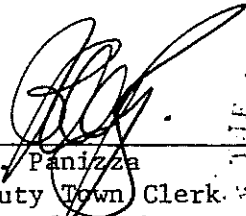


I, ROBERT A. PANIZZA, Deputy Town Clerk
of The Corporation of the Town of Vaughan in the
Regional Municipality of York, do hereby certify
that the attached is a duplicate original of
Amendment No. 158 to the Official Plan of the
Vaughan Planning Area which was approved by the
Ministry of Municipal Affairs on the 19th day of
September, 1983.


R.A. Panizza
Deputy Town Clerk
Town of Vaughan



DATED at the Town of Vaughan
this 27th day of September, 1983.

AMENDMENT NUMBER 158

TO THE

OFFICIAL PLAN

FOR THE

VAUGHAN PLANNING AREA

19-0P-15-158

Amendment No. 158
to the
Official Plan for the
Vaughan Planning Area

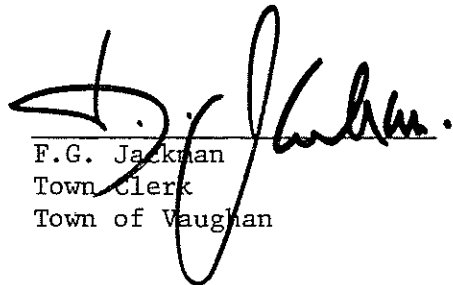
This amendment to the Official Plan for the Vaughan Planning Area, which has been adopted by the Council of the Corporation of the Town of Vaughan, is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 158 to the Official Plan for the Vaughan Planning Area.

Date *Sept. 19/83*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

I, FREDERICK GARTH JACKMAN, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is an original copy of By-law Number 79-83, passed by the Council of the Town of Vaughan on the 25th day of April, 1983.


F.G. Jackman
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 26th day of April, 1983.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 79-83

A By-law to adopt Amendment Number 158 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 158 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 158 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.

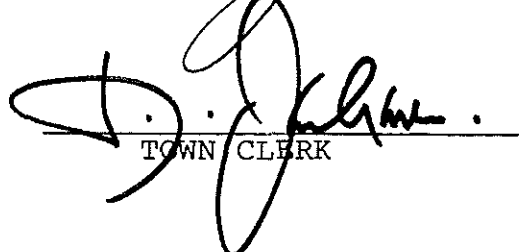
READ a FIRST and SECOND time this 25th day of April, 1983.


MAYOR


TOWN CLERK

READ a THIRD time and finally passed, this 25th day of April, 1983.


MAYOR


TOWN CLERK

AMENDMENT NUMBER 158

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 158 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of this Amendment are Appendices 1, 2, 3 and 4.

A. PURPOSE

The purpose of this Amendment is to amend Section 2.4, Paragraph (a) and Schedule "A" to Official Plan Amendment Number 115 to redesignate the lands identified on Schedule "A" as "Area Subject to Amendment No. 158" from "Residential" to "Commercial".

B. LOCATION

The lands to be redesignated are located in Part of Lot 21, Concession 4, in the Town of Vaughan, being on the south side of Killian Road, 50 metres west of Keele Street. The lands can be more particularly described as Block 645 on Registered Plan M-2086, and comprise 497 m² (.12 acres). Also part of the redesignation is a .3 m reserve shown as Block 694 on the same registered plan.

C. BASIS

The subject lands were designated "Residential" under Official Plan Amendment Number 115 and were conveyed to the Town of Vaughan as a condition of approval of Draft Plan of Subdivision 19T-78055 (Plan M-2086). However, a subsequent study entitled the Maple Commercial Core Redevelopment Concept Plan undertaken by the Town, established policies which would make the subject lands appropriate for redesignation to "Commercial".

