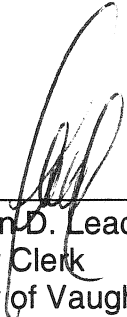
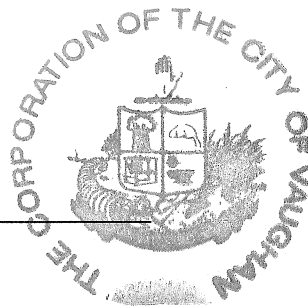


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 498 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 22nd day of May, 2000.



John D. Leach
City Clerk
City of Vaughan

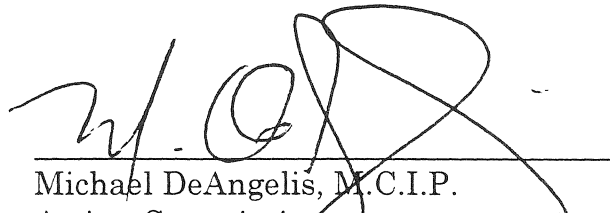


DATED at the City of Vaughan
this 1st day of June, 2000.

Certificate of Approval
AMENDMENT NO. 498
TO THE
OFFICIAL PLAN FOR THE
CITY OF VAUGHAN

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act, this decision is now final and the official plan document came into force on May 22, 2000.

May 23, 2000
Date



Michael DeAngelis, M.C.I.P.
Acting Commissioner
Planning and Development Services
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 64-98

A By-Law to adopt Amendment Number 498 to the Official Plan of the Vaughan Planning Area.

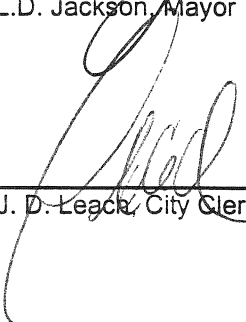
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 498 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1", is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 498 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, SECOND and THIRD time and finally passed this 23rd day of February, 1998.



L.D. Jackson, Mayor

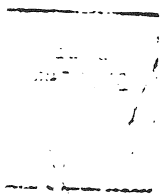


J. D. Leach, City Clerk

**AMENDMENT NUMBER 498
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 498 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 498.

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



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide for an exception to the "Agriculture Area" designation within the Amendment Area to permit a dry storage facility, and to establish policies to guide development of this Amendment Area for the proposed land use.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on "Schedule 1" hereto as "Area Subject to Amendment No. 498 ". The lands are located on the southwest corner of King-Vaughan Road and Keele Street, being Part 2 of Reference Plan 65R-10193, in Lot 35, Concession 3, City of Vaughan.

III BASIS

The proposed Amendment is based on the following considerations:

1. The restrictive size of the subject lands for agricultural uses and their location. The lands are abutted by three roads which serve to separate the parcel from surrounding lands.
2. The proposal is in compliance with the minimum distance separation formulae of the Provincial Agricultural Code of Practice, and is not perceived to negatively impact on the surrounding area.
3. A dry storage facility could be serviced by private sewage disposal system and well.
4. The proposed storage facility is to be fully enclosed and appropriately screened from street view.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Official Plan Amendment No. 400 is hereby amended by adding the following to Section 6.1.1 Agricultural Area Policies - Permitted Uses:
 - e) located on the southwest corner of King-Vaughan Road and Keele Street, being Part 2 of Reference Plan 65R-10193, in Lot 35, Concession 3. A multi-unit dry storage facility shall also be a permitted use.

2. The development of the Subject Lands for a multi-unit dry storage facility use, shall only be permitted subject to conformity with the specific development and implementation policies identified below:

- a) The subject lands may be used for a multi-unit dry storage facility for finished personal goods only; no outside storage shall be permitted.
- b) The storage facility shall not exceed 8% coverage of the subject lands.
- c) A minimum six (6) metre landscape strip shall be provided adjacent to Keele Street and King-Vaughan Road respectively; and a minimum three (3) metre landscape strip shall be provided adjacent to Maloy Street.
- d) The lands shall be serviced by private sewage disposal system and private well, subject to the approval of the York Region Health Services Department; and subject to the regulations of the MOEE.
- e) The site is to be developed in phases, with the timing of each phase to be dependent on market conditions.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Comprehensive By-law 1-88 and site plan approval, pursuant to the Planning Act.

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.

