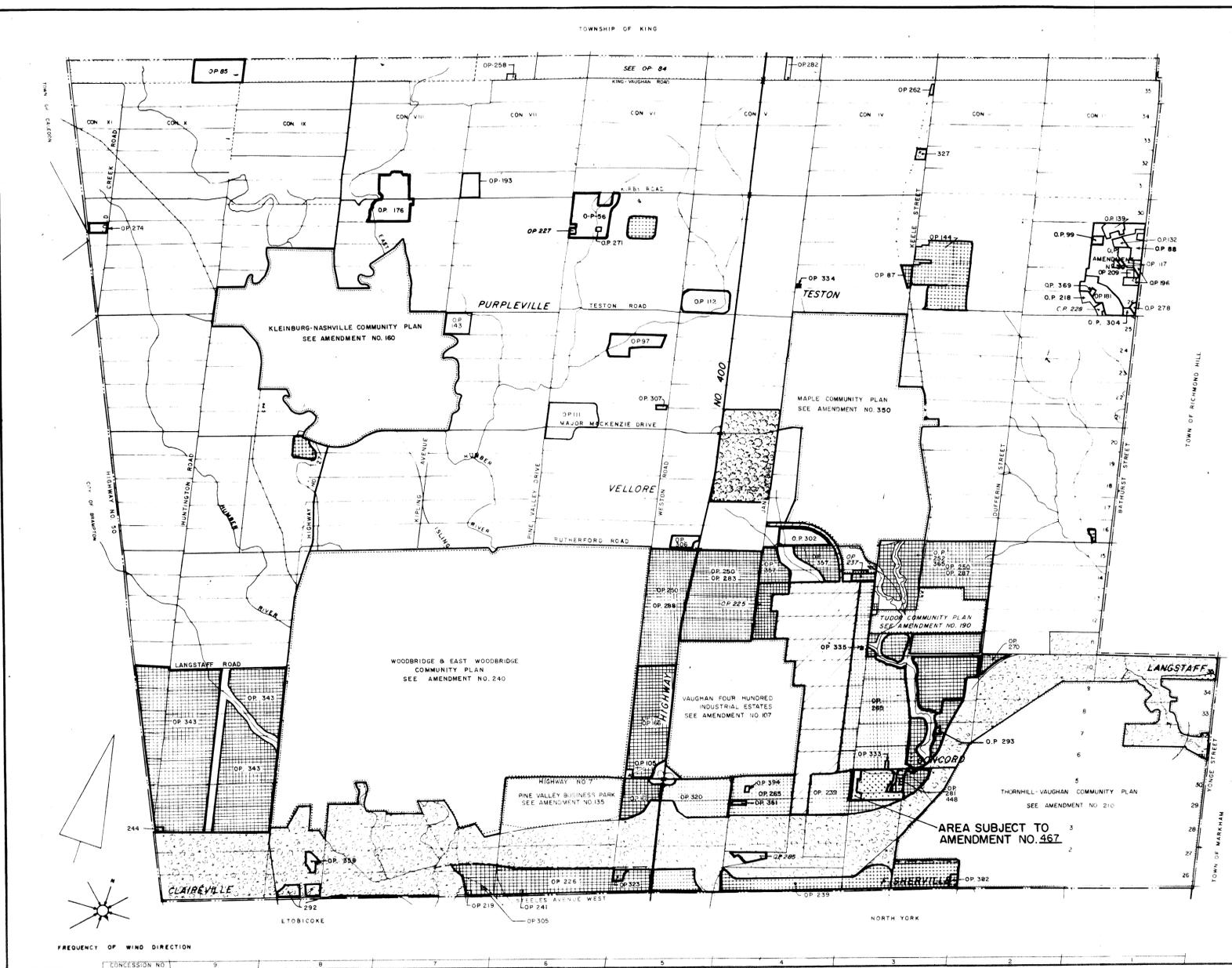
V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the Vaughan Zoning By-law and through site plan control.

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.

USE GENERAL OPA 467 LAND



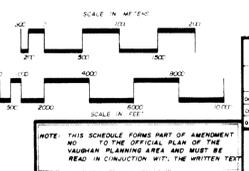
GENERAL LAND USE

THIS IS SCHEDULE "1"
TO AMENDMENT NO. 467
ADOPTED THE 12TH DAY OF FEBRUARY, 1996.