On November 17th, 1981, Vaughan Planning Committee approved the Maple Core Area Concept Plan respecting the redevelopment of the area contained in the northerly quadrants of the intersection of Major Mackenzie Drive and Keele Street. This area includes the subject lands and is shown on Appendix "4" attached hereto. The Plan was formulated on the basis of the following goals:

1. To provide for preservation of buildings and streetscapes of historic and architectural merit. To allow redevelopment to occur in a functionally integrated manner and to achieve an aesthetically pleasing and operative commercial area.

2. To develop a vehicular circulation system in a manner designed to minimize the traffic impact on both Major Mackenzie Drive and Keele Street.
3. To redevelop existing, and provide new pedestrian linkages within the Maple Core Area, which are to be finished with landscaping and amenities for pedestrian traffic and will avoid unnecessary conflicts with vehicular traffic.
4. To provide adequate and conveniently located off-street parking facilities within the Maple Core Area, at locations accessible to the vehicular system and pedestrian traffic flows, and to satisfy needs for the present and for the anticipated future urban growth.

Implementation of the Plan was designed to proceed as individual applications are received. One of the major components of the Plan is a rear lot laneway connecting the properties in the northwest quadrant of the Major Mackenzie Drive and Keele Street intersection. To maximize the efficiency of the laneway it is designed to connect to the Collector Road shown on Schedule "A" to Official Plan Amendment Number 115, being Killian Road. In this regard, the commercial designation is appropriate for the following reasons:

1. The subject lands are a logical extension of the Commercial Area established in the Maple Core Area Plan, and are necessary for the implementation of the laneway concept established in the Plan.
2. Because of the unusual configuration of the subject lands it cannot be used for Residential purposes, particularly due to its shallow depth. Its most appropriate uses will be as a laneway access point to Killian Road, together with facilities necessary for the commercial development of the area, such as parking and landscaping.

D. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

1. Official Plan Amendment Number 115 of the Vaughan Planning Area is amended as follows:

- (a) Redesignating the lands shown as "Area Subject to Amendment No. 158" on Schedule "1" attached hereto from "Residential" to "Commercial";
- (b) Amending Schedule "A" to incorporate the redesignation provided for in paragraph (a);
- (c) Deleting Section 2.4, paragraph (a) and substituting therefor the following:

"2.4 Commercial

- a) Two commercial designations are provided for on Schedule "A" "Land Use" to Amendment No. 115. Further commercial designations may be provided only through amendment to this Plan."

E. IMPLEMENTATION











The provisions of Amendment Number 115 to the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the implementation of that Plan, shall apply to the lands which are the subject of this Amendment.

F. INTERPRETATION

The provisions of Amendment No. 115 to the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that Plan, shall apply to the lands which are the subject of this Amendment.

Amendment No.115 to the Official Plan of the Vaughan Planning Area

LEGEND


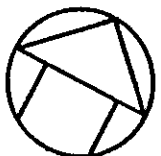
-  Rural Area
-  Residential
-  Commercial
-  Community Park
-  Institutional - elementary school
-  Arterial road
-  Collector road
-  Pedestrian/Bicycle System
-  Noise Exposure Forecast Contours
-  Limits of Amendment Area