AREA SUBJECT TO
AMENDMENT NO. 498

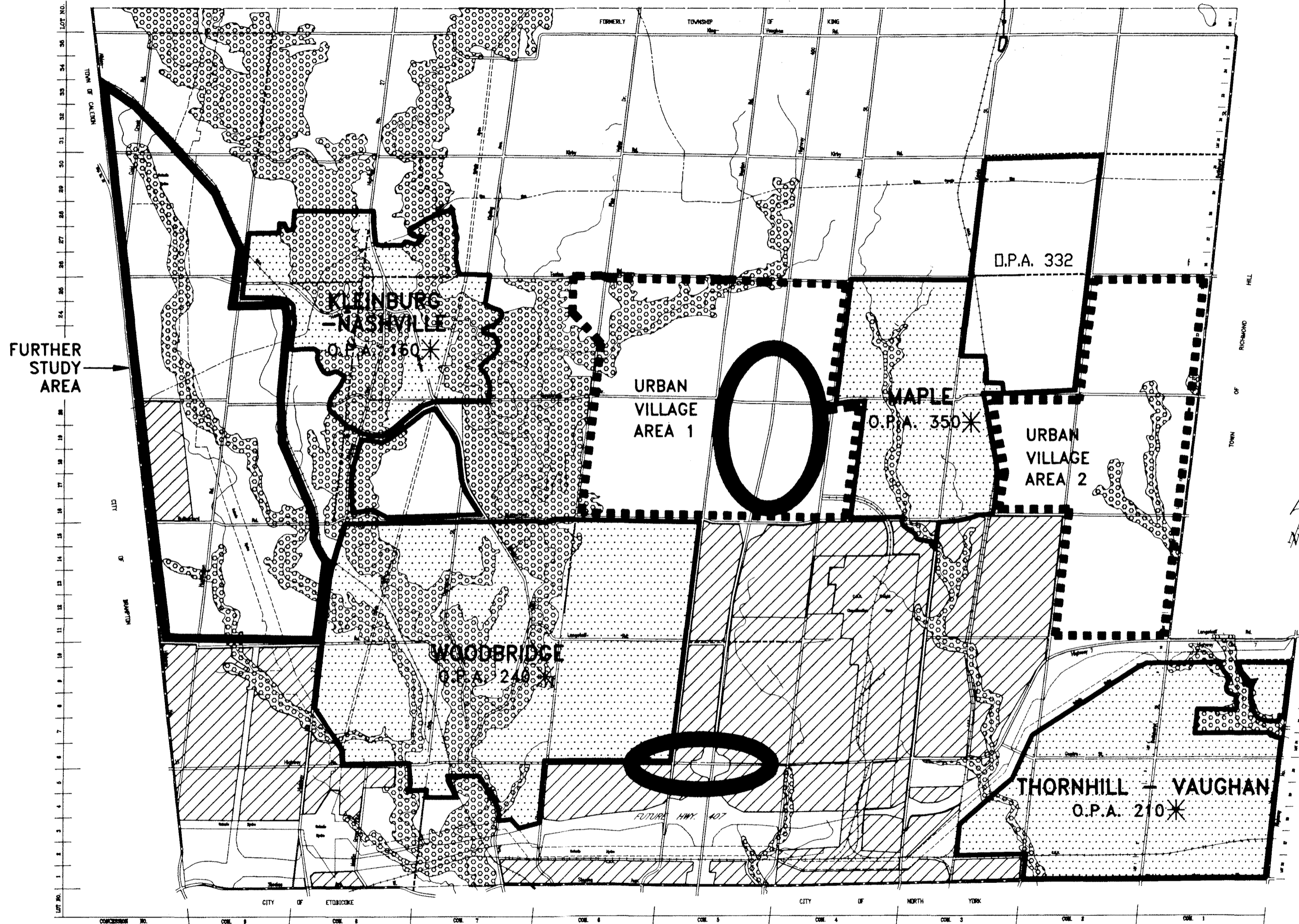
THIS IS SCHEDULE '1'
TO AMENDMENT NO. 498
ADOPTED THE 23rd DAY OF FEBRUARY, 1998.

"L. D. JACKSON"

MAYOR

"J. LEACH"

CLERK



LEGEND

- URBAN VILLAGE
- CITY CENTRE STUDY AREAS
- COMMUNITY PLAN AREAS
- INDUSTRIAL AREAS
- MAJOR OPEN SPACE & VALLEY LANDS
- FURTHER STUDY AREA
- * AS AMENDED

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 400



APPENDIX I

The Subject Lands are located on the southwest corner of King-Vaughan Road and Keele Street, being Part 2 of Reference Plan 65R-10193, in Lot 35, Concession 3, City of Vaughan.

The purpose of the amendment is to provide for an exception to the "Agriculture Area" to permit a dry storage facility on the Subject Lands.

On September 29, 1997, Vaughan Council passed the following motion:

"That an exception to permit the proposed storage facility BE APPROVED, subject to the following conditions:

1. The exception shall permit a multi-unit dry storage facility for finished personal goods only; no outside storage shall be permitted.
2. The storage facility should not exceed 8% coverage of the Subject Lands.
3. A minimum six (6) metre landscape strip shall be provided adjacent to Keele Street and King-Vaughan Road respectively; and a minimum three (3) metre landscaping strip shall be provided adjacent to Malloy Street.
4. Servicing for the lands shall be by private sewage disposal system and private well, adjacent to the approval of the York Region Health Services Department; and subject to the regulations of the MOEE."