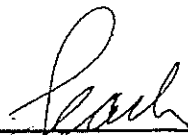


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 252 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs in part with modifications, January 27th, 1988. The attached text incorporates said modifications.

AND FURTHER that partial deferrals pending further study are marked accordingly.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 13th day of March, 1991.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 124-87

A By-law to adopt Amendment Number 252 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 252 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "A" and "B" 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 252 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.

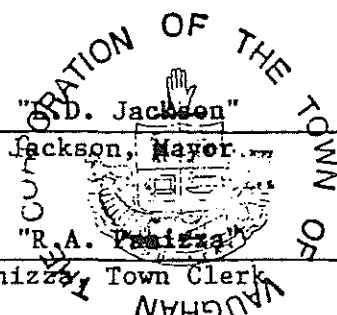
READ a FIRST and SECOND time this 23rd day of March, 1987.

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

"R.A. Panizza"
R. Panizza, Town Clerk

READ a THIRD time and finally passed, this 23rd day of March, 1987.

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

The seal of the Corporation of the Town of Vaughan is circular, featuring a central emblem with a hand holding a scale, surrounded by the text "CORPORATION OF THE TOWN OF VAUGHAN".

AMENDMENT NUMBER 252
TO THE OFFICIAL PLAN
OF THE
VAUGHAN PLANNING AREA

The following text and Schedules 'A' and 'B' constitute Amendment Number 252 to the Official Plan of the Vaughan Planning Area.

Also attached but not forming part of this Amendment is Appendix I (Minutes of the Public Hearing) and Appendix II (Existing Land Use).

I PURPOSE

The lands subject to this Official Plan Amendment are part of Lots 13, 14, and 15, Concession 3, in the Town of Vaughan. The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend the Official Plan by redesignating the lands from Rural to Industrial and Service Commercial and adding them to Official Plan Amendment #190 as an expansion of the Tudor Community Plan.

Furthermore, the Amendment establishes a Secondary Plan with specific policies related to land use, transportation, servicing and implementation for the lands subject to this Amendment, known as the Tudor North Community Plan.

II LOCATION

The lands subject to this Amendment, the Tudor North Community, comprises approximately 95 ha (235 acres) in the west half of Lots 13 to 15 inclusive, Concession 3, in the Town of Vaughan. The area is bounded by Keele Street to the west, the realigned Rutherford Road to the north, C.N.R. tracks to the east and the Tudor industrial area to the south.

III BASIS

The subject lands are within a rapidly urbanizing area and are highly accessible to several highways, particularly Highway #400, and to Toronto Pearson International Airport. As part of the Greater Toronto area, labour supply, market and housing are readily available. Bounded by industry to the south and west, the C.N.R. track to the east and the developing Maple Community to the north, the lands to be redesignated are very much an infill area for development. Industries situated adjacent to the C.N.R. line will have the opportunity to obtain direct rail service.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Official Plan Amendment #190 is hereby amended by adding thereto Schedule "A" to OPA #252. Schedule "A" hereby redesignates the lands shown thereon as "Lands Subject to Amendment No. 252" hereinafter called the "Subject Lands" in the manner shown thereon.
2. The Official Plan Amendment #190, Part B, Land Use Policies, being policies respecting the land use within areas designated "Service

Commercial Area", "Industrial Areas", "Open Space" and "Woodlot", is hereby amended as follows:

- a) Notwithstanding Subsection 1.1 and in addition to Subsection 1.2 the portion of the subject lands designated "Service Commercial":
The Tudor-style house located adjacent to Keele Street in Lot 13, Concession 3, shall be renovated for service commercial use, and shall form the basis of an integrated campus-style development in a woodlot setting for the entire Service Commercial area designated by this Plan. *The area shall be subject to site plan approval to ensure that massing and conceptual design, as well as the relationship of the proposed buildings to adjacent buildings, street and exterior areas of buildings, utilize uniform design and are appropriately landscaped.* The uses permitted in this area may also include a hotel/motel with accessory banquet and commercial facilities.
- b) Notwithstanding Subsection 2.1(a), Industrial, retail uses shall not be permitted in Industrial Areas of the Subject Lands.
- c) Notwithstanding Paragraph 2.1(c), Industrial, open storage of goods and material shall not be permitted on lots adjacent to the valleyland open space.
- d) Adding the following clause to Paragraph 2.1(d), Industrial:
"(iii) Lands abutting Keele Street and Rutherford Road frontages."
- e) In areas identified on Schedule 'B' as "Rail-Oriented Industrial", it shall be a policy of the Town to encourage uses which may require direct access to rail services. Lots adjacent to the rail line shall be of sufficient size to enable rail access.
- f) In areas identified on Schedule 'B' as "Special Purpose Industrial", permitted uses shall be prestige industrial uses; major retail warehousing for home furnishings, appliances, floor coverings, drapery and wall coverings, hardware and home improvement items, building materials, nursery stock, garden equipment and furniture; automotive parts and accessories; office buildings; health and fitness clubs; restaurants; banks and financial institutions; and industrial merchandising outlets. Local Convenience and Community Commercial uses, such as supermarkets and drug stores, and automotive sales shall not be permitted. Development in the Special Purpose Industrial Area shall be subject to the following policies:

