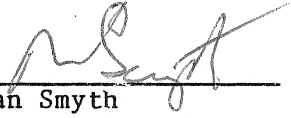
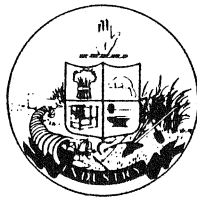


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 376 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 15th day of January, 1992.



Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 30th day of January, 1992.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 233-91

A By-law to adopt Amendment Number 376 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 376 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 Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 376 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.

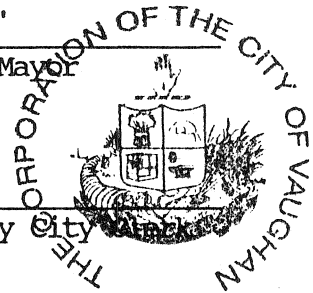
READ a FIRST, SECOND and THIRD time and finally passed this 25th day of July 1991.

"L.D. Jackson"

L. D. Jackson, Mayor

"N. Smyth"

N. Smyth, Deputy City Clerk



AMENDMENT NUMBER 376
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 376 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 376.

Also attached hereto but not constituting part of the amendment is Appendix "I".



I PURPOSE

The purpose of this Amendment is to provide for a specific amendment to Amendment No. 239 to the Official Plan of the Vaughan Planning Area in order to allow service commercial development on the site.

II LOCATION

The lands subject to this amendment are located at the northeast corner of Steeles Avenue and Adesso Drive, being Block 2 on Registered Plan 65M-2172, municipally known as 3232 Steeles Avenue West, City of Vaughan, shown as "Area Subject to Amendment No. 376 on Schedule "1" attached hereto, and hereinafter referred to as the "Subject Lands".

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands are designated "Industrial" by Official Plan Amendment No. 4, as amended by Official Plan Amendments No. 5 and No. 13. Under this designation, the predominant use of land shall be for manufacturing, storage and warehousing, with minor commercial uses to serve the industrial area.
2. Lands designated "Industrial" by Official Plan Amendment No. 4 are also subject to Official Plan Amendment No. 239 (Service Commercial Policies). The "Service Commercial" policies provide that permitted uses shall be free standing office development, together with other uses, such as: hotels, motor hotels and motels, automobile service stations and car washes, restaurants, private clubs, banks, offices, personal service shops and studios, speciality trades, convenience retail stores, retail warehouse centres for home improvement, appliance and related products and parks and open space. As several of the uses proposed for the Subject Lands are not permitted, an amendment to the Official Plan is required.
3. The "Service Commercial" policies also provide that service commercial developments be located at the intersections of major arterial and collector roads, peripheral to the industrial area. Since the site is not located at such an intersection, an amendment to the Official Plan is required.

4. Official Plan Amendment No. 239 recognizes that certain uses should be provided which service the industrial businesses and the convenience needs of the employees. It also acknowledges that certain locations in industrial areas may be appropriate for specific types of retail uses.
5. There is no opportunity for providing Service Commercial uses at the nearest intersection being Jane Street and Steeles Avenue, because of the presence of a floodplain area and the associated Conservation Authority Lands.
6. The Subject Lands and the property to the east, which contains an Office Building and commercial complex could function as a Service Commercial node in the absence of any other facilities in the Steeles Avenue and Jane Street area.
7. At a public hearing on May 21, 1991, the Council of the City of Vaughan considered and approved Official Plan and Zoning By-law Amendment applications to permit the proposed uses.

IV DETAILS OF THE ACTUAL AMENDMENT
AND THE POLICIES RELATIVE THERETO

Official Plan Amendment No. 239 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following to Subsection IV. (iii):

Notwithstanding the above, Block 2 on Registered Plan 65R-2172 at the northeast corner of Steeles Avenue and Adesso Drive, being lands subject to Official Plan Amendment No. 376, may be a Service Commercial node for the following uses:

Automotive retail store, banquet hall, car rental service Club or Health Centre, Office Building, Personal Service Shop, Retail Store restricted to one convenience retail store and one pharmacy, service or repair shop, Tavern, Technical and Commercial School, Travel Agency, Veterinary Clinic, Retail Warehouse Uses as defined, Video Store, Bank, Business Office, Eating Establishment, Place of Amusement.

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 1-88.

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 'I'
TO AMENDMENT NO. 376
ADOPTED THE 25 DAY OF JULY, 1991.

