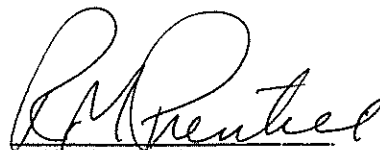


I, ROBERT M. PRENTICE, Deputy Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 245 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 25th day of February, 1987.



R.M. Prentice
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 6th day of March, 1987.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 27-87

A By-law to adopt Amendment Number 245 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 245 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "A" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 245 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 and SECOND time this 19th day of January, 1987.

"L.D. Jackson"

L. D. Jackson, Mayor

"R.A. Panizza"

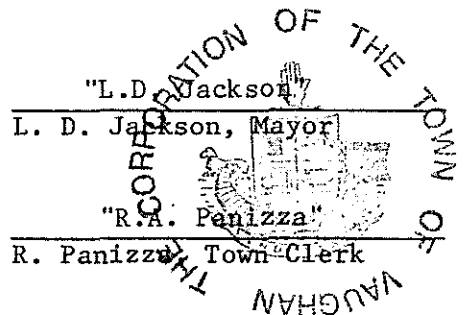
R. Panizza, Town Clerk

READ a THIRD time and finally passed, this 19th day of January, 1987.

"L.D. Jackson"

L. D. Jackson, Mayor
"R.A. Panizza"

R. Panizza, Town Clerk



AMENDMENT NUMBER 245

TO OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 245 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 245.

Also attached hereto but not constituting part of the Amendment are Appendices "1" and "2".

Jan. 14/87

RL ✓

I PURPOSE

The purpose of this Amendment to the Official Plan is to change the land use designation of certain lands shown on the attached Schedule "A" as "Lands subject to Amendment Number 245" from "Local Convenience Commercial" to "Low Density Residential". This will allow residential development compatible with the surrounding residential area.

II LOCATION

The lands subject to this Amendment are located west of Weston Road south of Valeria Blvd., being Block 52, Plan 65M-2404 (Part Lot 12, Concession 6), Town of Vaughan.

III BASIS

The decision to redesignate the subject lands from "Local Convenience Commercial" to "Low Density Residential" is based on the following considerations:

- a) A commercial use at this location may be disruptive to the residents of the single family dwellings in the immediate area.
- b) The redesignation to "Low Density Residential" will result in the subject lands having a land use designation which is identical to the surrounding land uses and accordingly is considered compatible.
- c) The block is designed in a manner which will allow for residential lotting (3 lots) similar in frontage and area to the lots on the remainder of the registered plan.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 165 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Deleting Paragraph 2.7a) and substituting therefor the following paragraph:
"2.7a) One Local Convenience Commercial Centre may be permitted within the Amendment Area subject to an Official Plan Amendment."
- b) Deleting Schedule "A" to OPA #165 and substituting the revised Schedule "A" showing the deletion of "Local Convenience Commercial" from the said schedule.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the Zoning By-law pursuant to Section 34 of the Planning Act.

VI INTERPRETATION

The interpretation provisions of Amendment No. 165 to the Official Plan of the Vaughan Planning Area as amended from time to time shall apply with respect to this amendment.

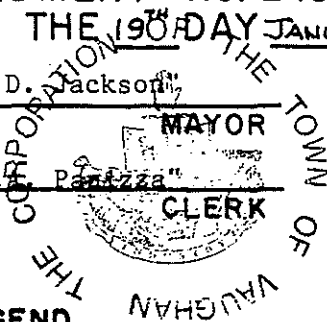
THIS IS SCHEDULE "A"
 TO AMENDMENT NO. 245
 ADOPTED THE 19TH DAY JANUARY, 1987.

