
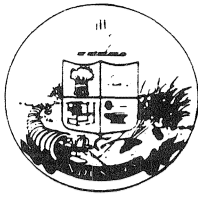


I, J.D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 430 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 6th day of May, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of May, 1994.



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 165-93

A By-law to adopt Amendment Number 430 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 430 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 430 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 7th day of June 1993.

"L.D. Jackson"
L. D. Jackson, Mayor

"J.D. Leach"
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with a ship and a plow, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN" and "1827".

AMENDMENT NUMBER 430
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 430 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 430.

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



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment Number 210 being the Thornhill-Vaughan Community Plan, as amended by site specific Official Plan Amendment Number 254, to permit the subject lands to be utilized for the purposes of Business and Professional Offices in addition to the medical clinic and/or medical professional offices currently permitted.

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 Number 430". The lands are located on the northwest corner of Steeles Avenue West and Conley Street, being part of Lot 1, Concession 2, and are known municipally as 2 Conley Street, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan to include business and professional offices as a permitted use is based on the following considerations.

1. Business and professional offices are considered complimentary uses to a medical clinic and/or medical practitioner offices, and compatible with the surrounding residential uses.
2. The existing scale of development, building design, parking, and landscaping will remain unchanged with the additional uses. As well, there will be little additional impact on traffic flow.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment Number 210 to the Vaughan Official Plan, as amended by Official Plan Amendment Number 254 is hereby further amended by:
 - a) deleting clause (e) of Subparagraph 2.2.3.6; and substituting therefor the following clause (e):
 - (e) Notwithstanding the above, the lands located at the northwest corner of Steeles Avenue West and Conley Street, as defined in Amendment Number 430, to the Vaughan Official Plan, shall be subject to the following site specific policies:
 - i) The subject lands shall only be used for the purposes of business and professional offices, medical clinic and/or medical practitioner offices having a maximum gross floor area of 501 square metres excluding basement storage areas.

ii) There shall be a maximum of three (3) medical practitioners occupying the building.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law, pursuant to the Planning Act, 1983.

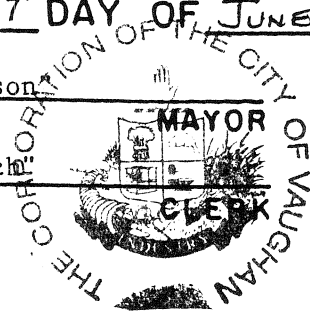
VI INTERPRETATION

The provisions of Amendment Number 210 to 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. 430
ADOPTED THE 7TH DAY OF JUNE, 1993.

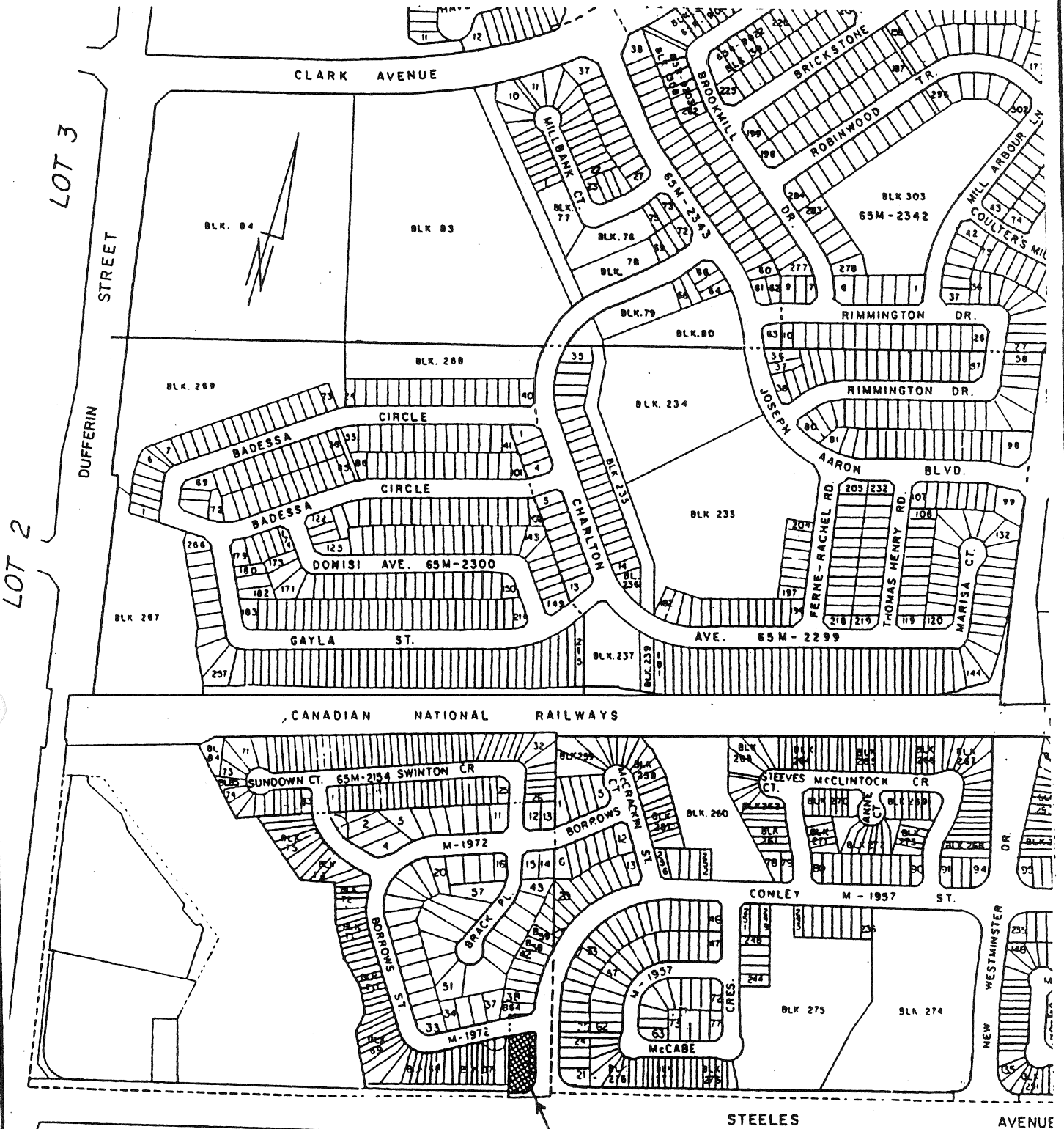
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 1, CONCESSION 2

SCALE : 0 200 m



AREA SUBJECT TO
AMENDMENT NO. 430

APPENDIX I

On February 7, 1987, Vaughan Council Committee had before it for its consideration Files OP.10.86 and Z.34.86 (G. and D. Mazza) and approved same subject to conditions that restricted the maximum gross floor area, restricted permitted uses to only a medical clinic and/or medical practitioner offices, and restricted occupancy to a maximum of four medical practitioners. Site specific OPA #254 was enacted by Council on April 6, 1987, which was subsequently approved by the Ministry of Municipal Affairs without modification, on November 20, 1987.

At the March 22, 1993 Council Public Hearing, Vaughan Council considered Official Plan Amendment and Zoning By-law Amendment applications OP.4.93 and Z.98.92 (D. and G. Mazza) and adopted the following motion:

"THAT Official Plan Amendment OP.4.93 and Zoning By-law Amendment Z.98.93 (D. and G. Mazza) BE APPROVED, subject to the following conditions:

1. That both the Official Plan Amendment and Zoning By-law Amendment be amended to provide for:
 - a) business and professional offices as a permitted use within the existing building, and
 - b) the reduction in the maximum number of medical practitioners from four to three.