[Signature]
MAYOR
[Signature]
CLERK

LEGEND

- BOUNDARY OF PLANNING AREA
- RESIDENTIAL AREA
- INDUSTRIAL AREA
- RURAL AREA
- TRANSPORTATION AREA
- THEME PARK AREA
- PARKWAY BELT WEST PLAN



Drawn by: 60311
284
SCHEDULE "1" TO AMENDMENT NO. 467 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
GENERAL LAND USE
SCALE: 1" = 400'
REVISED LAYOUT 9 JUNE 1997 VAUGHAN PLANNING DEPT.

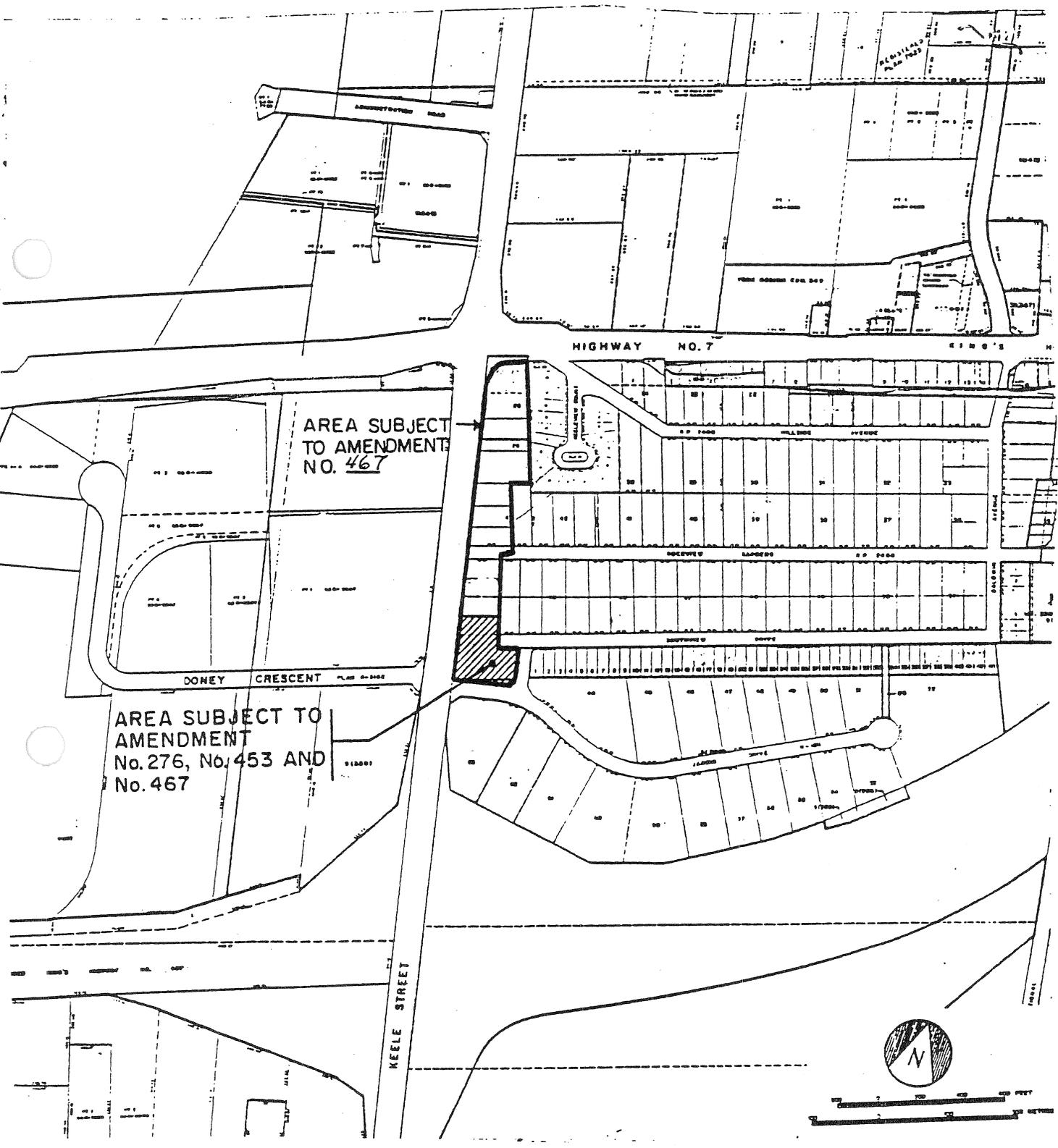
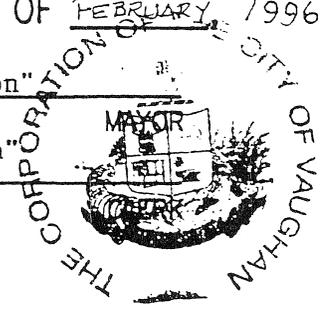
AMENDMENTS TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