AREA SUBJECT TO AMENDMENT NO. 158

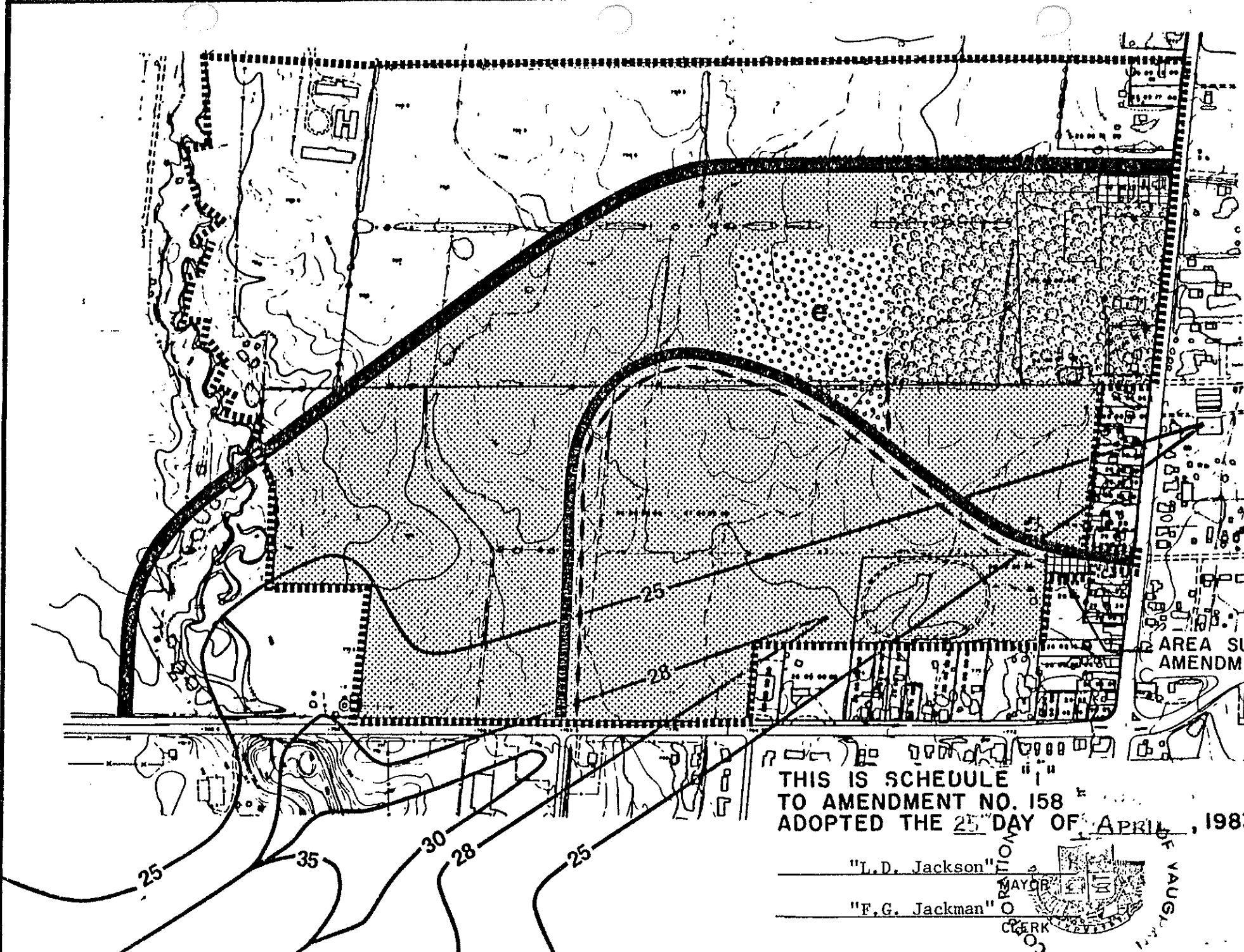


THIS IS SCHEDULE "I" TO AMENDMENT NO. 158 ADOPTED THE 25TH DAY OF APRIL, 1983.

"L.D. Jackson" MAYOR
 "E.G. Jackman" CLERK

Schedule 'A'
LAND USE



APPENDIX 1

This Amendment is to redesignate Block 645 and Block 694 (.3 m reserve) of Registered Plan M-2086 from "Residential" to "Commercial" under Official Plan Amendment No. 115. The Subject Lands are located in part of Lot 21, Concession 4, in the Town of Vaughan and are located on the south side of Killian Road, west of Keele Street. The Amendment was undertaken to extend the Commercial Area defined by the Maple Core Area Concept Plan, adopted by Planning Committee on November 17, 1981, to Killian Road to effect the completion of a laneway system contained in the Plan.

A Public Hearing was held by Vaughan Planning Committee on March 1, 1983. Nobody appeared to speak in opposition to or in support of the proposed amendment.

