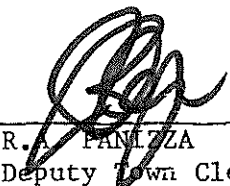


I, R.A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 202 to the Official Plan of the Vaughan Planning Area which was approved, without modification, by the Ministry of Municipal Affairs and Housing on the 28th day of May, 1985.



R. PANIZZA
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 10th day of July, 1985.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 45-85

A By-law to adopt Amendment Number 202 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 202 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 202 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 28th day of January, 1985.

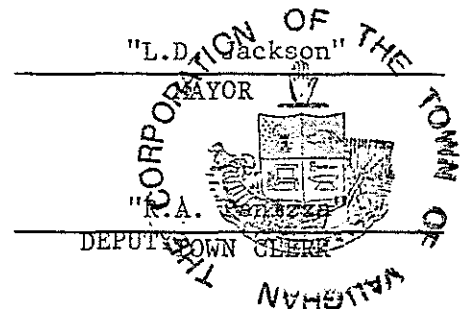
"L.D. Jackson"

MAYOR

"R.A. Panizza"

DEPUTY TOWN CLERK

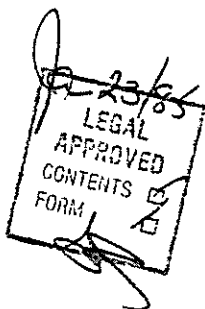
READ a THIRD time and finally passed, this 28th day of January, 1985.



AMENDMENT NUMBER 202
TO THE
OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment Number 202 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 202.

Also attached hereto but not constituting part of the Amendment are Appendices I and II. These contain the background of the Amendment.



I PURPOSE

The purpose of this Amendment is to permit development of lands located on the west side of Yonge Street, approximately 150 metres south of Thornhill Avenue, and indicated on the attached Schedule "A" as "Subject Lands". The lands are presently designated "Low Density Residential" and "Further Study Area". The "Further Study Area" designation permits the use of the property for residential, commercial and business and professional offices subject to various policy requirements. The policies respecting commercial development under the provisions of the "Further Study Area" designation restricts retail commercial establishments to 232 square metres. One of the proposed uses for this site is a furniture showroom and sales outlet which is to be 328 square metres in size, and as such, necessitates an amendment to the Official Plan in order to accommodate this use.

II LOCATION

This amendment applies to lands identified as part of Lot 32, Concession 1, Town of Vaughan. The subject lands have a frontage of approximately 76.06 metres on the west side of Yonge Street, approximately 150 metres south of Thornhill Avenue, and comprise an area of approximately .739 ha.

III BASIS

The decision to amend the Official Plan to relieve the proposal from the maximum gross floor area restrictions specified under the "Further Study Area" designation is based on the following:

1. The subject lands front onto Yonge Street, which is considered a major commercial roadway and as such, is suited for further commercial development. Moreover, the proposed uses are compatible with the surrounding uses.

2. In keeping with the intent of the "Further Study Area" designation, applicable to this site, the existing historic structures will be maintained and utilized for the permitted uses under the provisions of this designation.
3. The proposed uses will require an amendment to the Town of Vaughan Restricted Area Zoning By-law and the execution of a Site Development Agreement with the Town of Vaughan, which will include among other matters provisions for landscaping, building design, screening, and various other concerns.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO





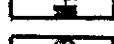

1. Notwithstanding the provisions of Section 2.2.2.5(b)(iii) of Amendment No. 70 to the Official Plan of the Vaughan Planning Area, the lands situated on part of Lot 32, Concession 1, Town of Vaughan, indicated as "Subject Lands" on Schedule "A" attached hereto, may be developed for a retail commercial establishment with a maximum gross floor area of 328 square metres, provided such retail commercial use is only located within the existing historic building on the site.

V IMPLEMENTATION

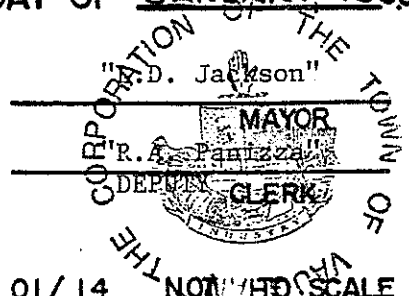
The policies of this Amendment shall be implemented by an amendment to the Zoning By-law and the execution of a Site Development Agreement pursuant to Sections 34 and 40 respectively of the Planning Act.

VI INTERPRETATION

The provisions of Official Plan Amendment #70 as amended from time to time regarding the interpretation of the plan shall apply with respect to this Amendment.

