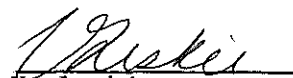


I, VICTORIA LESKIE, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 133 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing, with modification, on the 11th day of May, 1982. The attached text incorporates said modification which is typed in script.


V. Leskie
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 3rd day of November, 1994.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 206-81

A By-law to adopt Amendment Number 133 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 133 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 133 to the Official Plan of the Vaughan Planning Area.
3. 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 4th day of August, 1981.

"G.A. Williams"

MAYOR

"F.G. Jackman"

CLERK

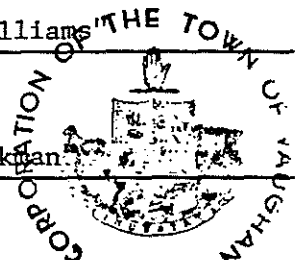
READ a THIRD time and finally passed this 4th day of August, 1981.

"G.A. Williams"

MAYOR

"F.G. Jackman"

CLERK



AMENDMENT NO. 133
TO THE
OFFICIAL PLAN
FOR THE
VAUGHAN PLANNING AREA

AMENDMENT NUMBER 133
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule 'A' entitled "Schedule 'A' to Amendment Number 133 to the Official Plan of the Vaughan Planning Area" constitute Amendment Number 133.

Also attached hereto, but not constituting part of the Amendment, is Appendix 'A' entitled "Appendix 'A' to Amendment Number 133 to the Official Plan of the Vaughan Planning Area".

PURPOSE

The purpose of this Amendment is to:

1. Change the land use designation of land shown as the "Subject Land" on Schedule "A" attached hereto, from "Industrial Area" to "Service Commercial Area", and
2. To establish "Service Commercial" policies to apply to the Subject Land.

LOCATION

This Amendment applies to lands at the southeast corner of Highway Number 400 and Highway Number 7, being part of Lot 5, Concession 5, in the Town of Vaughan. The said land hereinafter referred to as the "Subject Land", has a frontage of 210 metres on Highway Number 7 and comprises an area of approximately 4.096 hectares.

BASIS

The basis of this Official Plan Amendment will establish reasons for amending Amendment Number 4 to the Official Plan of the Vaughan Planning Area, dated November 13th, 1961, to change the designation of the Subject Land from "Industrial Area" to "Service Commercial Area". Official Plan Amendment Number 5 changed the "Rural Area" designation of these lands, which was established by Official Plan Amendment Number 4, to "Industrial Area".

The decision to amend the Official Plan to permit Service Commercial on the Subject Land is based upon the following:

1. The Council of the Town of Vaughan, on April 22nd, 1981, approved an application to amend the Official Plan to permit a hotel with convention facilities, retail stores, recreational and entertainment facilities, restaurants and related ancillary uses on the Subject Lands.
2. Official Plan Amendment Number 107, adopted by the Council of the Town of Vaughan on November 7th, 1980, establishes land use policies for a 1,200 acre area north of Highway Number 7. Amendment Number 107 permits "Service Commercial" directly opposite the Subject Lands on the north side of Highway Number 7 and on the northwest

corner of Highway Number 7 and Jane Street. Between these two "Service Commercial" areas, Amendment Number 107 designates a block of land as "Special Purpose Industrial" and "Industrial".

The Subject Land together with the lands to the south and east are presently designated "Industrial". Its use as "Service Commercial" will be well integrated and compatible with its surroundings, and will provide a service to the nearby industrial and commercial business community and travelling public.

3. The Ministry of Transportation and Communications has reviewed the traffic impact and has recommended approval of the proposal, requiring that access to the Subject Land be from the existing signalized intersection at Highway Number 7 and Crothers Drive.
4. With a planned opening in 1983, site development is to proceed in accordance with requirements of the Town of Vaughan and coincide with the installation of full municipal services now being initiated by the Town, Region of York and the Province.
5. The proposed hotel and ancillary uses is to be of a prestige calibre to implement the high quality development objectives of the municipality for the Highway Number 7 corridor between Highway #400 and Jane Street.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

1. Schedule "A" of the Official Plan of the Vaughan Planning Area is hereby amended by designating the "Subject Lands" as "Service Commercial Area".
2. The Official Plan is hereby further amended by deleting the word "three" in the second paragraph of Section 5(1) and by substituting the word "four" and adding the line: "(d) Special Commercial Area" to that Section and by adding the following land use designation with policies to Section 5(2)(d), Amendment Number 4, to the Official Plan of the Vaughan Planning Area:
"Service Commercial Area
 - a) A Service Commercial Area designation will permit the following uses: hotels, motor hotels and motels, automobile service stations and car washes, restaurants, private clubs, convention

facilities, banks, offices, personal service shops and studios, specialty trades, convenience retail stores, parks and open space. Such uses shall be limited to a size and scale to serve the needs of the businesses and employees of the adjacent industrial areas. The "Service Commercial Area" at the southeast corner of Highway Number 7 and Highway Number 400 may be of a size and scale to serve the travelling public.