REVISIONS				REVISIONS				REVISIONS				REVISIONS				REVISIONS			
DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY
5/6/83	5	LOTS 2-16 CONC 4	RJM	13/6/80	109	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/4/84	181	PT. LOT 26, 27, CONC 2	DM	4/12/87	254	AMENDMENT TO THORNHILL-VAUGHAN	MC	18/11/94	327	PT. LOT 32, CONC 4	JM
2/3/83	6	TEXT AMENDMENT ONLY	RJM	24/3/82	108	PT. LOT 32, CONC 1	RJM	14/5/84	182	PT. LOT 11, CONC 7	DM	2/12/87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	5/9/89	328	PT. LOTS 4-10, CONC. 9 & 10	SM
4/3/84	7	LOTS 20-24 CONC 4	RJM	1/10/81	110		RJM	3/12/84	183	AMENDMENT TO WOODBRIDGE C.P.	DB	30/10/82	256	PT. LOT 5, CONCESSION 2	SM	19/4/90	329	AMENDMENT TO O.P.A. 175	SM
7/11/88	8	LOT 1 CONC 8	RJM	27/10/81	111	PT. LOTS 20, 21 CONC 6	RJM	14/5/84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM	9/10/84	185	PT. LOT 5, CONC 6	DM	7/5/90	330	POLICIES & GUIDELINES/IND. AREAS	SM
27/10/88	9	LOTS 22, 23 CONC 8	RJM	29/4/81	112	PT. LOT 26, CONC 5	DB	9/10/84	186	AMENDMENT TO WOODBRIDGE C.P.	DM	2/2/88	258	PT. LOT 1, CONCESSION 7	DM	3/31			
2/3/88	11	LOT 1 CONC 8	RJM	11/3				18/12/84	186	AMENDMENT TO WOODBRIDGE C.P.	DM					332			
8/9/86	13	LOT 1 CONC 8	RJM	14/5/81	114	PT. LOTS 18, 19, 20 CONC 5	DM	15/11/84	187	AMENDMENT TO THORNHILL C.P.	D.B.	25/2/86	260	PT. LOT 1, CONCESSION 7	DM	25/7/90	333	PT. OF LOT 6, CONC. 3	SM
22/2/88	14	TEXT AMENDMENT ONLY	RJM	6/3/81	115	PT. LOTS 1, 22 CONC 4	RJM	5/11/84	188	AMENDMENT TO WOODBRIDGE C.P.	DM	1/6/87	262	PT. LOT 35, CONCESSION 4	DM	25/7/90	334	PT. OF LOT 27, CONC. 4	SM
2/3/88	16	LOT 1 CONC 7	RJM	8/3/82	117	PT. LOT 7, CONC 10	RJM	28/7/86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1/6/87	262	PT. LOT 35, CONCESSION 4	DM	25/7/90	335	PT. OF LOT 11, CONC. 4	SM
7/10/89	17	ROADS PLAN	RJM	23/2/83	116	PT. LOT 28, CONCESSION 2	DB	14/2/86	190	TUDOR COMMUNITY PLAN	DM	24/4/89	263	PT. LOTS 7 & 8, CONC. 10	SM	18/7/90	336	AMENDMENT TO O.P.A. 107	SM
29/9/92	26	WOODBRIDGE COMMUNITY PLAN	RJM	20/3/81	118	AMENDMENT TO THORNHILL C.P.	RJM	28/9/84	191	AMENDMENT TO THORNHILL C.P.	D.B.	18/10/90	265	PT. LOT 7, 8, 9, 10, CONC 3 & 4, CONC 5	SM	18/4/90	337	AMENDMENT TO O.P.A. 210	SM
1/12/92	28	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/5/81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16/1/85	192	AMENDMENT TO VAUGHAN 400	D.B.	19/9/90	338	AMENDMENT TO O.P.A. 190	SM	16/11/92	410	PT. LOT 6, CONC. 2	SM
30/3/92	29	LOT 1 CONC 7	RJM	9/7/81	120	PT. LOT 5, CONC 3	DB	29/1/87	193	PT. LOT 31, CONCESSION 7	DM	28/6/91	339	AMENDMENT TO O.P.A. 107	SM	16/11/92	411	PT. LOT 28, CONC. 1	SM
18/7/96	30	LOT 4 CONC 3	RJM	14/4/81	121	PT. LOTS 24 & 25, CONC 3	DB	29/1/87	194	AMENDMENT TO EAST WOODBRIDGE	DM					340			
3/7/94	31	AMENDMENT TO WOODBRIDGE C.P.	RJM	20/3/81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1/4/85	195	AMENDMENT TO THORNHILL-VAUGHAN COMMUNITY PLAN	DM	17/11/88	268	PINE VALLEY BUSINESS PARK	JM	23/7/90	341	PT. LOT 8, CONC. 8	SM
7/6/73	32	TEXT AMENDMENT ONLY	RJM	18/2/81	123	AMENDMENT TO WOODBRIDGE	DB	22/5/86	196	PT. LOT 27, CONC 2	DM	18/4/90	269	PT. LOTS 4 & 5, CONC. 7	JM	3/2			
