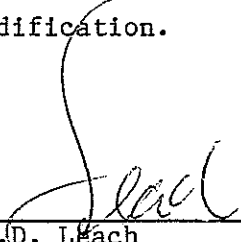


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 87 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Housing, with modification, on the 14th day of February, 1979. The attached text incorporates said modification.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 9th day of August, 1994.

THE CORPORATION OF THE TOWN OF VAUGHAN

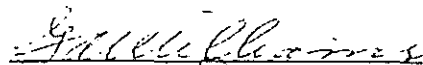
BY-LAW NUMBER 163-77

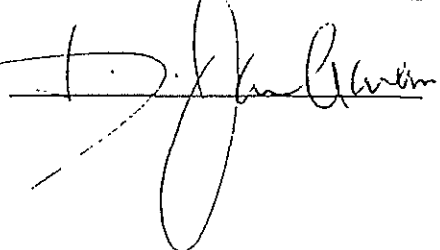
A By-law to adopt Amendment
Number 87 to the Official Plan
of the Vaughan Planning Area.

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

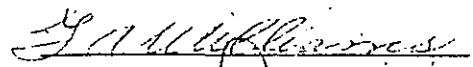
1. THAT the attached Amendment Number 87 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 87 to the Official Plan of the Vaughan Planning Area.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

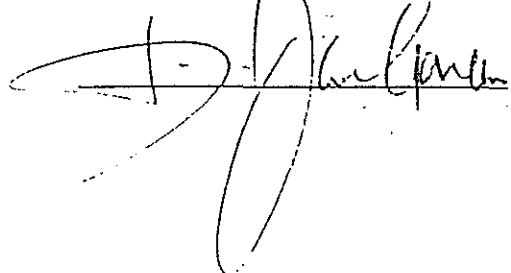
READ a FIRST and SECOND time this 19th day of September, 1977.


MAYOR


CLERK

READ a THIRD time and finally passed this 19TH day of SEPTEMBER
1977.


MAYOR


CLERK

AMENDMENT NUMBER 87

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 87 to the Official Plan of the Vaughan Planning Area", attached hereto, constitute Amendment Number 87.

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

PURPOSE:

The purpose of this amendment is to include a notwithstanding clause in the official plan permitting the construction of a building for office, storage and shop purposes, in a rural area.

LOCATION:

This Amendment applies to land which fronts on Keele Street, approximately 1400 feet north of Teston Road, being part of Lot 27, in Concession 4. The said land, hereinafter referred to as the "subject land", is wedge shaped and is bounded by Keele Street, the C.N.R. railway line and the dividing line between Lots 27 and 28. It has an area of about 7 acres and is shown shaded in red on the attached Schedule "A".

BASIS:

The decision to amend the Official Plan to permit the industrial development of the subject land is based upon the following:

- Although the subject land falls within Classes 1 and 2 in the ARDA survey of soil capability, it is tightly wedged between the C.N.R. railway line on the west and Keele Street on the east. Part of the northern boundary abuts a cemetery. Given the locational constraints and the size of the parcel (approximately 7 acres) the usefulness of the subject land for agriculture is severely limited.
- The proximity of a railway line and busy arterial highway will not be a problem, as the associated high noise levels will not adversely affect the industrial use.
- The subject land is not serviced with municipal water and sanitary sewers at the present time. However, it is anticipated that the municipal water supply system will eventually be extended to the area. The development of the said land is proposed to occur on the basis of a private water supply and septic tank and tile bed system and given the nature of the proposed use (office, shop and yard for a construction firm), this is felt to be acceptable.

BASIS - Cont'd.

