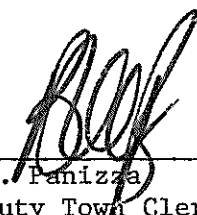


I, ROBERT A. PANIZZA, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 147 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing on the 20th day of October, 1982.



R.A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 27th day of October, 1982.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 182-82

A By-law to adopt Amendment Number 147 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 147 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing hereof.

READ a FIRST and SECOND time this 3rd day of August, 1982.


"G.A. Williams"
MAYOR

"R.A. Panizza"
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 3rd day of August, 1982.

"G.A. Williams"
MAYOR

"R.A. Panizza"
DEPUTY TOWN CLERK

The seal of the Corporation of the Town of Vaughan is circular. It features a central crest with a shield, a crown on top, and a banner below. The words "CORPORATION OF THE TOWN OF VAUGHAN" are written around the perimeter of the seal.

AMENDMENT NUMBER 147

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedule 'A' entitled "Schedule 'A' to Amendment Number 147 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 147. Also attached hereto but not constituting part of this amendment are Appendices I and II.

A. PURPOSE

The purpose of this Amendment is twofold; Firstly, to change the land use designation of certain lands shown as the "Subject Lands" on Schedule "A" attached hereto, from "Low Density Residential" to "General Commercial" under the provisions of Official Plan Amendment Number 70 to the Vaughan Official Plan, being the Thornhill-Vaughan Community Plan; Secondly, to permit the development of a groceries on the Subject Lands and the Owner's Lands shown on said Schedule "A". The development is to occur on the Subject Lands and lands to the west which are presently designated "General Commercial".

B. LOCATION

The area subject to this Amendment is located in the Town of Vaughan on the north side of Highway Number 7, approximately 75 metres east of Dufferin Street, being Lot 70, Registered Plan 3541, and the part of a 20 foot laneway, abutting Lot 70 and the northly part of Lots 68 and 69, Registered Plan 3541 not presently designated "General Commercial" (Subject Lands) and the remaining portion of Lots 68 and 69, Plan 3541 (Owner's Lands). The Subject Lands have a frontage of 36 metres on Highway Number 7 with an area of approximately 4,800m². The Owner's Lands have a frontage of 30.48 metres on Highway Number 7 with an area of 3,000m².

C. BASIS

The decision to amend the Official Plan to permit the redesignation of the Subject Lands from "Low Density Residential" to "General Commercial" is based upon the following:

- i) A groceries is being operated on the Owner's Lands which is called the Concord Food Centre. The existing building on this property covers an area of approximately 750m². These lands are presently designated "General Commercial" by Official Plan Amendment Number 70 which permits existing general commercial uses. The existing groceries will be demolished upon the completion of the new one. The Owner's Lands and the Subject Lands together comprise the site.

- ii) The Subject Lands represent a 160% increase in area to the lands presently being used as the Concord Food Centre. This larger area will allow for a more spacious development in terms of accessibility, parking, landscaping and yards. As such, the redesignation is considered compatible with the "Low Density Residential" designation of the abutting lands.
- iii) The Owner's Lands are located approximately 75 metres east of a major intersection of two major arterial roads. It is considered that the Subject Lands, being the easterly portion of the Owner's entire holdings, is an extension of an existing commercial node at the north-east quadrant of Highway Number 7 and Dufferin Street.
- iv) Given the location and accessibility of the Subject Lands and their proximity to a rapid population growth within the Thornhill-Vaughan Community, it is appropriate to increase the size of the existing groceries to serve that resident population.
- v) The Subject Lands are presently vacant and are not particularly suited for residential use without a major provision for noise and visual buffering from Highway Number 7.
- vi) A site plan agreement between the Owner and the Town will be required for this site to ensure that an acceptable design is provided with regard to parking, driveway location (in consultation with the Ministry of Transportation and Communications), berming, landscaping, and screening measures. Municipal water supply is available and the development will proceed on an interim basis by a private sewage disposal system subject to the approval of the Medical Officer of Health. The proposed building will be pre-sewered for connection to municipal sanitary sewers when available in this area.

D. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

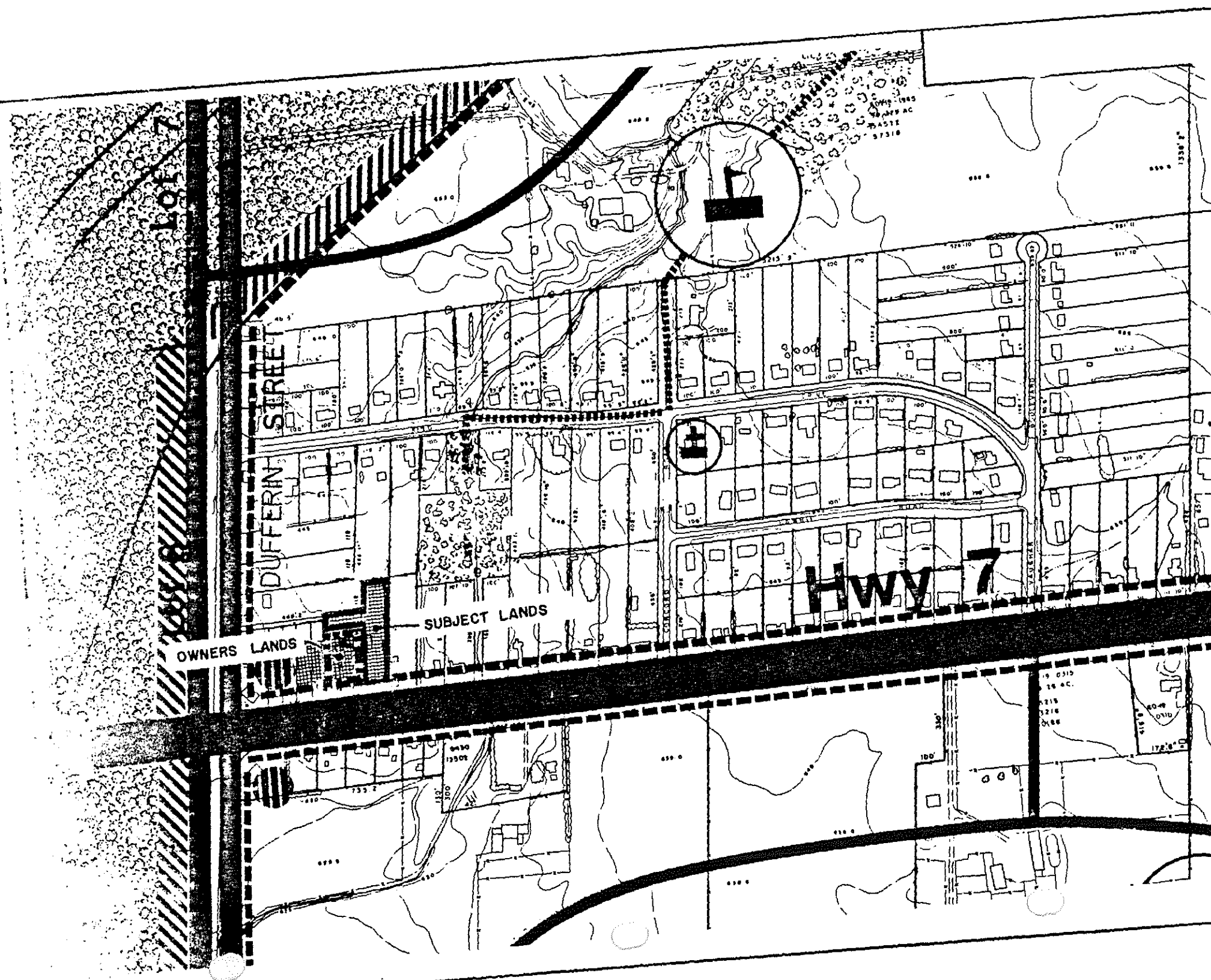
1. Schedule "A" of Official Plan Amendment Number 70 of the Vaughan Planning Area is hereby amended by redesignating the lands indicated as "Subject Lands" on Schedule 'A' attached hereto from "Low Density Residential" to "General Commercial".
2. In addition to the uses permitted in Section 2.2.3.6(a) of Official Plan Amendment Number 70, one groceteria use is permitted on the site.
3. The lands shall be developed in accordance with any commercial zoning standards and site plan guidelines set out for commercial development in the Thornhill-Vaughan Community Plan.













E. IMPLEMENTATION

It is intended that the policies in the Official Plan of Vaughan Planning Area pertaining to the site shall be implemented through amendment to the Township of Vaughan Restricted Area (Zoning) By-law and the execution of a site plan agreement pursuant to Sections 39 and 40 of the Planning Act, R.S.O. 1980 C. 379, as amended. The amending by-law will provide that only one groceteria may be operated on the site.