18/7/95	33	LOT 30 CONC 2	RJM	12/3				30/1/86	197	AMENDMENT TO WOODBRIDGE C.P.	DM	270				342			
14/6/74	35	LOT 26 CONC 1	RJM	6/12/81	125	PT. LOT 5, CONC 8	RJM	1/9/88	198		DM	0/12/88	271	PT. LOT 29, CONC 6	SM	24/1/90	344	PT. LOTS 7 & 8, CONC. 8	SM
2/6/73	36	AMENDMENT TO WOODBRIDGE C.P.	RJM	12/9/81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19/2/85	199	AMENDMENT TO EAST WOODBRIDGE	DM	272				25/9/92	345	AMENDMENT TO O.P.A. 240	SM
19/11/73	37	AMENDMENT TO WOODBRIDGE C.P.	RJM	15/8/82	127	PT. LOT 13, CONC 5	RJM	6/3/86	200	SITE PLAN CONTROL	DM	1/4/86	273	PT. LOTS 23-25, CONC. 3	SM	16/9/91	346	PT. OF LOT 5, CONC. 6	SM
17/5/74	38	AMENDMENT TO WOODBRIDGE C.P.	RJM	1/28				24/3/86	201	PT. LOT 29, 30, 31, and 32, CONC. 1	DM	5/11/82	274	PT. LOTS 29 & 30, CONC. 11	SM	14/12/90	347	PT. OF LOT 5, CONC. 5	SM
26/2/75	39	LOTS 26-29 CONC 2	RJM	26/1/82	129	AMENDMENT TO WOODBRIDGE C.P.	RJM	28/5/86	202	AMENDMENT TO THORNHILL-VAUGHAN	DM	20/6/88	275	AMENDMENT TO VAUGHAN-400	SM	26/11/90	348	COMMUNITY IMPROVEMENT POLICIES	SM
4/7/75	40	LOTS 21, 22 CONC 3	RJM	4/5/82	130	PT. LOT 5, CONC 8	RJM	23/3/85	203	PART LOT 4, CONC. 6	DM	22/8/88	276	PART LOT 4, CONC. 3	SM	5/10/89	349	PT. OF LOT 27, CONC. 5	SM
29/7/74	41	AMENDMENT TO WOODBRIDGE C.P.	RJM	6/1/82	131	AMENDMENT TO WOODBRIDGE C.P.	RJM	24/7/85	204	PART LOT 3, CONC. 7	DM	17/3/89	277	PT. LOT 9, CONCESSION 5	JM	3/31			
5/12/74	43	LOT 6 CONC 10	RJM	7/6/82	132	PT. LOT 29, CONC 2	RJM	1/5/85	205	PART LOT 4, CONC. 6	DM	17/10/88	278	PT. LOT 26, CONCESSION 2	JM	27/3/91	350	PART OF LOT 4, CONC. 4	SM
18/6/76	44	LOT 14 CONC 6	RJM	11/5/82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2/5/85	206	AMENDMENT TO WOODBRIDGE	DM	4/10/89	279	PT. LOT 6, CONCESSION 5	SM	3/52			
29/4/75	45	LOTS 10/11 CONC 3	RJM	2/6/82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17/7/85	207	PART LOT 6, CONC. 4	DM	16/5/89	280	AMENDMENT TO MAPLE C.P.	SM	21/2/90	353	PT. OF LOT 12, CONC. 4	SM
25/8/76	46	TEXT AMENDMENT ONLY	RJM	9/7/82	135	PINE VALLEY BUSINESS PARK	RJM	19/8/86	208		DM	21/8/89	281	PT. LOT 5, CONC. 3	SM	8/2/91	354	PT. OF LOT 12, CONC. 4	SM
25/7/76	47	LOT 12 CONC 5	RJM	18/1/83	136	PT. LOT 16, CONC 4	RJM	19/8/86	209		DM	14/8/89	282	PT. LOT 1, CONCESSION 5	RS	12/7/91	355	PT. OF LOT 24, CONC. 8	SM
17/6/76	49	LOT 11/12 CONC 7	RJM	6/6/82	137	PT. LOT 11, CONC 5	RJM	210		DM	13/6/91	283	PT. LOTS 12-15, CONC. 5	SM	22/9/94	356	AMENDMENT TO O.P.A. 240	JM	
11/6/76	50	LOT 27 CONC 1	RJM	4/6/82	138	LOT 27 CONC 1	RJM	16/12/85	211	THORNHILL-VAUGHAN C.P. REVIEW	DM	29/5/91	284	PT. LOT 5, CONCESSION 6	DM	15/5/92	357	VAUGHAN-400 NORTH SECONDARY P	SM
30/3/75	52	LOTS 8/9/10 CONC 3	RJM	15/4/82	139	PT. LOT 29, CONC 2	RJM	14/8/85	212	PART LOT 5, CONC. 6	DM	19/9/89	285	PT. LOT 2, CONCESSION 4	SM	11/6/91	358	PT. OF LOT 2, CONC. 8	SM
3/5/76	56	AMENDMENT TO WOODBRIDGE C.P.	RJM	12/2/82	140	AMENDMENT TO WOODBRIDGE C.P.	RJM	12/2/82	140	PARKWAY BELT WEST PLAN	RJM	16/5/89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM	3/59			
1/7/77	57	LOTS 29, 30 CONC 6	RJM	6/6/81	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	29/9/87	214	AMENDMENT TO WOODBRIDGE C.P.	DM	17/8/90	287	PT. LOTS 13, 14 & 15, CONC. 3	SM	3/59			