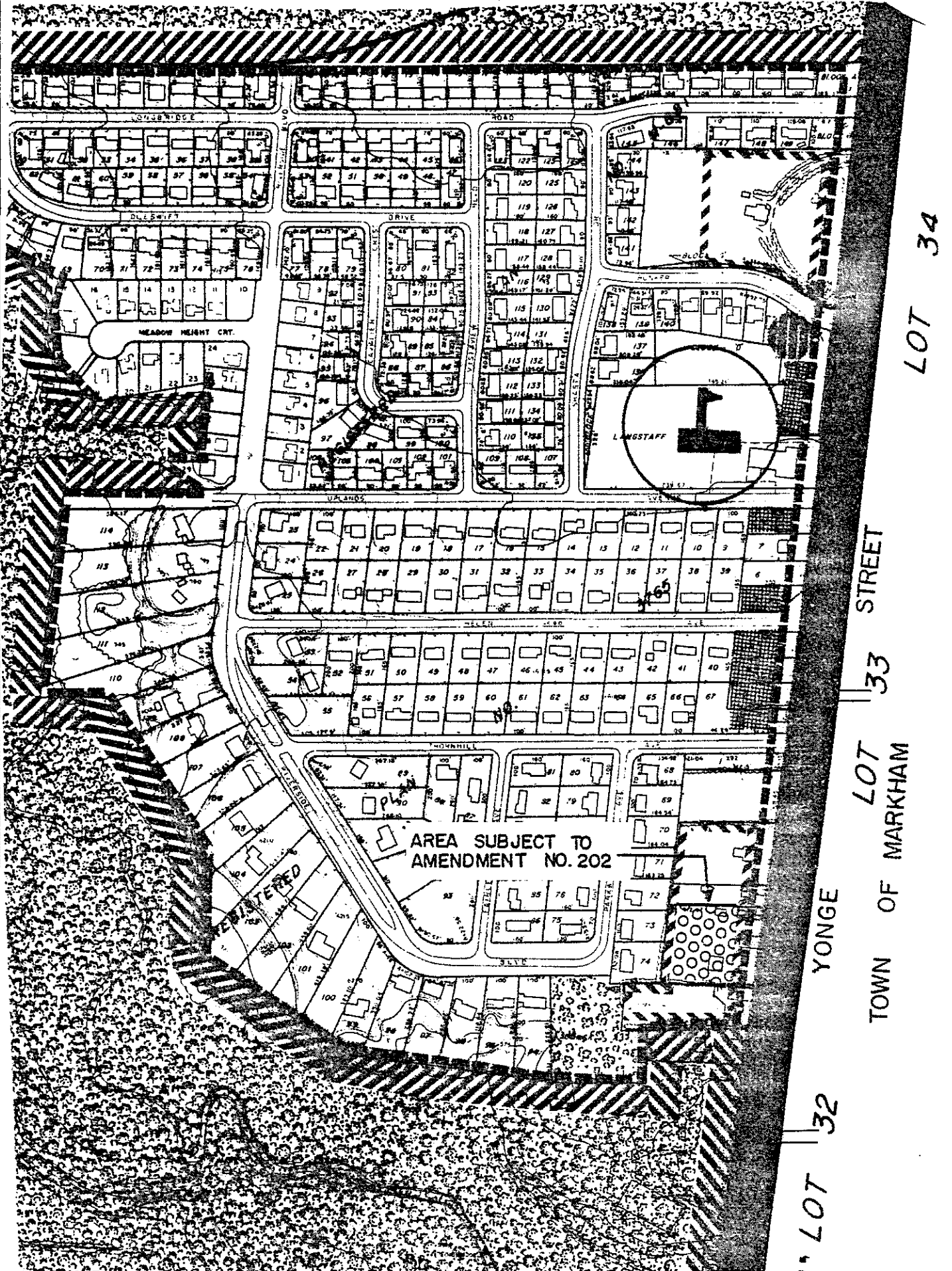
-  FURTHER STUDY AREA
-  RESIDENTIAL N'HOODS
-  PROPOSED PARKWAY BELT
-  GENERAL COMMERCIAL
-  PUBLIC ELEMENTARY
-  SERVICE STATION

THIS IS SCHEDULE 'A' TO
 AMENDMENT NO. 202 ADOPTED
 THE 28TH DAY OF JANUARY 1985.



DATE: 85/01/14 NOT TO SCALE

EXCERPT FROM OFFICIAL PLAN AMENDMENT NO. 70 SCHEDULE "A"



APPENDIX I

This Amendment is the result of an application to amend Official Plan Amendment No. 70, to provide exemptions from the provisions of Section 2.2.2.5(b) (iii), Further Study Area of Official Plan Amendment No. 70, in order to exceed the permitted 232 square metres of floor area devoted to commercial establishments under the provisions of the "Further Study Area" designation. This Amendment would facilitate the increase in floor area permitted for commercial establishments from 232 square metres to 328 square metres.

The lands are located on the west side of Yonge Street, approximately 150 metres south of Thornhill Avenue, having a frontage of approximately 76.06 metres, and an area of approximately .739 hectares.

On December 13th, 1984, Vaughan Council held a Public Hearing on the matter and passed the following resolution:

"THAT Applications OP.33.84 and Z.100.84, J-G Cordone Investments Ltd., BE APPROVED, subject to the following conditions:

1. That Official Plan Amendment #70 be amended by providing an exemption from Section 2.2.2.5(b), Further Study Area, by increasing the gross floor area permitted for commercial uses from 2500 sq.ft. to 3531 sq.ft. on the subject lands.
2. That the amending site specific zoning by-law not be enacted until the applicant has received site plan approval from Council.
3. That parking requirements for this proposal be in accordance with By-law 66-82, the Town's parking by-law.
4. That the amending site specific by-law only permit the existing structures on site to be used for the following purposes:
 - a) a furniture showroom with retail sales not exceeding 3531 sq.ft.;
 - b) professional and business offices not exceeding 3520 sq.ft.;
 - c) the existing 2 storey brick garage to be utilized for the purpose of storage in connection with the furniture use on the ground floor and the upper floor may be used for the purposes of a residential apartment.
5. That the site plan agreement, among other matters, establish necessary improvements and maintenance to the westerly portion of the site."

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 202
TOWN OF VAUGHAN

PART OF LOT 32, CONCESSION I

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE / GOLF COURSE
-  VACANT

DATE: 85 / 01 / 14
SCALE: 

