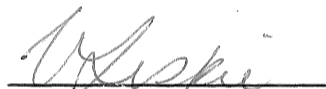


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 458 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 21st day of July, 1995.


V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of August, 1995.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 108-95

A By-Law to adopt Amendment Number 458 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 458 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule(s) "1" and "2" 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 458 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.

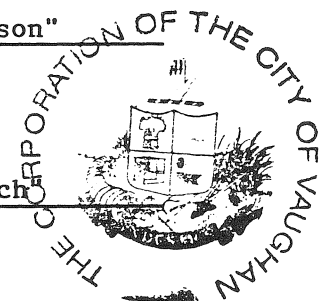
READ a FIRST, SECOND and THIRD time and finally passed this 10th day of April, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 458
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" and Schedule "2" to Amendment Number 458 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 458.

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

NPA
LEGAL
APPROVED
CONTENTS
FORM
Apr 5/95

I PURPOSE

The purpose of this Amendment to the Official Plan is to provide for a site specific amendment to Amendment Number 240 to the Official Plan of the Vaughan Planning Area in order to permit a two-storey office building.

II LOCATION

The Subject Lands are located on the southeast corner of Helen Street and Highway #7 and municipally known as 4697 Highway #7, in Lot 5, Concession 7, in the City of Vaughan. The Amendment applies specifically to the area shown as "Area Subject to Amendment No. 458" on Schedule "1" attached hereto.

III BASIS

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

1. The Subject Lands are designated "Low Density Residential" by Official Plan Amendment Number 240. Official Plan Amendment Number 240 sets out the uses permitted in the Residential Areas. As the proposed use is not permitted, an amendment to the Official Plan is required.
2. At a public hearing on January 30, 1995, Council approved the Official Plan and Zoning By-law amendment for a two-storey office building only.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 240 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 458" on Schedules "1" and "2" attached hereto from "Low Density Residential" to "General Commercial".
- b) Adding the following to Subparagraph 4.7 General Commercial.
"4.7(f) Notwithstanding the provisions of Subparagraph 4.7(a) above respecting uses permitted,

the lands subject to Amendment No. 458, located at the southeast corner of Highway #7 and Helen Street, shall only be used for the purpose of an office building.

The following development guideline shall apply:

- i) vehicular access to the lot directly to the east (4685 Highway #7) shall be provided through the Subject Lands to Helen Street.

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.

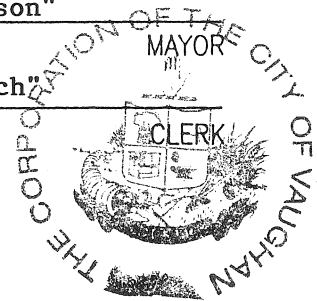
VI INTERPRETATION

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. 458
 ADOPTED THE 10th DAY OF APRIL, 1995.