19/5/76	58	LOT 27, 28 CONC 9	RJM	7/6/82	142	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/12/85	215	PT. LOT 13, CONC 5	DM	24/2/92	288	WESTON-400 N. INDUSTRIAL PARK	SM	3/59			
4/4/77	62	LOT 5 CONC 7	RJM	5/10/82	143	PT. LOTS 5, 6, 7, 8, CONC 1	DM	216		DM	2/2/89	289		SM	360				
14/12/75	63	AMENDMENT TO WOODBRIDGE C.P.	RJM	11/6/82	144	PT. LOTS 27 & 28, CONC 3	RJM	17/12/85	217	PT. LOT 5, CONC 8	DM	20/12/88	290	PT. LOTS 21 & 25, CONC. 4	SM	4/10/91	363	PT. LOT 7, CONC. 7	SM
13/9/77	64	LOTS 5, 11 CONC 4, 5	RJM	2/10/82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27/7/86	219	PT. LOT 1, CONC. 7	DM	291				3/59			
1/4/81	66	LOT 5 CONC 8	RJM	8/12/82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	220		DM	3/59	292				3/59			
29/12/77	70	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20/10/82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	221		DM	3/59	293				3/59			
29/7/77	71	AMENDMENT TO WOODBRIDGE C.P.	RJM	15/9/82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11/2/86	222	PINE VALLEY BUSINESS PARK	DM	295				3/59			
1/10/76	72	LOTS 11, 12 CONC 6	RJM	2/10/82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14/8/85	223	PT. LOT 26, CONC 9	DM	14/8/88	296	PT. LOT 5, CONC. 8 (Woodbridge C.P.)	SM	16/9/92	369	PT. LOTS 26 & 27, CONC. 2	SM
16/3/78	74	LOTS 18-21 CONC 5	RJM	16/7/84	150	MAPLE COMMUNITY PLAN	RJM	10/6/86	224	PT. LOT 13, CONC 6	DM	4/7/90	297	AMENDMENT TO O.P.A. 210	SM	370			
5/10/77	76	AMENDMENT TO WOODBRIDGE C.P.	RJM	13/11/82	151	PT. LOT 25, CONC 9	RJM	6/8/86	225	PT. LOTS 12, 13 & 4, CONC. 4	DM	29/6/89	298	AMENDMENT TO O.P.A. 240	SM	29/8/90	371	PT. LOTS 9 & 10, CONC. 7	SM
5/10/77	77	AMENDMENT TO WOODBRIDGE C.P.	RJM	17/2/83	152	AMENDMENT TO E WOODBRIDGE C.P.	DM	19/8/86	226	PT. LOT 1, CONC 3	DM	27/6/89	299	AMENDMENT TO MAPLE C.P.	SM	14/2/93	372	PT. LOT 26, CONC. 1	SM
5/10/80	79	LOT 11, CONC 3	RJM	27/10/82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20/10/86	227	PT. LOT 29, CONC 6	DM	300				4/2/93	373	PT. LOT 7, CONC. 7	SM
8/2/79	80	AMENDMENT TO WOODBRIDGE C.P.	RJM	26/10/82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	21/1/87	228	PT. LOT 26, CONC 2	DM	7/12/89	301	PT. LOT 17, CONCESSION 3	RS	14/8/92	374	PT. LOT 10, CONC. 4	SM
12/6/79	83	LOT 25, CONC 8	RJM	26/9/83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	29/8/86	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25/10/89	302	PT. LOT 16, CONCESSION 4	SM	18/9/91	375	PT. LOT 28, CONC. 1	SM
26/7/80	84	LOT 1 KING	RJM	11/4/83	156	PT. LOT 14, CONC 6	DM	28/8/86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5/6/90	303	PT. LOT 9, CONCESSION 5	SM	15/1/92	376	PT. LOT 1, CONC. 5	SM
26/7/80	85	LOT 1 CONC 8	RJM	6/8/83	157	PT. LOT 30, CONC 6	DM	29/12/86	231	PINE VALLEY BUSINESS PARK REVIEW	DM	2/4/92	304	PART LOT 26, CONC. 2	SM	377			
26/7/80	86	LOT 1 CONC 8	RJM	27/9/84	158	AMENDMENT TO WOODBRIDGE C.P.	DM	24/2/86	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22/6/89	305	PART LOT 1, CONC. 7	SM	26/9/92	378	PT. LOT 3, CONC. 8	SM
8/12/86	88	LOT 24, 25 CONC 9	RJM	4/12/85	159	PT. LOT 24, CONC 8	SM	11/3/80	233										

