
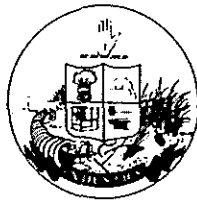


I, JOHN D. LEACH, Clerk of The Corporation
of the City of Vaughan in the Regional Municipality
of York, do hereby certify that the attached is a
true copy of Amendment Number 354 to the Official
Plan of the Vaughan Planning Area which was
approved by the Ministry of Municipal Affairs, with
modifications, on the 8th day of February, 1991.
The attached text incorporates said modifications
which are typed in script.



J.D. Leach, Clerk
City of Vaughan

DATED at the City of Vaughan
this 18th day of February, 1991.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 250-90

A By-law to adopt Amendment Number 354 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 354 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 354 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 2nd day of August, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk

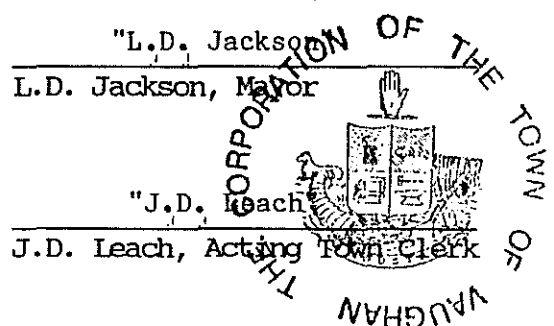
READ a THIRD time and finally passed this 2nd day of August, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk



AMENDMENT NUMBER 354
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 354 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 354.

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

July 27/90
✓

MW

I PURPOSE

The purpose of this Amendment is to provide for a specific amendment to Amendment #225 to the Official Plan of the Vaughan Planning Area in order to allow two (2) units within the existing freestanding prestige industrial building to be utilized by different users.

II LOCATION

The lands subject to this Amendment are located on the southeast corner of Jane Street and Bagg Street, being Block 11 on Registered Plan 65M-2601, municipally known as 8701 Jane Street, Town of Vaughan, and hereinafter referred to as the "Subject Lands". They are shown as "Area Subject to Amendment No. 354" on Schedule "1" attached hereto.

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 #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 #225 to establish an industrial area catering to larger industrial users would be maintained in this instance. Furthermore, in a physical sense, the exterior of the building would remain unaltered and therefore maintain the existing image of a prestige industrial building.

On July 3, 1990, the Council of the Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the same meeting Council approved the Official Plan Amendment application.

IV DETAILS OF THE ACTUAL AMENDMENT AND THE POLICIES RELATIVE THERETO

Amendment #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 #354, being on Block 11, Plan 65M-2601 at the southeast corner of Jane Street and Bagg Street, the existing building may be converted for two prestige industrial units, to be utilized by different *industrial units* subject to zoning standards set out in an implementing 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.

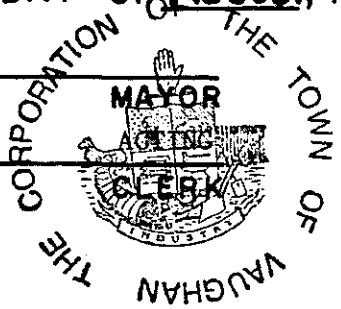
VI INTERPRETATION

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.

THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 354
 ADOPTED THE 2 DAY OF AUGUST, 1990.