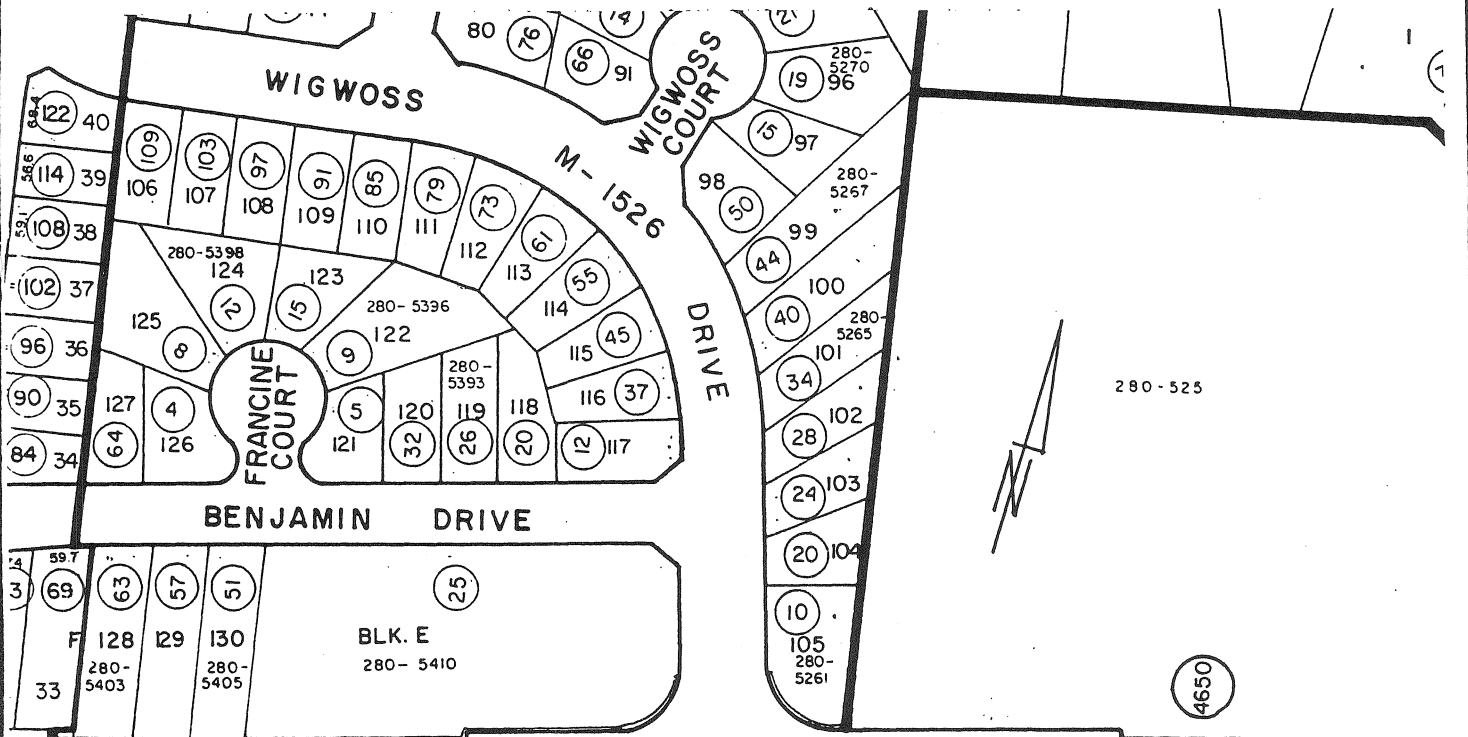
"L.D. Jackson"

"J.D. Leach"