- (i) the uses shall be contained within wholly enclosed buildings; limited outside storage may be permitted provided it is properly sited and screened, in accordance with the zoning by-law.
 - (ii) the Special Purpose Industrial area shall be serviced by internal roads with access to collector roads only; there shall be no direct access to individual uses from an arterial road.
 - (iii) the uses shall be contained in a campus-style development, with emphasis on themed architectural design particularly along the Keele Street and Rutherford Road frontages.
 - (iv) a comprehensive development plan shall be required for the entire Special Purpose Industrial block, which shall be subject to site plan approval pursuant to the Planning Act.
 - (v) the lands shall be appropriately zoned with Holding provisions until such time as the overall site design is approved, including an architectural theme, building siting and design, landscaping, parking and internal traffic flow.
- g) Adding the following clause to Paragraph 3.2(f), Open Space Policies:
- "In addition to the provisions of this paragraph for the lands designated "Woodlot" by OPA #252, the woodlot shall be generally preserved, however, some development within the interior woodlot between Keele Street and the valleyland may be permitted. Such development shall be permitted to occupy only a maximum of 30% of the total area of the woodlot; shall be in the location of the areas defined as containing poorer quality trees; shall be limited to low, single-use industrial, service commercial or office buildings; shall not include parking lots; and shall be subject to site plan approval. Site plan approval shall ensure that the proposed development adheres to the prioritized protection areas and the preservation and management policies in a Tree Assessment Report which must be prepared for the property by a qualified consultant in accordance with the requirements set out by the Property and Parks Department and be approved by the Director of Property and Parks."

- h) Adding the following sentence to Paragraph 4.6, Grade Separation:
- "The need for an at-grade rail crossing as shown on Schedule 'B' to OPA No. 252 shall be determined at the draft plan approval stage."

DEFERRED
 DETERMINATION
 THE PLANNING ACT

- 1) An archaeological study shall be submitted to and approved by the Town, in consultation with the Ministry of Citizenship and Culture to identify all archaeologically significant sites within the subject lands. The policies of Paragraph 6.1(b), Indian Village shall apply to all such sites. Furthermore, the "Keffer re-burial site" located on the immediate east of Keele Street, in the north half of Lot 13, shall be placed in an Open Space block within the draft plan of subdivision and preserved to the satisfaction of the Town.
- j) Adding the following paragraphs to Subsection 7.0, Staging:
 - "(f) Completion of all arterial road improvements identified by a transportation study to be submitted to and approved by the Town in respect of the lands subject to OPA No. 252."
- k) Where a building has been identified by Heritage Vaughan as having architectural significance, including the present 2115 Rutherford Road and 8829 Keele Street, these buildings shall be retained and protected to the satisfaction of the Town.

V IMPLEMENTATION

It is intended that the policies of this Plan will be implemented in the same manner as set out in Section 8.0, Implementation of OPA #190.

IV INTERPRETATION

The policies of this Plan shall be interpreted in the same manner as set out in Section 10.0, Interpretation of OPA #190. All of the policies of OPA #190 not in conflict with the policies of this Amendment shall apply to the lands subject to this Amendment.