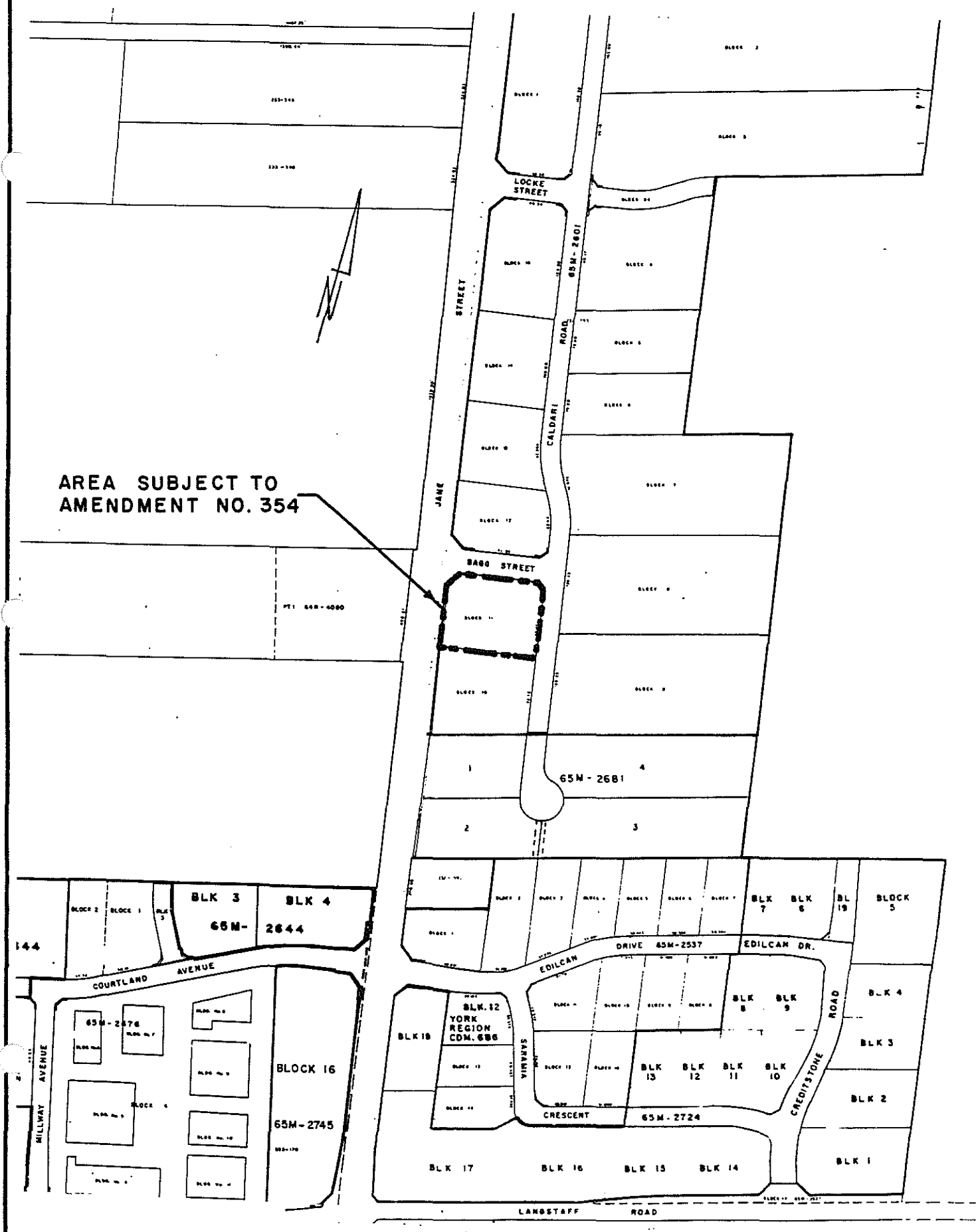
"L.D. Jackson"

"J.D. Leach"



LOCATION: BLOCK II, PLAN 65M-2601

SCALE: 0  200 m



AREA SUBJECT TO
 AMENDMENT NO. 354

BLK 3 BLK 4
 65M-2644

BLOCK 16
 65M-2745

BLK 12
 YORK
 REGION
 CDM. 686

BLK 13 BLK 12 BLK 11 BLK 10
 65M-2724

LANDBSTAFF ROAD

APPENDIX 1

The subject lands are located on the southeast corner of Jane Street and Bagg Street, being Block 11 on Registered Plan 65M-2601, municipally known as 8701 Jane Street, Town of Vaughan.

The Official Plan policies of OPA #225 do not permit a two (2) unit (tenant) buildings in a Prestige Industrial designated area and therefore, an amendment to the Official Plan is required.

Vaughan Council at its July 3, 1990 Public Hearing resolved:

"That the applications for amendments to the Official Plan (OP.32.90) and Zoning By-law (Z.50.90) 626138 Ontario Ltd., BE APPROVED, subject to the following conditions:

1. That a maximum of two (2) units having gross floor areas of 2044m² and 3016.0m² respectively, be permitted.
2. That except for the existing mezzanine shown on Attachment "2", any additional mezzanines or additional floor area be restricted to 460 square metres.
3. That a minimum of 83 paved and marked parking spaces be maintained on site."