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 467
ADOPTED THE 12TH DAY OF FEBRUARY, 1996.

"L.D. Jackson"

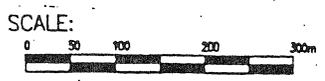
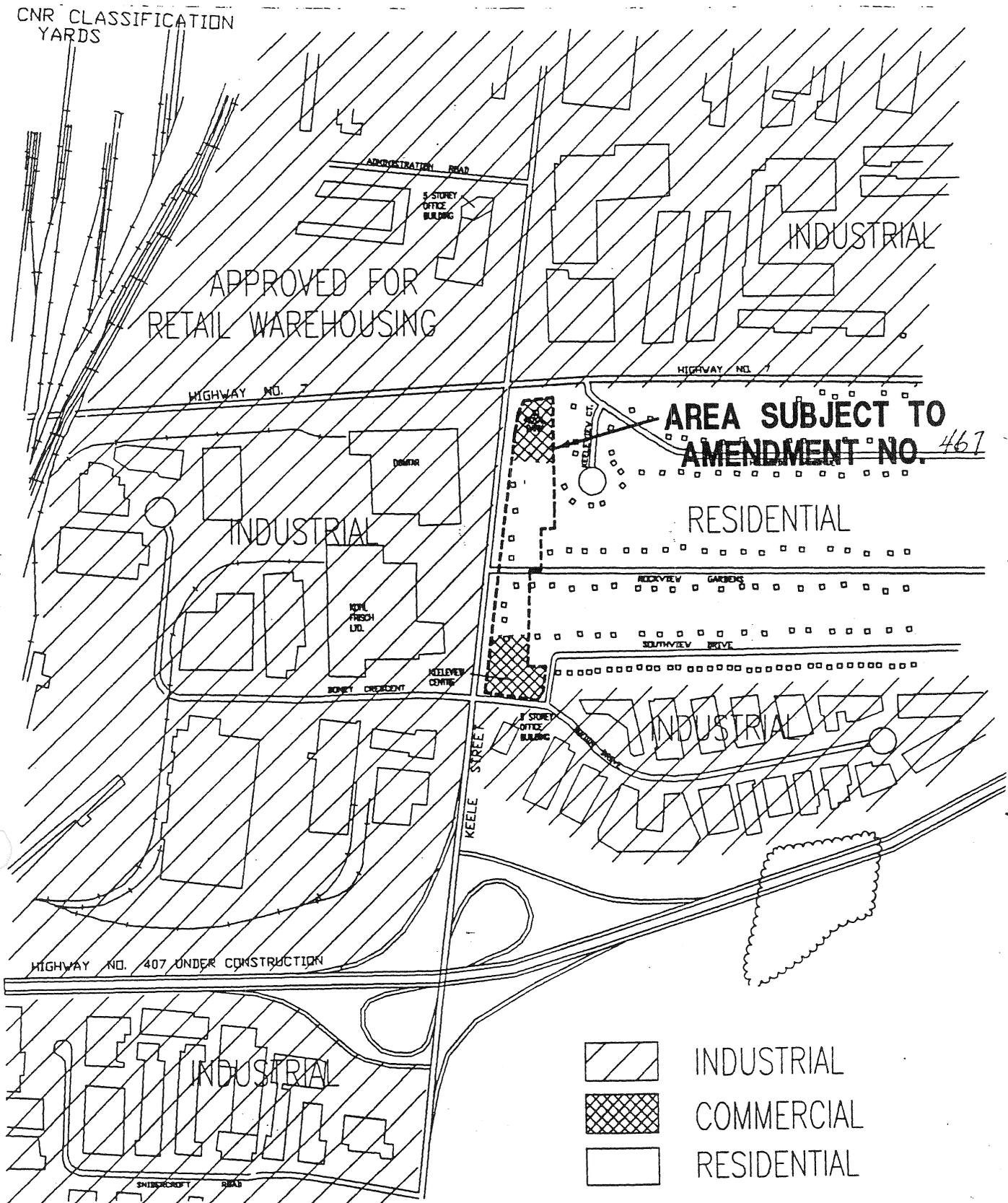
"J.D. Leach"