"L.D. Jackson",

MAYOR

"R. E. Palazzo",

CLERK



BLOCK 52, REGISTERED PLAN 65M-2404

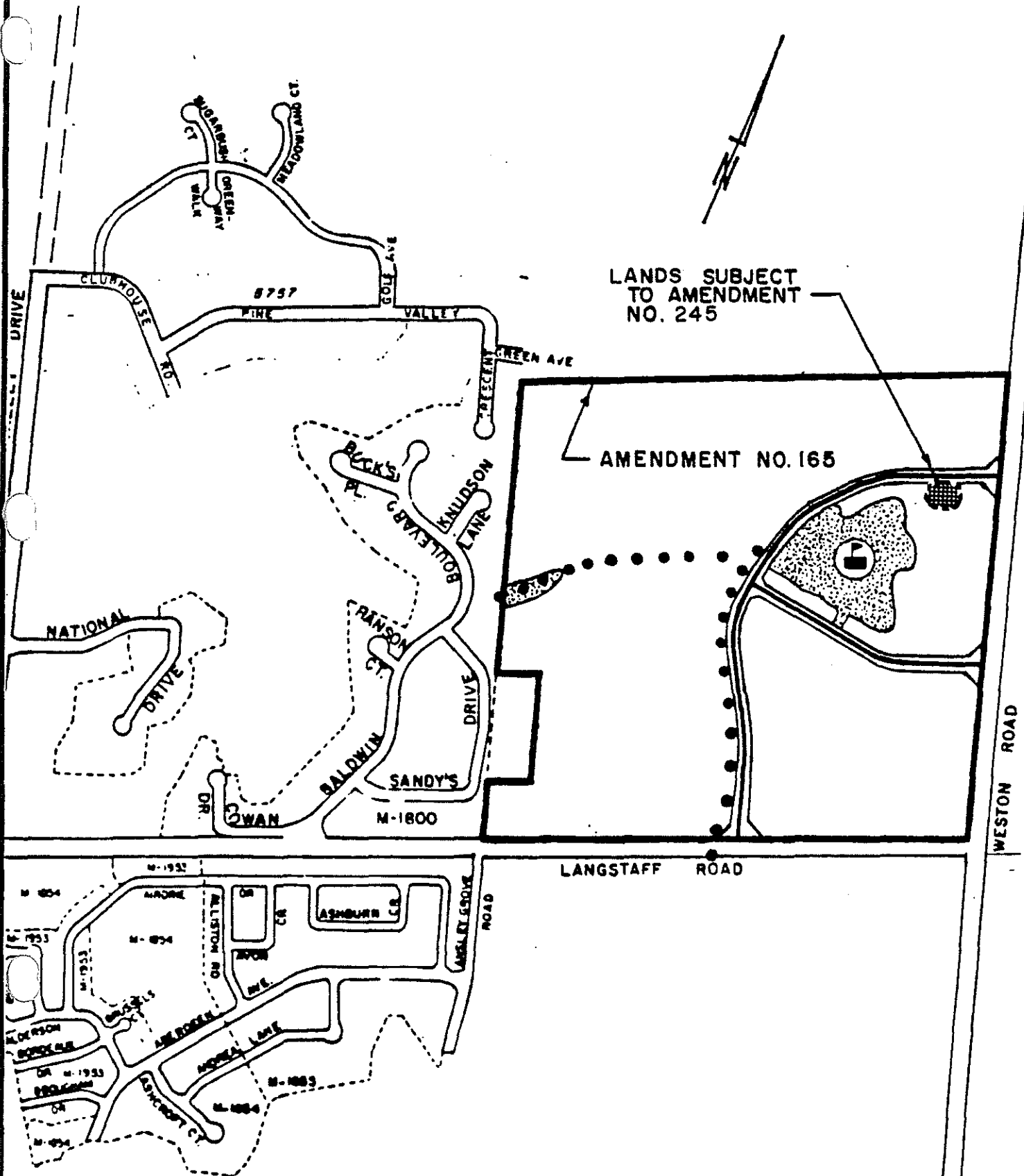
DATE: 86/12/08

SCALE: 0 1000 FT.

SCHEDULE "A"
 TO AMENDMENT NO. 165

LEGEND

- OPEN SPACE
- SCHOOL
- LIMITS OF THIS AMENDMENT
- LOW DENSITY RESIDENTIAL
- LOCAL CONVENIENCE COMMERCIAL
- PEDESTRIAN WALKWAY / BIKEWAY SYSTEM
- FEEDER ROAD



APPENDIX I

This Official Plan Amendment arises from applications submitted by the property owner. A Public Hearing was held on April 8th, 1986 to consider the matter. The following is an excerpt from the Council minutes relating to that hearing:

ORIGIN

The applicant has submitted applications to amend OPA #165 and By-law 2523, as amended, pursuant to Section 17 and 34 of the Planning Act.

LOCATION

The subject lands are located on the west side of Weston Road, south of Valeria Blvd., referred to as Block 51 on an unregistered plan to date, (Part Lot 12, Concession 6), Town of Vaughan.

PROPOSAL

The applicant is requesting an amendment to OPA #165 and By-law 2523, as amended by By-laws 312-85 and 313-85, whereby deleting the reference to Local Convenience Commercial uses in the Official Plan and rezoning the subject lands from "Restricted Commercial" (C1) Zone to "Residential Second Density" (R2) Zone, in accordance with the provisions of By-law 312-85 and 313-85.

The subject lands have a total area of 2727.2 m² (29,356 ft²). The applicant proposes to create three single family building lots, having a minimum lot frontage of 18 m.

Mr. F. Nelson was present on behalf of the developers to support the staff recommendations.

MOVED by Councillor Di Biase
seconded by Regional & Local Councillor Di Giovanni

THAT Official Plan Amendment Application OP.3.86 and Zoning By-law Amendment Application Z.10.86 (Stonecourt Construction Inc./Knottyvale Builders Inc.) BE APPROVED, subject to the following conditions:

1. That Council authorize staff to prepare an Official Plan Amendment to OPA #165, whereby deleting the reference to "Local Convenience Commercial" uses in the Official Plan.
2. That Staff prepare the implementing zoning by-law, whereby rezoning the subject lands from "Restricted Commercial" (C1) Zone to "Residential Second Density" (R2) Zone, in accordance with the provisions of By-law 181-84, as amended by By-law 312-85.







APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 245

TOWN OF VAUGHAN

LEGEND

-  RESIDENTIAL
-  OPEN SPACE
-  LIMITS OF THIS AMENDMENT
-  AGRICULTURAL
-  INDUSTRIAL
-  COMMERCIAL

DATE : 86/12/08

SCALE : 0  1000 FT.