- Although at this time, the nearest industrial (manufacturing/warehousing) development to the subject land occurs near the south/east corner of the intersection of Keele Street and Teston Road, it is felt that such development can be expected to expand in a northerly direction in the future, mainly along the east side of Keele Street. At the present time a sanitary land fill and sand and gravel operation is being carried on in the vicinity of the subject land on the east side of Keele Street. It is felt that the proposed use of the subject land will not adversely affect the surrounding land uses.
- Keele Street is under the jurisdiction of the Regional Municipality of York. The Regional Commissioner of Engineering has indicated that there is no objection to the proposed use of the subject land insofar as Regional roads, water supplies and sewage treatment facilities are concerned.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO:

The Official Plan is amended by the addition of the following: Notwithstanding the provisions of rural policies of the Official Plan, buildings to be used for office, storage, shop facilities and accessory uses, shall be permitted on the lands shaded in red on Schedule 'A' attached hereto.

Council will ensure that the facilities can be safely accommodated on a septic tank and tile bed system without detriment to the environment. In this regard, a hydrologist's report will be prepared to ascertain the availability of a potable water supply.

Any accessory outside storage shall be screened so as not to be visible from Keele Street and screening shall also be provided along the northern boundary of the subject land to protect the existing cemetery. Screening shall be provided to the satisfaction of the Town of Vaughan.

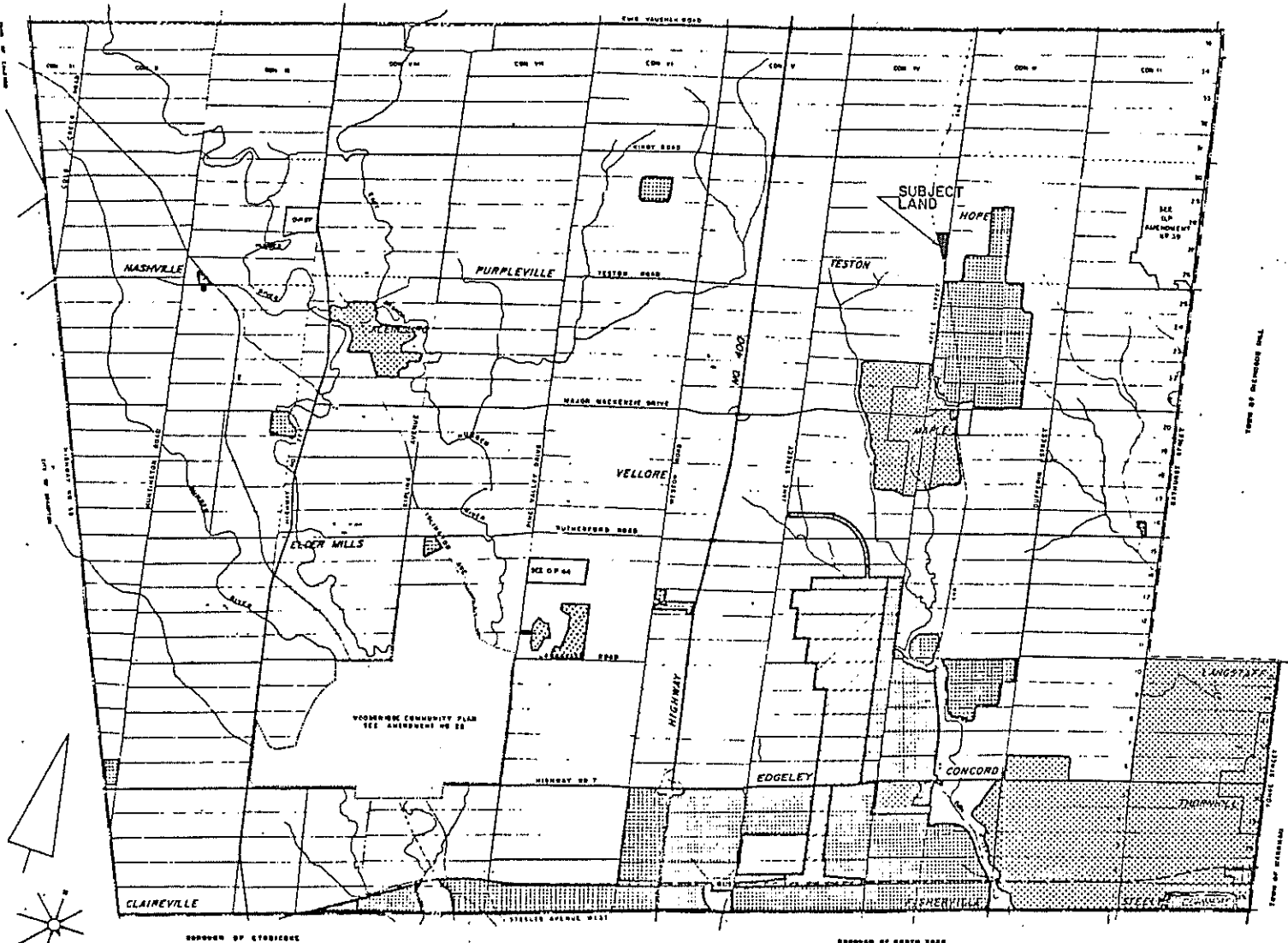
IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject to this Amendment, shall be implemented through Amendment to the Zoning By-law and through Site Plan Agreement, pursuant to Sections 35 and 35a of The Planning Act.

