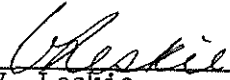


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 231 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 29th day of December, 1986.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 4th day of November, 1994.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 327-86

A By-law to adopt Amendment Number 231 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 231 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 the approval of the aforementioned Amendment Number 231 to the Official Plan of the Vaughan Planning Area.
3. 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 11th day of August 1986.

"N.A. Di Giovanni"


ACTING MAYOR

"F.G. Jackman"

ACTING DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 11th day of August 1986.

"N.A. Di Giovanni"

ACTING MAYOR

F.G. Jackman

ACTING DEPUTY TOWN CLERK
THE CORPORATION OF THE TOWN OF VAUGHAN

AMENDMENT NUMBER 231

TO THE OFFICIAL PLAN

OF THE

VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to OPA No. 231" constitute Amendment Number 231 to the Official Plan of the Vaughan Planning Area.

1. PURPOSE

The purpose of this amendment is as follows:

- a) To redesignate certain lands in the Pine Valley Business Park Area from Industrial Area to Service Commercial.
- b) Revise permitted uses within an Industrial Area to include major warehouse buildings abutting Highway 407.
- c) Revise the permitted uses of a Service Commercial Area to include a more comprehensive and definitive listing.
- d) To effect three site specific amendments to permit additional commercial uses on a lot abutting Highway Number 7, to allow a banquet hall use on a lot on the south side of Trowers Avenue about 100 m west of Whitmore Road within an Industrial Area designation and to permit a bowling alley on the east side of Marycroft Avenue about 200 m south of Highway 7 within an Industrial Area designation.

2. LOCATION

The area which is subject to the amendment is located immediately south of Highway Number 7, west of Highway Number 400. The subject lands are bounded on the north by Provincial Highway Number 7, on the east by Weston Road, on the south by the Parkway Belt (and within it the proposed Provincial Highway Number 407), and on the west by Pine Valley Drive. The subject lands are known as the Pine Valley Business Park and comprises an area of approximately 174 ha (430 acres) within Lots 3, 4 and 5, Concession 6, Town of Vaughan, Regional Municipality of York.

3. BASIS FOR THE AMENDMENT

The Pine Valley Business Park encompasses an area of approximately 174 ha and is strategically located within the Town of Vaughan as a prime industrial site, and is also in close proximity to the Woodbridge residential community. Official Plan Amendment Number 135, was approved by the Ontario Municipal Board in July of 1982, and redesignated the subject lands from Rural Area to Industrial and Service Commercial. Since that time industrial and commercial

development has occurred on lots created by plans of subdivision pursuant to Section 49 of the Planning Act. The registered plans contain larger lots on the periphery of the business park in the attempt to attract large prestige industries with the smaller lots located internally designed primarily to serve smaller industries. From the review of existing development trends within the business park area, it is evident that many of the larger lots adjacent to arterial roads are being developed as multi-tenant buildings accommodating smaller industries and commercially oriented establishments. Accordingly numerous applications for amendments to the official plan and zoning by-law have been presented to Council to permit a wider variety of industrial uses and commercial establishments.

The industrial areas are experiencing a very rapid development. This is particularly evident within the Pine Valley Business Park Area. It is appropriate to expand the existing service commercial areas to better service the service commercial needs of the area. In keeping with the general policies of Official Plan Amendment Number 135 such uses shall be limited to a size and scale which serve the needs of the business and employees of the adjacent industrial area as well as the needs of the bordering communities and travelling public. Presently there are three commercial nodes in the business park. This amendment provides for the expansion of existing commercial nodes and increases the number from 3 to 4. This will increase the total service commercial area from 10.5 ha to 15.4 ha.

This amendment also provides a more specific list of uses permitted within the service commercial designation. The revised listing will clarify the uses permitted within the Service Commercial areas and the distinction between the Industrial and Service Commercial uses will be more clearly identified.