**THIS IS SCHEDULE 'A'
TO AMENDMENT No. 252
PASSED THE 23RD DAY OF MARCH, 1987**

SIGNING OFFICERS

"L.D. Jackson"

MAYOR

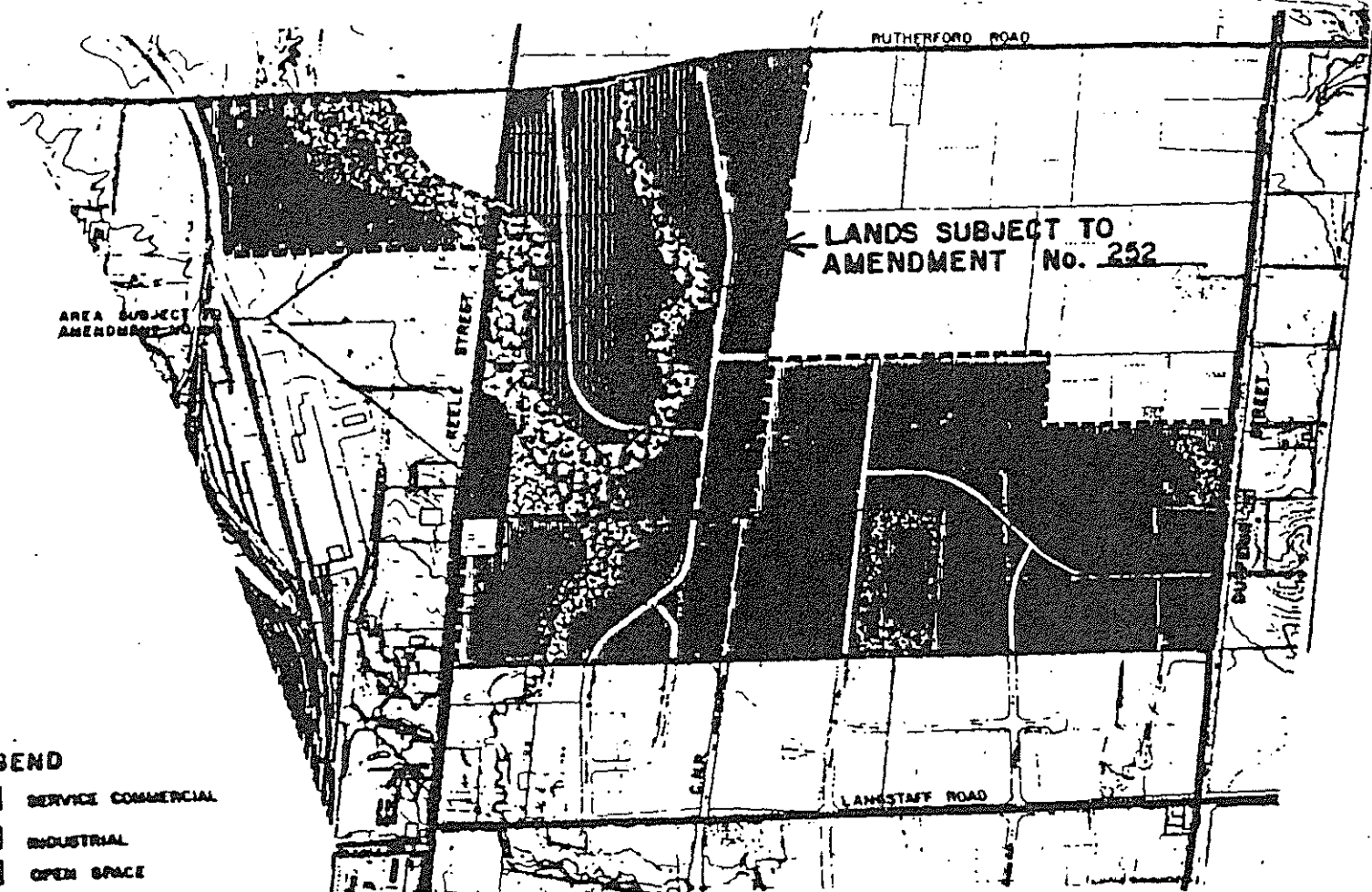
"R.A. Parizza"