INTERPRETATION

The provisions of the Official Plan as amended from time to time regarding the interpretation of that plan shall apply in regard to this Amendment.

TOURSHIP OF KING



GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO. 8770
THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

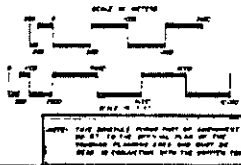
LEGEND

- BOUNDARY OF PLANNING AREA
- [Cross-hatch pattern] RESIDENTIAL AREA
- [Horizontal lines pattern] INDUSTRIAL AREA
- [White box] RURAL AREA
- [Vertical lines pattern] TRANSPORTATION AREA
- [Diagonal lines pattern] HIGHWAY COMMERCIAL AREA
- [Dotted pattern] AREA SUBJECT TO THIS AMENDMENT

AMENDMENTS TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

REVISIONS

DATE	NO.	DESCRIPTION	BY
1984	1	LOTS 2-18 CONC 4	
1984	2	TEST AMENDMENT ONLY	
1984	3	LOTS 20-24 CONC 4	
1984	4	LOT 1 CONC 8	
1984	5	LOTS 22,23 CONC 8	
1984	6	LOT 1 CONC 8	
1984	7	LOT 1 CONC 8	
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1984	100	LOT 1 CONC 8	



60311
284
GENERAL LAND USE
SCALE 1:1000
DATE: 1984-11-15
DRAWN BY: [Name]
CHECKED BY: [Name]

PROPERTY OF KING DISTRICT

APPENDIX I

SUMMARY OF PUBLIC HEARING AND COUNCIL ACTION

The land affected by this Amendment is located on the west side of Keele Street approximately 1400 feet north of Teston Road, being part of Lot 27, Concession 4, in the Town of Vaughan. It has a frontage on Keele Street of about 1200 feet and an area of almost 7 acres.

On May 3, 1977, the Vaughan Planning Committee held a Public Hearing to consider an application for appropriate Amendments to the Official Plan and Zoning By-law to permit the development of the land described above for industrial purposes. Points raised at the Hearing included the following: constraints to agricultural useage of the land; lack of municipal services in the area; appropriateness of the industrial use in this location; possible prematurity of the application and the possibility of setting a precedent for similar development along Keele Street. It was also noted there were no objections to the proposal from area residents although a number of letters indicating support had been received. A resolution proposing that the application be approved subject to certain conditions dealing with Site Plan Control, access to Keele Street and screening, did not carry.

Planning Committee's action in regard to this application came before Council for ratification at the meeting held on May 16, 1977. Council resolved that the matter be referred back to Committee.

Subsequently the matter came before Council Committee at its meeting held on July 18, 1977 and the application was recommended for approval.




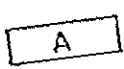
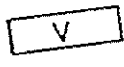
EXISTING LAND USE PLAN

AMENDMENT NO. 17 TO THE
AUGHRAN OFFICIAL PLAN
PART OF LOT 27
CONCESSION 4

AUG. 23, 1977
JWS

SCALE: 1" = 400'

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  AGRICULTURAL
-  VACANT