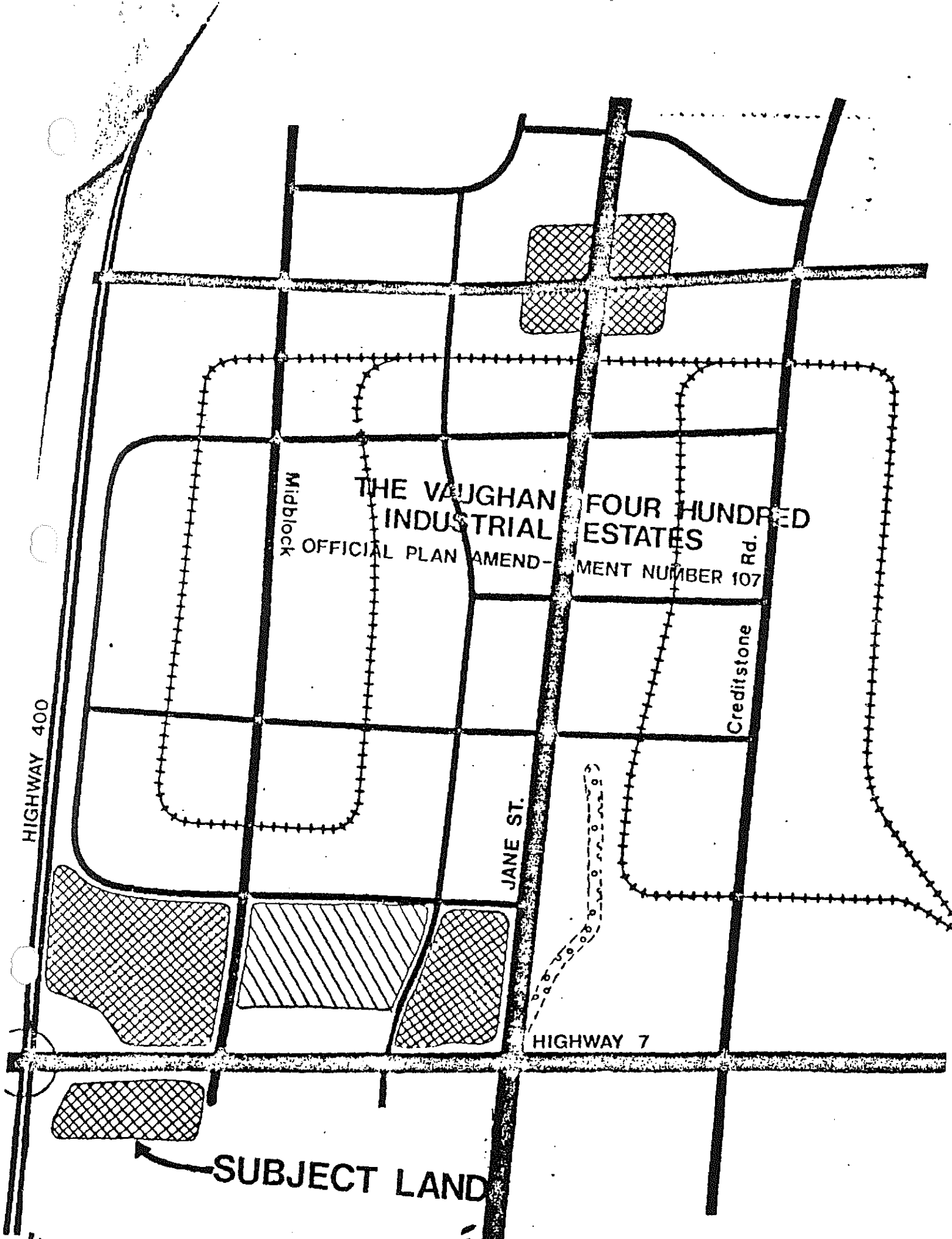
- b) Outdoor storage shall not be permitted in Service Commercial Areas.
- c) Development shall be subject to architectural and sign control in order to develop a high quality character.
- d) Site plan approval shall be required which shall incorporate an overall design to achieve proper access, internal traffic circulation, adequate parking and landscaping and appropriate urban design characteristics."
- "e) *The "Service Commercial Area" at the southeast corner of Highway No. 7 and Highway No. 400 will be considered an industrial use for sewage allocation purposes. Servicing allocation shall be made to this site at the site approval stage or prior to rezoning."*

IMPLEMENTATION

The policies of this Amendment shall be implemented through amendment to the Zoning By-law and through Development Control Agreement, pursuant to provisions of Sections 35 and 35A of The Planning Act of Ontario, R.S.O. 1970, as amended.

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.



THE VAUGHAN INDUSTRIAL ESTATES
 OFFICIAL PLAN AMENDMENT NUMBER 107



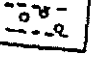
HIGHWAY 400

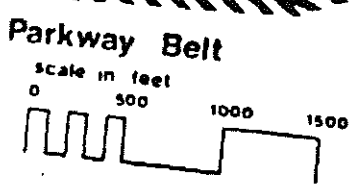
JANE ST.