CLERK

THE CORPORATION OF THE
TOWN OF VAUGHAN

DATE
APPROVED BY
PLANNING DEPARTMENT

----- SUBJECT LANDS
LOCATION: PT. OF LOTS 13, 14, & 15
CONCESSION 3
SCALE: NOT TO SCALE



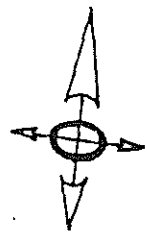
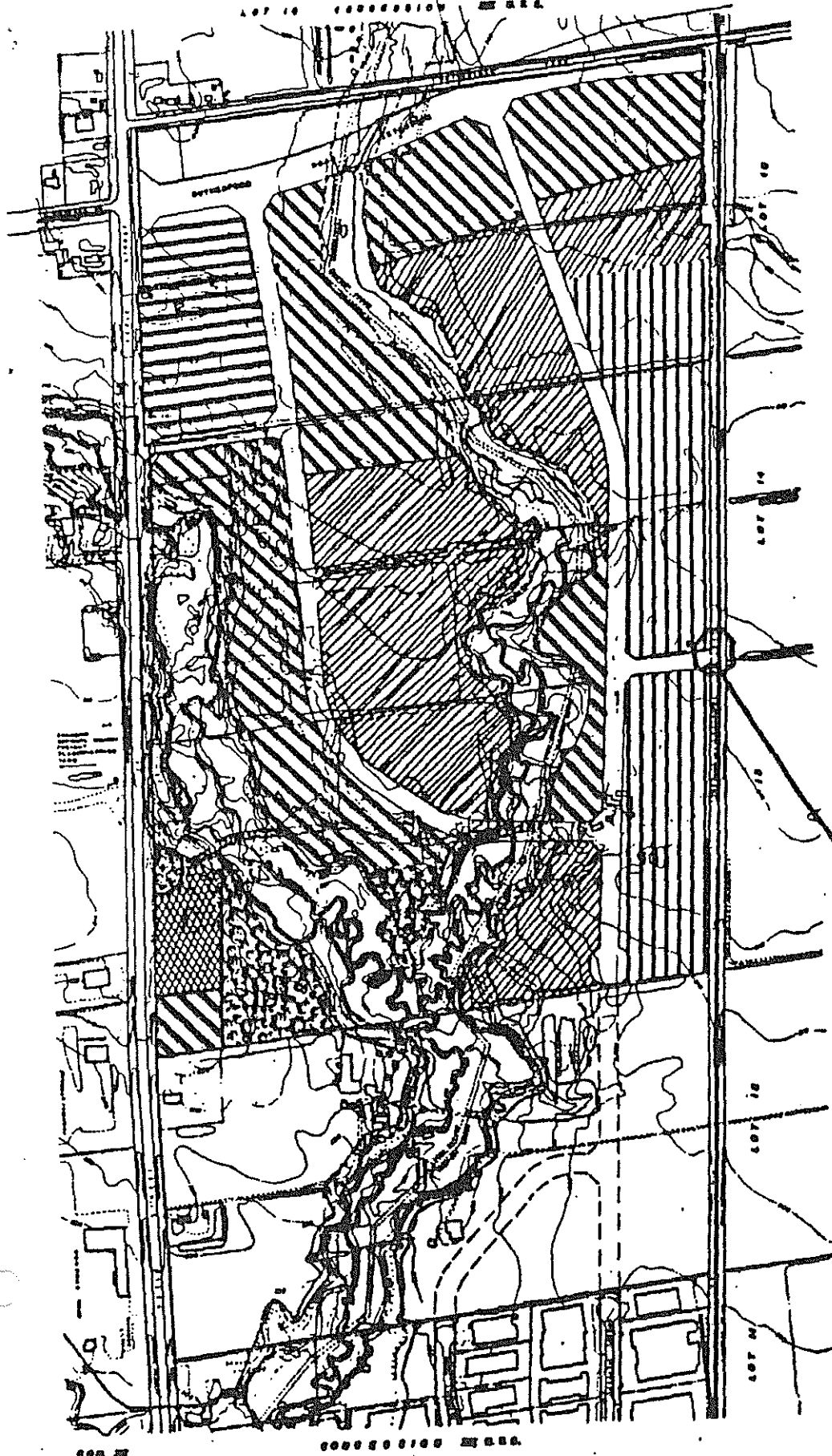
- LEGEND**
- SERVICE COMMERCIAL
 - INDUSTRIAL
 - OPEN SPACE
 - WOODLOT









- ROADS**
- ARTERIAL ROADS
 - FEEDER ROADS
 - BOUNDARY OF AMENDMENT AREA

**TUDOR NORTH
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE PLAN**





-  Service Commercial
-  Rail Oriented Industrial
-  Prestige Industrial
-  General Industrial
-  Woodlot
-  OPEN SPACE
-  Special Purpose Industrial
-  RAIL CROSSING


DEFERRED * /
 UNDER SECTION 17(10)
 OF THE PLANNING ACT



THIS IS SCHEDULE 'B'
TO AMENDMENT No. 252
PASSED THE 23RD DAY OF MARCH, 1987

SIGNING OFFICERS

"L.D. Jackson"  MAYOR

"R.A. Paulizza"  CLERK

PART OF LOTS 13, 14 & 15
 CONCESSION 3 W.Y.S.