APPENDIX 2 EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 158 TOWN OF VAUGHAN

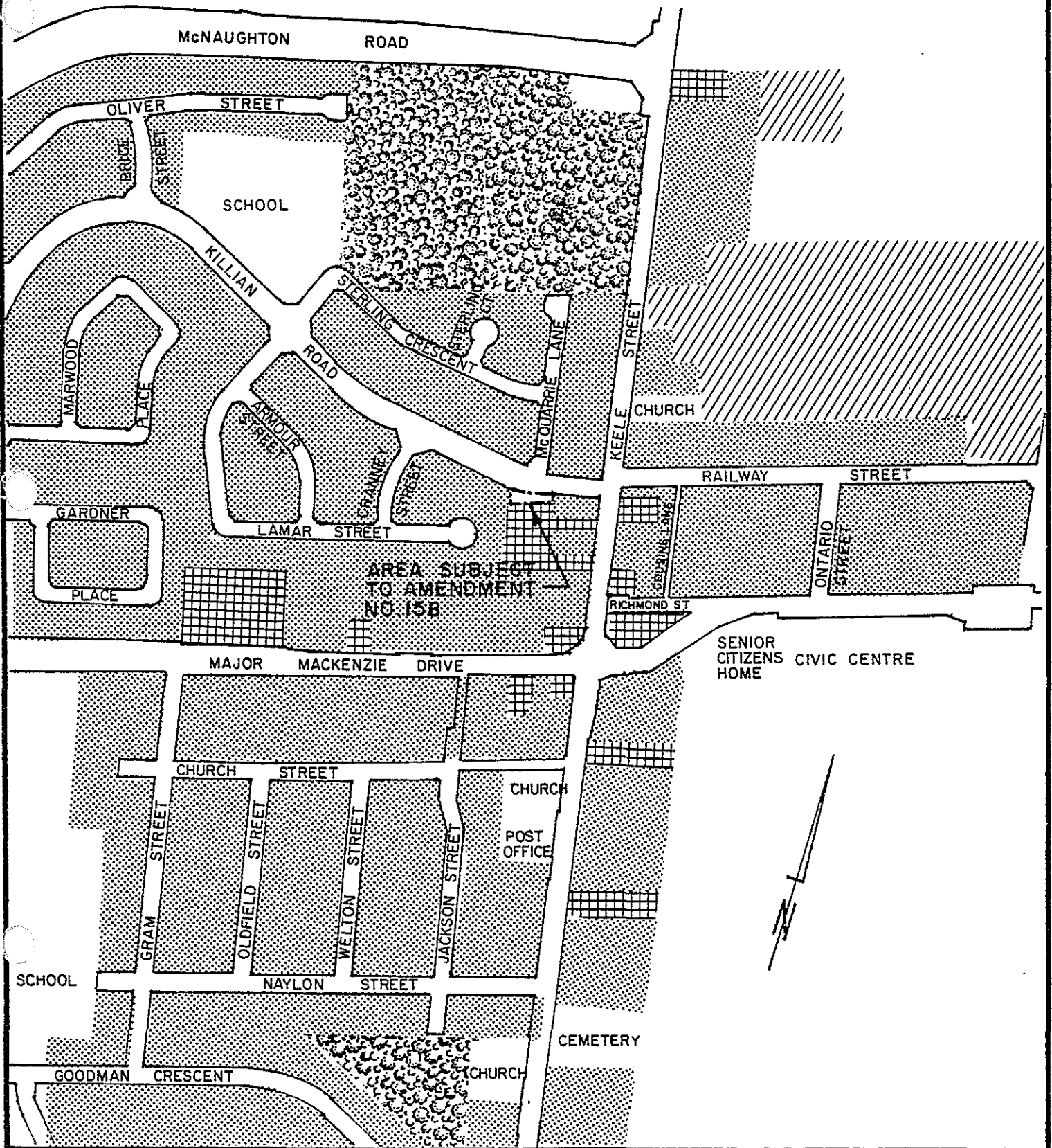
BLOCK 645 & 694, REGISTERED PLAN 65M-2086 BEING PART OF LOT 21,
CONCESSION 4, TOWN OF VAUGHAN