F. 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.

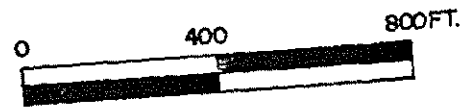


- LEGEND**
-  LOW DENSITY RESIDENTIAL
 -  GENERAL COMMERCIAL
 -  SERVICE STATION
 -  CHURCH
 -  PUBLIC ELEMENTARY
 -  PEDESTRIAN SYSTEM
 -  OPEN SPACE
 -  PROPOSED PARKWAY BELT
 -  RESIDENTIAL NEIGHBOURHOOD
 -  PROVINCIAL HIGHWAY
 -  MAJOR ARTERIALS
 -  RESIDENTIAL COLLECTORS

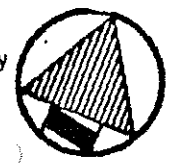
THIS IS SCHEDULE 'A'
 TO AMENDMENT NO.147
 ADOPTED THE 3RD DAY OF
AUG, 1982.

"G.A. Williams"
 MAYOR
 "R.A. Panizza"
 CLERK

EXCERPT FROM OPA POLS SCHEDULE 'A'



LOTS 68, 69 and 70
 and Part of 20 foot Laneway
 Registered 3541



APPENDIX I

This document arises from an application to amend the Official Plan in order to redesignate a 4,800m² (approximate) parcel of land from "Low Density Residential" to "General Commercial" to permit the construction of a 1,300m² groceteria. An existing groceteria presently exists on the Owner's lands which the owner intends to continue using during the construction of the new structure. Upon completion of the new building the owner will be required to demolish the existing structure. The Subject Lands are located on the north side of Highway Number 7, approximately 75 metres east of Dufferin Street being Lot 70, and part of a 20 foot laneway, Registered Plan 3541, municipally known as 1450 Highway Number 7, Town of Vaughan.

A Public Hearing was held by Vaughan Planning Committee on May 4, 1982 to consider the application for amendment to the Official Plan and Zoning By-law. A Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands. The following is an excerpt from Vaughan Planning Committee Minutes dated May 4, 1982 regarding this application:

"APPLICATION TO AMEND TOWN OF VAUGHAN BY-LAW 2523
CONCORD FOOD CENTRE
FILES OP.8.82 and Z.3.82

LOCATION

North side of Highway Number 7, approximately 75 m east of Dufferin Street, being Lots 68, 69 and 70, and part of a 20 foot laneway Registered Plan 3541. The lands are located in Lot 6, Concession 2, municipally known as 1450 Highway Number 7, Town of Vaughan.

PROPOSAL

The applicant has applied to the Town for appropriate amendments to Official Plan Amendment #70 (Thornhill/Vaughan Community Plan) and Town of Vaughan By-law 2523, to facilitate the erection of a food centre having a gross floor area of 2117 sq.m. on a 7683 sq.m. parcel of land. The owner intends to continue using the existing super-market during the construction of the structure.

Mr. R. Alcorn, Consultant, appeared on behalf of the applicant.

Mr. F. Diflaviano, owner of adjacent lands, asked for clarification of the status of his application. The Director of Planning indicated that Mr. Diflaviano's concerns would be addressed by Recommendation 3 in the Staff Report.

MOVED by Mayor Williams
seconded by Councillor Cameron

1. That Official Plan Amendment application (File OP.8.82) and Zoning By-law Amendment application (File Z.3.82) be recommended for approval.
2. That the proposed Zoning By-law not be presented to Council for enactment until:
 - a) that part of the 20 foot laneway, which abuts the owner's lands, is either closed as a laneway and deeded to the appropriate party(ies), or left open to the satisfaction of the Town.
3. That Planning Committee authorize Staff to conduct a land use/redevelopment review for the lands bounded by Highway #7 to the south, Dufferin Street to the west, King High Drive to the north and King High Park to the east, in order to define logical limits or orderly commercial development in this area."

The Planning Committee recommendation was ratified by Vaughan Council on May 17th, 1982.

APPENDIX II




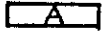

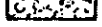
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.147

TOWN OF VAUGHAN

LOTS 68,69 AND 70, AND PART OF 20 FOOT LANEWAY
REGISTERED PLAN 3541

LEGEND

-  LOW DENSITY RESIDENTIAL
-  COMMERCIAL
-  SERVICE STATION
-  AGRICULTURAL
-  VACANT
-  OPEN SPACE

DATE : 82 / 6 / 18

SCALE :  600FT