APPENDIX 1

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.
CITY OF VAUGHAN



APPENDIX 2

RECORD OF COUNCIL ACTION.

On June 26, 1995, Vaughan Council received the Keele Street Land Use Study (Highway No. 7 - Jardin Drive) and adopted the following:

- "1. That the Keele Street Land Use Study (Highway No. 7 - Jardin Drive) be received.
2. That the Planning Department circulate the study for comments to the landowners within the study area, the abutting landowners and the Concord Ratepayers Association.
3. That the study be scheduled for a public hearing in the Fall of 1995.
4. That a community information meeting be scheduled with Councillor Racco, Staff and any other Member of Council who wishes to attend, prior to the public hearing."

In accordance with Council's motion of June 26, 1995, a community information meeting was held on September 13, 1995, in the Council Chambers at the Vaughan Civic Centre.

On December 11, 1995 Council considered the Keele Street Land Use Study (Highway No. 7 - Jardin Drive) at a Public Hearing. Council adopted the following at the Public Hearing:

"THAT the recommendation contained within the following report of the Commissioner of Planning dated December 11, 1995, be APPROVED:

1. That the redesignation of the properties fronting onto Keele Street in the study area from "Residential Area" to "Commercial Area" BE APPROVED.
2. That the draft amendment forming Attachment No. 7 be brought forward for adoption in accordance with the Planning Act, and that any amendments resulting from Council direction obtained at this meeting be incorporated, together with changes resulting from final Staff review, prior to the amendment proceeding to adoption."