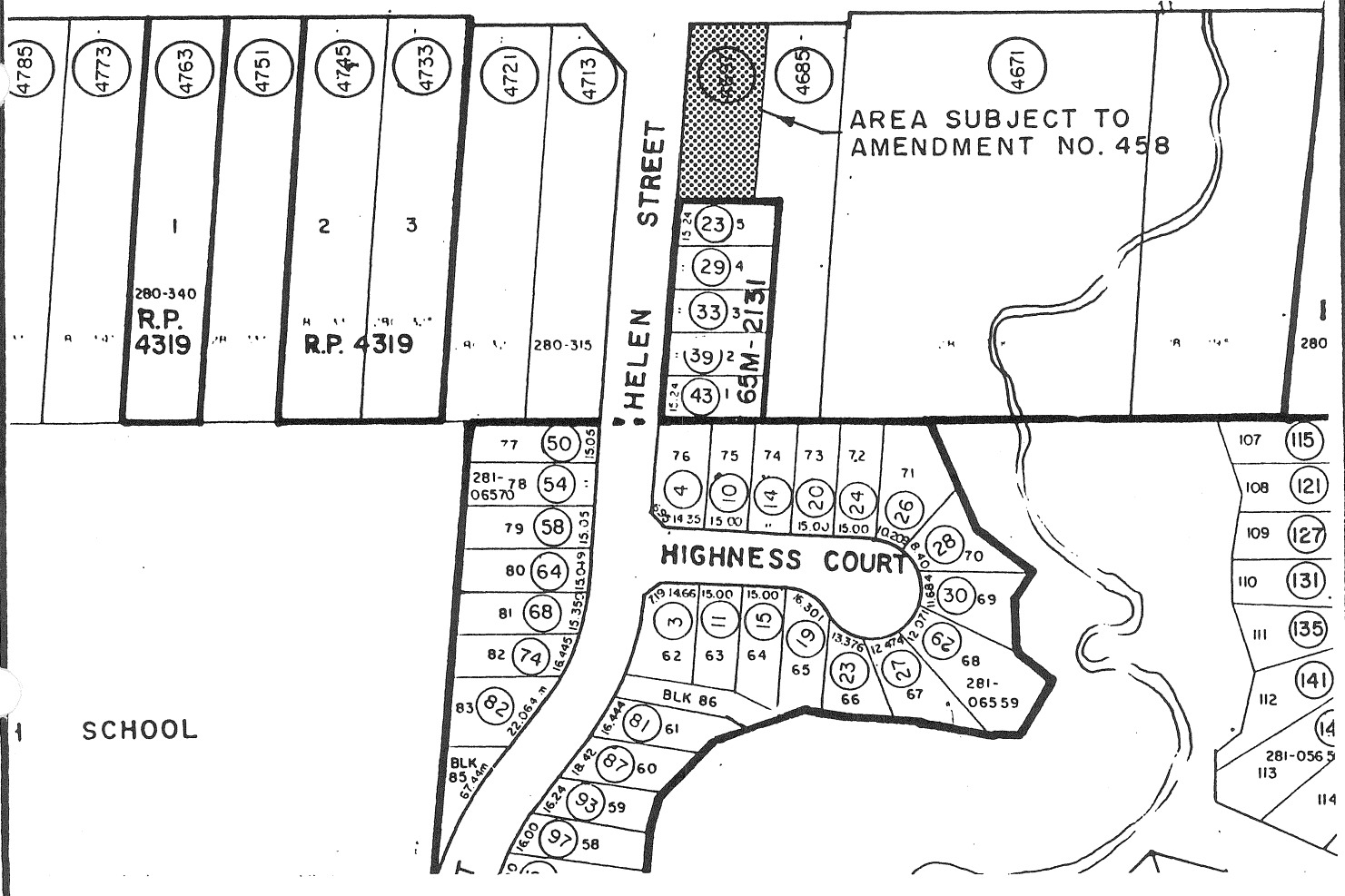


LOCATION: PART OF LOT 5, CONCESSION 7
 PART I, RS65R4834

SCALE: 0 100m



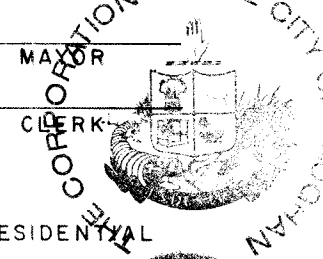
HIGHWAY NO. 7



THIS IS SCHEDULE "2"
TO AMENDMENT NO. 458
ADOPTED THE 10th DAY OF APRIL, 1995.

L. D. JACKSON

J. D. LEACH



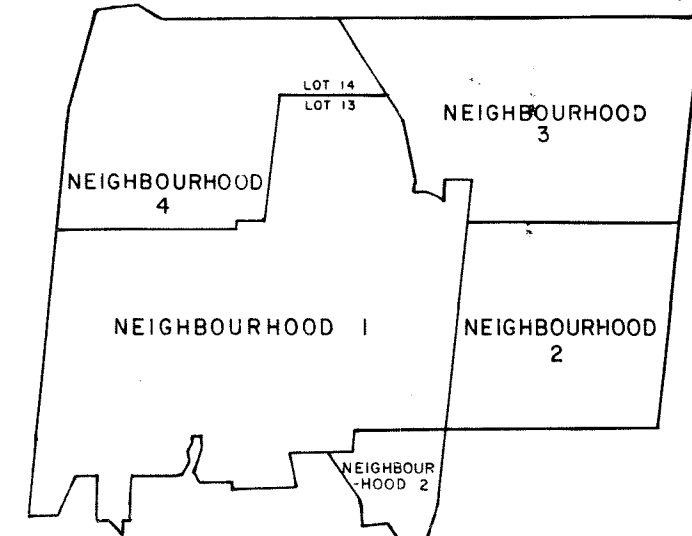
LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
- [Symbol] MEDIUM DENSITY RESIDENTIAL
- [Symbol] HIGH DENSITY RESIDENTIAL
- [Symbol] COMMUNITY COMMERCIAL
- [Symbol] LOCAL CONVENIENCE COMMERCIAL
- [Symbol] GENERAL COMMERCIAL
- [Symbol] SERVICE STATION
- [Symbol] SERVICE COMMERCIAL
- [Symbol] INDUSTRIAL
- [Symbol] UTILITY
- [Symbol] OPEN SPACE
- [Symbol] DRAINAGE TRIBUTARY
- [Symbol] CHURCH
- [Symbol] AS SHOWN SPECIAL USE
- [Symbol] CONSERVATION AUTHORITY FLOODLINE
- [Symbol] ELEMENTARY SCHOOL
- [Symbol] SECONDARY SCHOOL
- [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- [Symbol] PARKWAY BELT BOUNDARY