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PARKS
- LIMITS OF THIS AMENDMENT

DATE : 83/03/04

SCALE : 0 200m

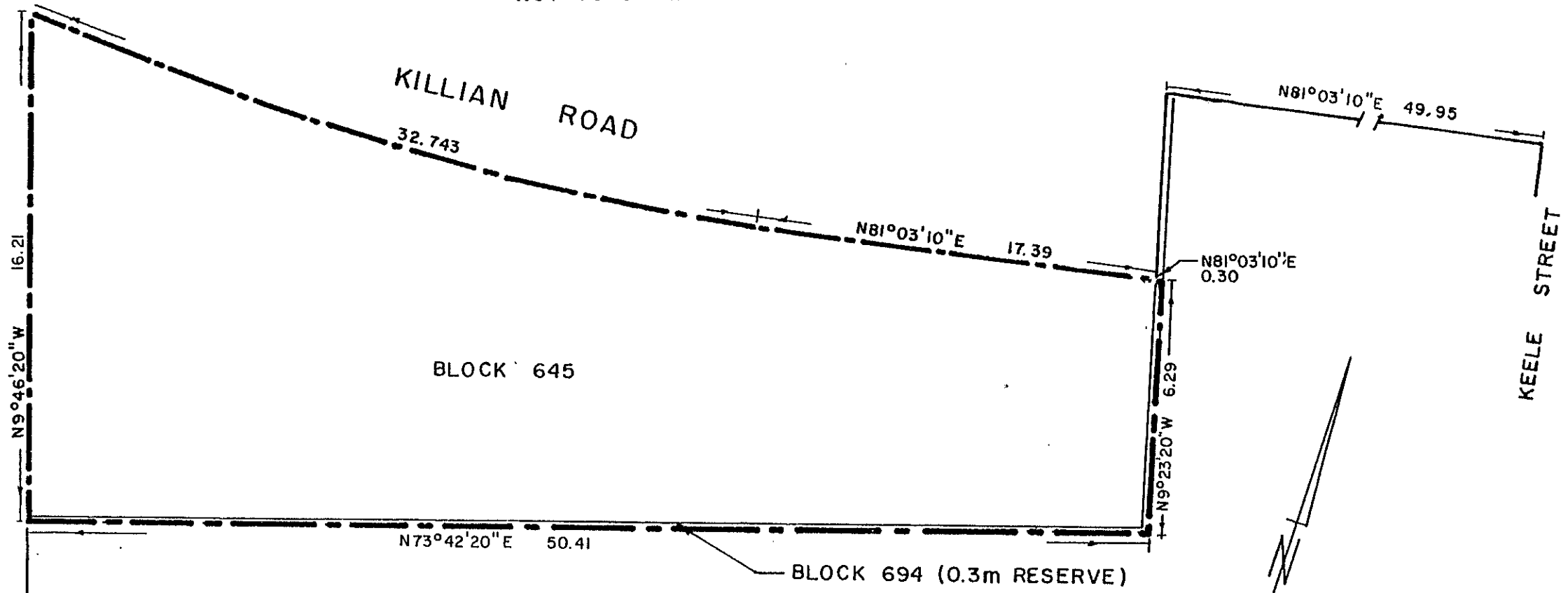


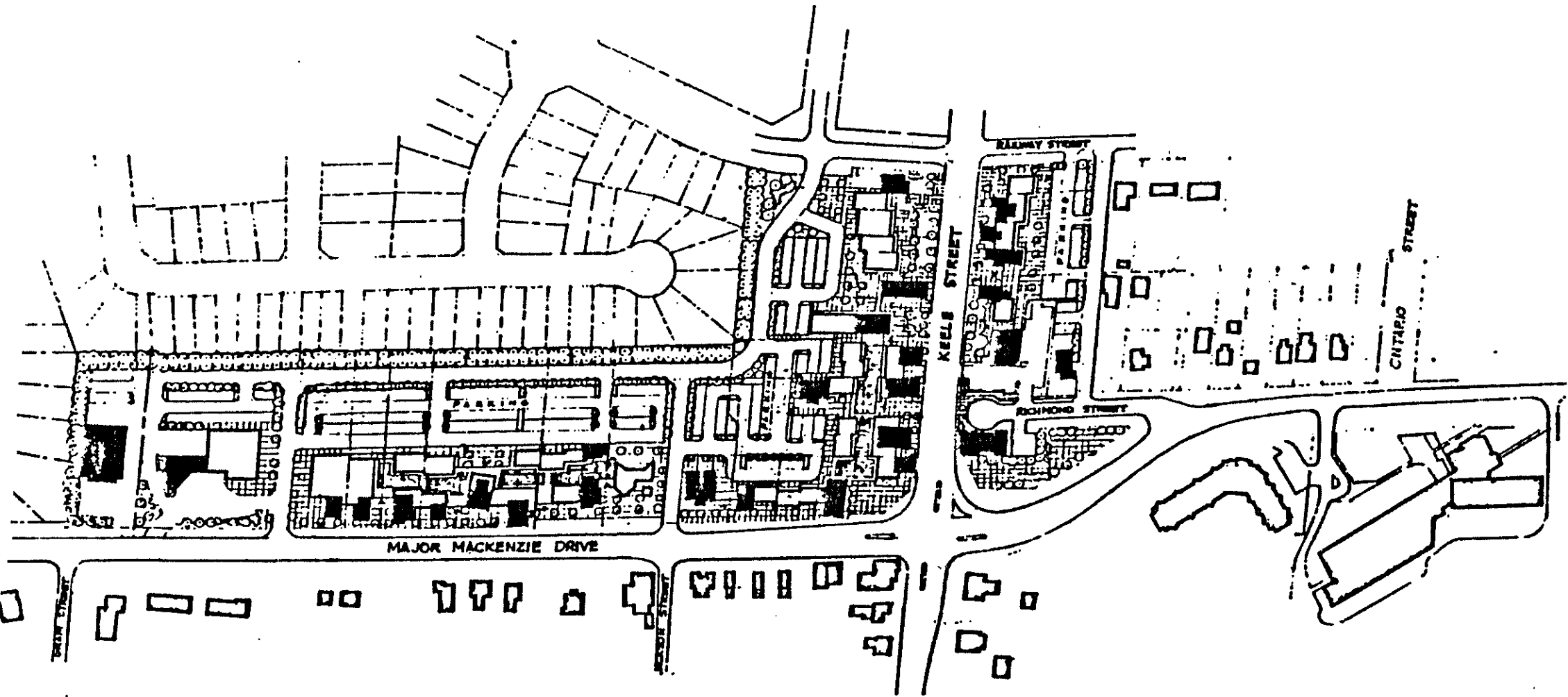
APPENDIX 3





BLOCK 645 & 694, REGISTERED PLAN 65M-2086 BEING PART OF LOT 21, CONCESSION 4
TOWN OF VAUGHAN

DATE: 83 / 03 / 04

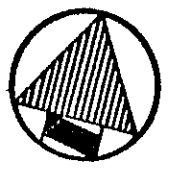
NOT TO SCALE





-  EXISTING BUILDINGS
-  PROPOSED NEW BUILDINGS
-  OPENED PEDESTRIAN MALL
-  PEDESTRIAN AREA & OPEN SPACE

MAPLE CORE AREA
DEVELOPMENT CONCEPT PLAN
PREPARED BY VAUGHAN PLANNING DEPT.



OFFICIAL PLAN AMENDMENT
NO. 158

THE CORPORATION OF THE
TOWN OF VAUGHAN
2141 Major Mackenzie Drive
Maple, Ontario
L0J 1E0