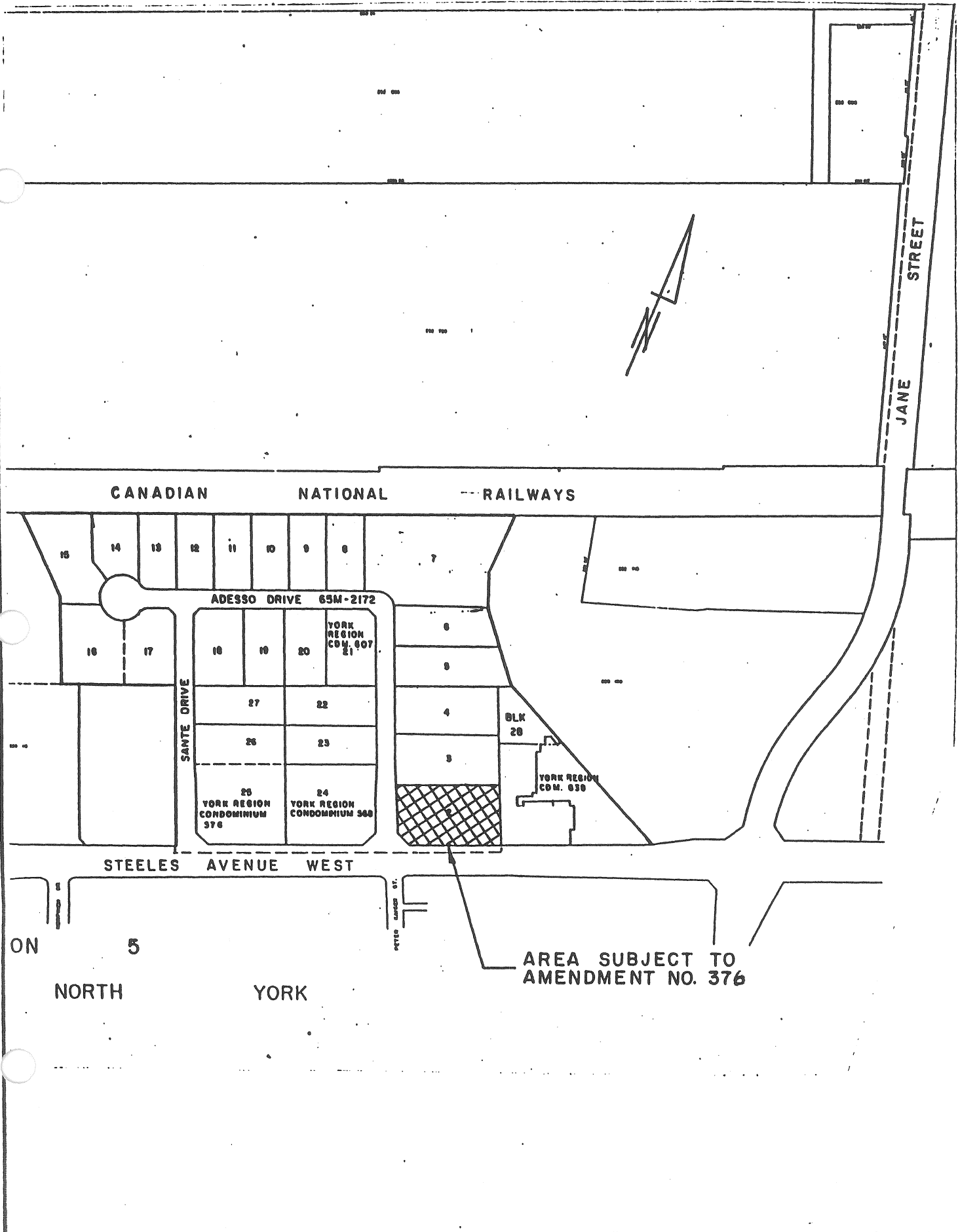
"L.D. Jackson"

"N. Smyth"



LOCATION: LOT 2, PLAN 65M-2172

SCALE: 0 200m



APPENDIX I

The subject lands are located at 3232 Steeles Avenue West on the northeast corner of Steeles Avenue and Adesso Drive, being on Block 2, Plan 65M-2172, City of Vaughan.

The Official Plan Policies in Official Plan Amendment No. 239 provides that service commercial developments shall be located at specific nodes at the intersections of arterial roads. This amendment provides an exception to the service commercial policies contained in Official Plan Amendment No. 239 to facilitate service commercial uses on the subject lands, in addition to the existing commercial complex uses.

Vaughan Council at its May 21, 1991, Public Hearing resolved:

1. THAT a site specific amendment to Official Plan Amendment No. 239 be provided to permit Service Commercial Development on the subject lands.
2. THAT the subject lands be rezoned from M1 Restricted Industrial Zone to C7 Service Commercial Zone to
 - a) recognize the existing permitted commercial complex uses;
 - b) to permit the following Service Commercial Uses:
 - Automotive Retail Store
 - Banquet Hall
 - Car Rental Service
 - Club or Health Centre
 - Office Building
 - Personal Service Shop
 - Retail Store restricted to one convenience retail store and one pharmacy
 - Service or Repair Shop
 - Tavern
 - Technical and Commercial School
 - Travel Agency
 - Veterinary Clinic
 - Retail Warehouse Uses as defined
 - Video Store