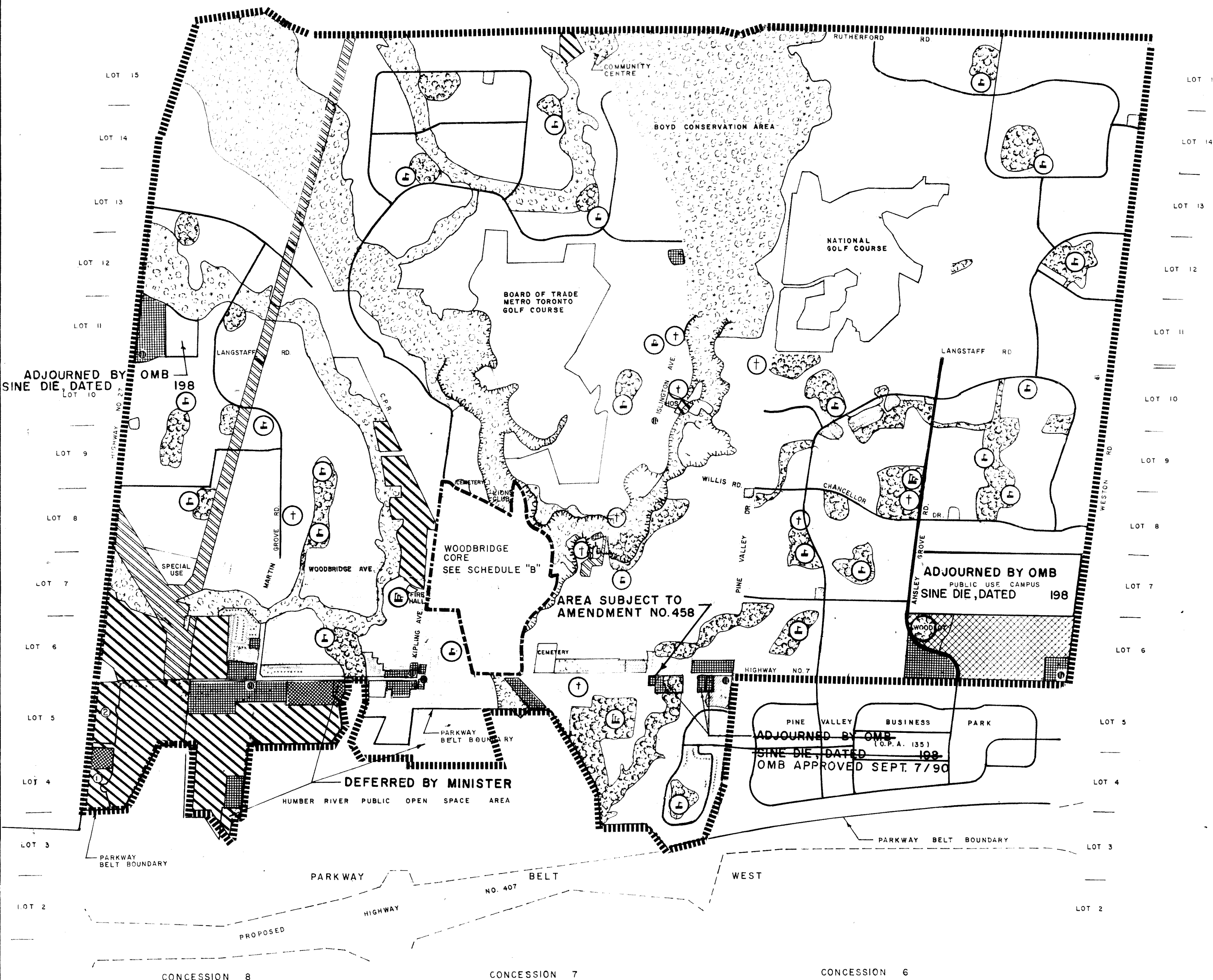
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240



APPENDIX I

The subject lands are located on the southeast corner of Helen Street and Highway #7, municipally known as 4697 Highway #7, in Lot 5, Concession 7, in the City of Vaughan.

The Official Plan Policies of OPA No. 240 does not permit office buildings in "Low Density Residential" Areas. Therefore, an amendment to the Official Plan is required.

Vaughan Council at its January 30, 1995 Public Hearing resolved:

That Official Plan Amendment Application OP.94.026 and Zoning By-law Amendment Application Z.94.101 (1072795 Ontario Limited), BE APPROVED, subject to the conditions as submitted by the Vaughanwood Ratepayers' Association, as follows:

- i) Usage be restricted to professional offices;
- ii) Sufficient on-site parking be provided;
- iii) All required zoning standards be met;
- iv) Compliance with the Zoning By-law;
- v) Vaughanwood Ratepayers' Association to participate in the site plan approval process; and

That the following report of the Commissioner of Planning, dated January 30, 1995, BE RECEIVED.