Schedule 'B'
TUDOR NORTH COMMUNITY
CONCEPT PLAN

APPENDIX I

The lands subject to this Amendment comprise a total of 95.14 ha in part of Lots 13 to 15 inclusive, Concession 3, Town of Vaughan. The lands are located to the southeast of Keele Street and Rutherford Road, and west of the C.N.R. tracks.

The purpose of this amendment to the Official Plan is to redesignate the subject lands from "Rural Area" to "Industrial", "Service Commercial", "Open Space" and "Woodlot" and to provide policies respecting the development of the lands.

On June 17, 1986, Council considered the proposed amendment at a Public Hearing. The minutes of the meeting are as follows:

AMENDMENT TO OFFICIAL PLAN AND ZONING BY-LAW
KEELANG/LAKEVIEW/MI REALTY
FILES: OP.9.86 AND Z.33.86

ORIGIN

The owners have requested an amendment to the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

The subject lands are located on the east side of Keele Street, south of Rutherford Road, and west of the CNR tracks, comprising part of Lots 13, 14 and 15, Concession 3, Town of Vaughan.

PROPOSAL

The applicants are requesting an amendment to OPA #4, to redesignate the subject lands from "Rural Area" to "Industrial Area" and "Service Commercial". The applicants are also requesting to amend By-law 2523, rezoning the subject lands from "Agricultural" (A) Zone and "Flood" (F) Zone to appropriate "Industrial" and "Service Commercial" Zones, in order to develop an industrial business park, incorporating industrial and service commercial uses.

The site has a total area of approximately 95.14 ha (235 acres). The proposal as shown on the Concept Plan (Attachment #2) envisages Service Commercial components, one approximately 4.8 ha, located at the southeast corner of the realignment of Rutherford Road extension, and at the southwestern limits of the property fronting onto Keele Street, being 4.59 ha. These Service Commercial components are to be developed with uses such as restaurants, public recreational clubs, banks, offices, parks and open space. In addition to the previously noted service commercial uses, the applicant wishes to add a motel/hotel as a permitted use for the Service Commercial block, at the southwestern limits of the property.

The remainder of the site is to be developed with Prestige Industrial abutting the valleylands and along the Rutherford Road extension, which comprises approximately 15.55 ha, General Industrial along the interiors of the plan which comprises 26.45 ha and abutting the railway tracks to the eastern limits of the property, with Rail Oriented Industrial comprising 14.57 ha. A small portion of the site has been outlined as "Special Policy Area" within the General Industrial designation and it is the intent of the applicant to possibly provide for additional service commercial uses on a limited scale, including such things as freestanding offices, where smaller, odd-shaped lots result from their proximity to the valleylands and road network.

Mr. M. Welch, Planning Consultant for the applicants, concurred with the staff report. Mr. Welch requested Council to note that a market study had been commissioned and would be available to staff for their review with respect to the decision on the Service Commercial block.

Mr. Welch also indicated that the owner concurred with a change of the 10-12 acre Service Commercial block to a Special Purpose Industrial Use similar to that which had been approved in the Vaughan/400 Estates area.

Mr. Mike Everard, Magna International Inc., indicated that a tree assessment study was being undertaken and requested that Council approve compensation for the woodlot and also recognized some encroachment onto the woodlots during the site plan approval as the woodlots were located on tableland.

Mr. B. Weinstein, appeared on behalf of owners of 50 acres of lands immediately abutting south of Rutherford Road, east of the railroad. He noted that the sewage allocation in Schedule 3 of the Agenda had been allocated as a condition of approval of OPA #190, which was now not the case. Mr. Weinstein also asked for a cost-sharing formula to be developed for oversizing and servicing the lands east of Rutherford Road.

Mr. Leith Moore, appeared on behalf of the Sorbara Group, owners of lands on the southwest corner of Rutherford and Keele, requested that a decision on the Service Commercial components be deferred to take into account the needs on both sides of Keele Street. His client supported the designation of prestige industrial in the northeast corner as opposed to general industrial.

MOVED by Councillor Cameron
seconded by Councillor Cipollone

THAT Official Plan Amendment Application OP.9.86 and Zoning By-law Amendment File: Z.33.86 (Keelang/Lakeview/MI Realty) be deferred pending resolution of the concerns raised in the staff report.