Presently the Industrial Area designation does not permit warehousing operations on lands abutting Highway 7, Pine Valley Drive, Weston Road and proposed Highway 407. Major warehouse

operations are considered to be compatible with Prestige Industrial uses on lands abutting Highway 407.

Council have reviewed three site specific proposals to amend the Official Plan. Firstly the lands located at the southwest corner of Highway Number 7 and Marycroft Avenue which are presently designated Service Commercial and in addition to the uses permitted by this amendment Council finds merit in permitting on this site home improvement and hardware sales, retail bicycle sales and service, retail of ladies and mens clothing, retail shoe and repair service, video sales and rental, furniture and appliance retail sales, stereo sales and rental service.

The second site specific amendment which has been considered to have merit is for a banquet hall on the south side of Trowers Road approximately 100 m west of Whitmore Road.

The third site specific amendment is to permit a bowling alley on the east side of Marycroft Avenue about 200 m south of Highway 7.

3. DETAILS AND ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 135 to the Official Plan of the Vaughan Planning Area is hereby amended as follows:

- a) Deleting Schedule "B", Land Use, thereto and substituting the revised Schedule "B" attached hereto as Schedule "1".
- b) Adding the following clauses to Section 2.2.1. a) as clauses i and ii:

"2.2.1. a) i) Notwithstanding the provisions hereof a banquet hall is permitted on Lot 52 Plan 65M-2309.

ii) Notwithstanding the provisions hereof a bowling alley is permitted on Lot 14, Plan 65M-2333."

- c) Deleting Section 2.2.1 (c) and substituting the following:

"Notwithstanding (a) and (b) above, the lands designated Industrial directly abutting Highway Number 7, Proposed Highway Number 407, Pine Valley Drive and Weston Road,

shall be developed for prestige industrial uses only. The permitted uses are manufacturing, data processing, storage operations, processing and packaging operations and similar uses, offices associated with industrial uses and parks and open space. Major warehousing buildings are permitted on lands abutting proposed Highway 407. In addition major office development is permitted on the Industrial Area lands abutting Highway Number 7 to a maximum in total of 4 ha (10 acres), provided that the total gross floor area of such building or buildings on a lot shall not exceed 1 times coverage of the lot area. Outside storage in the industrial areas described in this paragraph shall not be permitted."

- d) Deleting Section 2.2.2 (a) respecting Service Commercial Areas and substituting in its place the following:

"(a) In Service Commercial Areas permitted uses are banks and financial establishments, business and professional offices, hotels, motels, motor hotels, convention centres, banquet halls, automobile service stations, gas bar, car wash, automotive service centres, restaurants, drive-in restaurants, taverns, technical and commercial schools, parking garages, personal service shops such as dry cleaning establishments, beauty salons, barber shops, photography studios, convenience retail stores but excluding food stores with a gross floor area exceeding 280 m², pharmacies, speciality trades such as locksmiths, plumbers and electricians, hardware sales, travel agencies, car rentals, insurance agencies, clubs and health centres, parks and open space, retail warehouse restricted to the sale of furniture and appliances, hardware and home improvement items, stationery and office equipment and automotive supplies provided that each unit in the warehouse shall have a minimum gross floor area of 930 m².

- (a)(i) In addition to the uses permitted by paragraph a) hereof the following uses are permitted on Lot 1, Plan

65M-2333; Home improvement sales, retail bicycle sales and service, ladies and mens retail clothing, retail shoe store and repair service, video sales and rental, furniture and appliance retail sales, stereo sales and rental services."

5. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding interpretation of that plan shall apply with respect to this amendment.