Creditstone Rd.

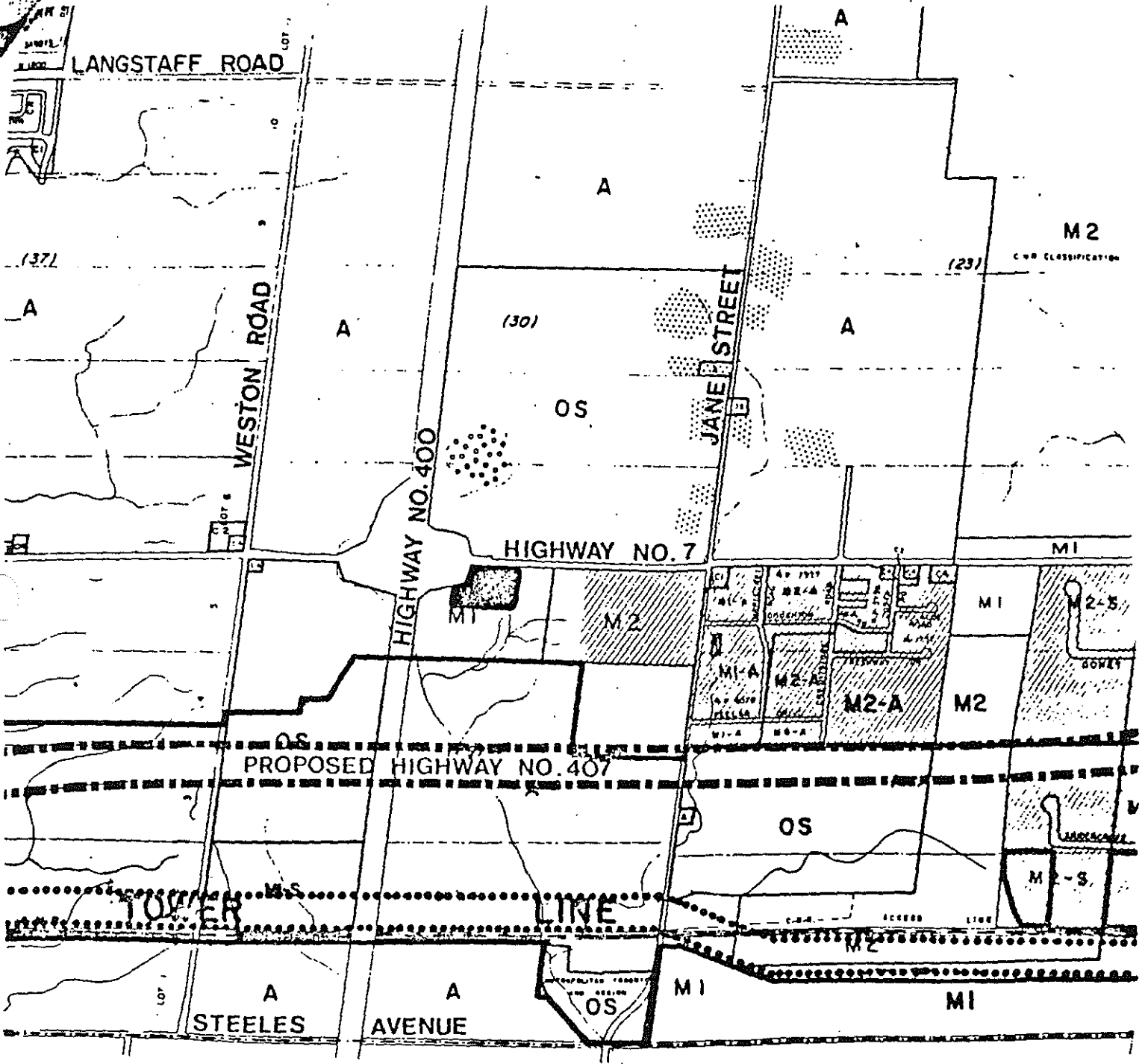
HIGHWAY 7

SUBJECT LAND

-  Industrial
-  Special Purpose Industrial
-  Service Commercial
-  Valley Lands






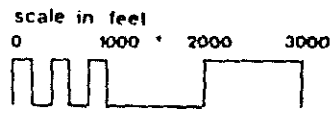
LAND USE PLAN SCHEDULE 'A'
 to AMENDMENT NUMBER 133 to the OFFICIAL PLAN of the VAUGHAN PLANNING



 **SUBJECT LAND**

ZONING DESIGNATIONS

- A -- Agricultural
- M1 - Restricted Industrial
- M1-A - Restricted Industrial
- M2 - General Industrial
- M2-A - General Industrial
- OS - Open Space
-  Residential Uses
-  Industrial Uses
-  Recreational Uses



**EXISTING LAND USE AND ZONING
APPENDIX 'A'**
to AMENDMENT NUMBER 133 to the OFFICIAL
PLAN of the VAUGHAN PLANNING AREA