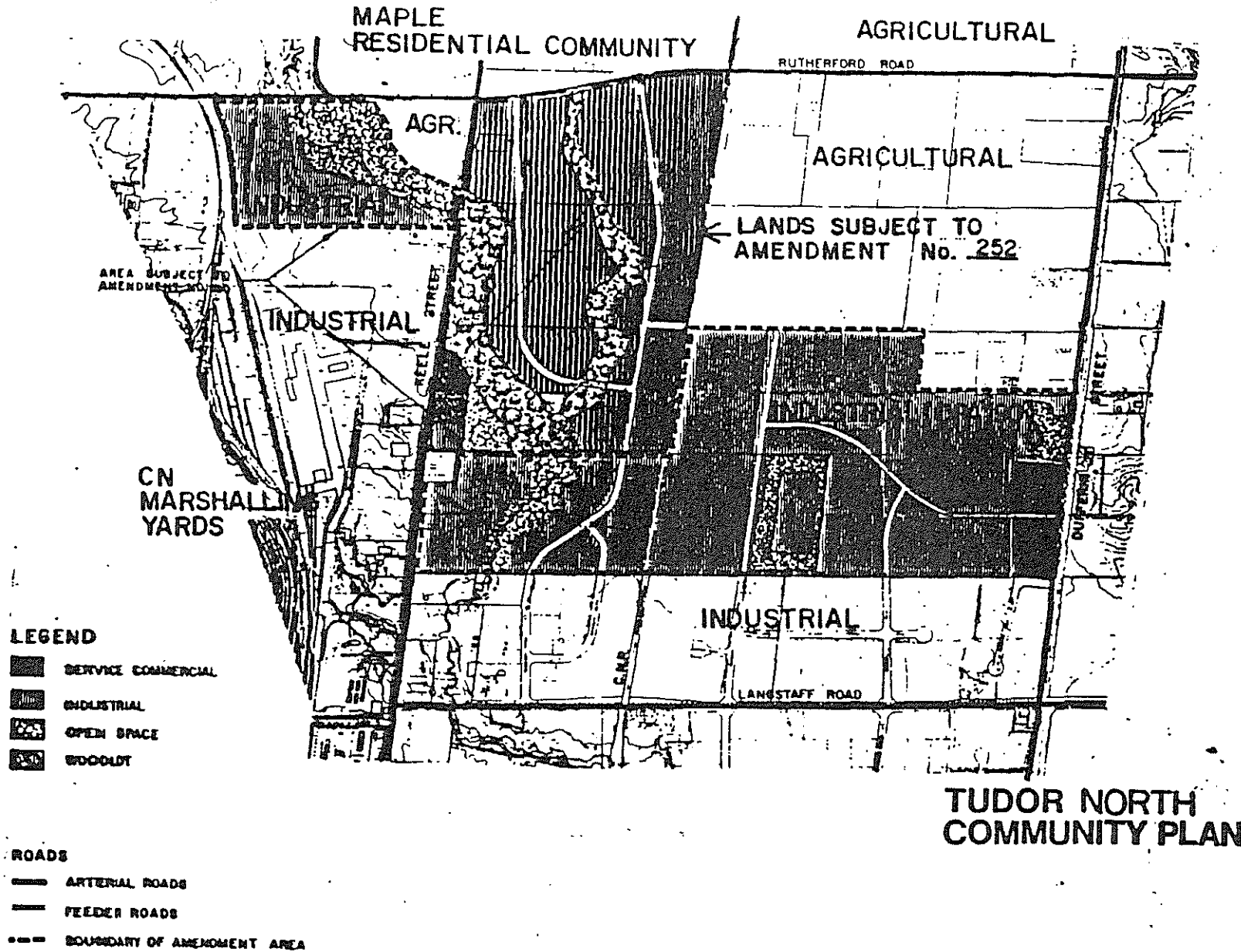
CARRIED

The matter was reconsidered by Council Committee on October 27, 1986 at which time the following motion was passed:

"That Official Plan Amendment Application OP.9.86 (Keelang/Lakeview/MI Realty) as revised, BE APPROVED in principle, and that the staff draft an Official Plan Amendment for consideration by Council, based on the provisions of Official Plan Amendment #190, including the conditions and provisions outlined in both the staff reports of June 17, 1986 and October 27, 1986."

This recommendation was ratified by Council on November 3, 1986.

APPENDIX II EXISTING LAND USE



— — — — — SUBJECT LANDS
 LOCATION: PT. OF LOTS 13, 14, & 15
 CONCESSION 3
 SCALE: NOT TO SCALE