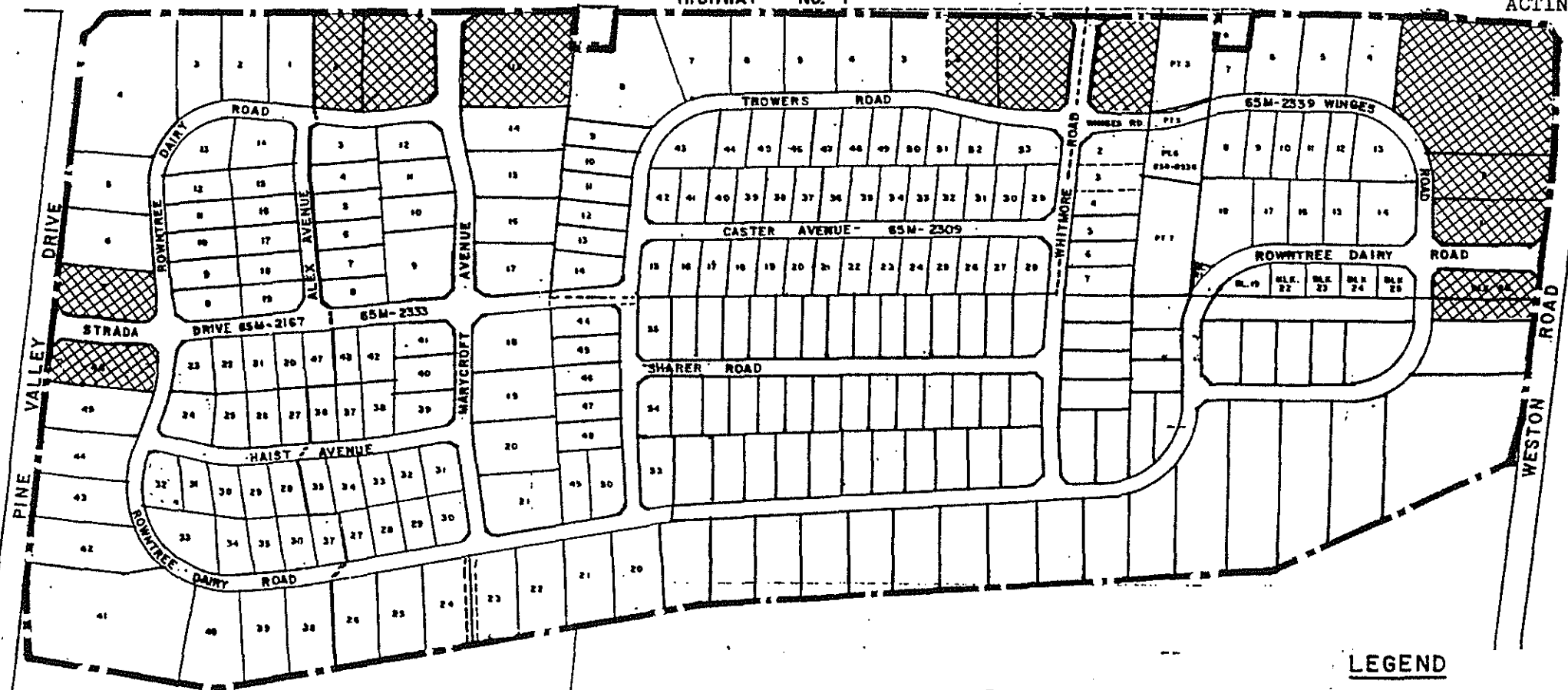
SCHEDULE 'I' TO OFFICIAL PLAN AMENDMENT NO. 231 OF THE VAUGHAN PLANNING AREA

PASSED THE 11th DAY OF AUGUST, 1971
 Signing Officers

"N.A. Di Giovanni"
 ACTING MAYOR
 "F. J. ..."
 ACTING DEPUTY

CONCESSION 6

HIGHWAY NO. 7



LOT 5
 LOT 4
 LOT 3

LOT 5
 LOT 4

PROPOSED HIGHWAY NO. 407

SCHEDULE 'B' LAND USE

- LEGEND**
- DESIGNATED AREA
 - INDUSTRIAL
 - ▨ SERVICE COMMERCIAL