


I, JOHN D. LEACH, Acting 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 Number 303 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 29th day of May, 1990. The attached text incorporates said modifications.

  
John D. Leach  
Acting Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 5th day of June, 1990.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 512-88

A By-law to adopt Amendment Number 303 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 303 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule 1, 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 303 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 31st day of October, 1988.

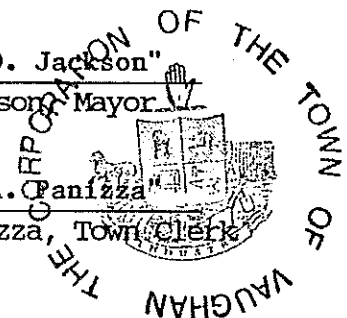
"L.D. Jackson"  
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 31st day of October, 1988.

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

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



**AMENDMENT NUMBER 303  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" entitled "Schedule "1" to Amendment No. 303 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 303.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

## I PURPOSE

Official Plan Amendment No. 175 specified uses within designated areas. The purpose of this Amendment is to redesignate the subject lands from "Industrial Area" to "Service Commercial" under the provisions of OPA #175 (Weston-400 Industrial Parks).

## II LOCATION

The lands subject to this Amendment are located within the Weston-400 Industrial Park and are located at the east side of Weston Road, approximately midway between Roytec Road and Carlauren Road, being Lot 1, Plan 65M-2588, and municipally known as 8201 Weston Road, in the Town of Vaughan.

## III BASIS

The subject lands are encompassed within an area known as the Weston-400 Industrial Park lands. The goals and objectives for the Weston-400 Industrial Park are detailed in the policy section of Official Plan Amendment No. 175, as approved by the Minister of Municipal Affairs in July, 1985.

The current Official Plan policies and land use designations are reviewed by the Town in processing individual site specific official plan amendment applications. OPA #175 provided for a 11.6 hectares (29 acres) service commercial area within the concept plan. In consideration of an application to redesignate the subject lands at a public hearing on October 6, 1988, Council of the Town of Vaughan has found merit in permitting an expansion of the service commercial area.

IV DETAILS OF THE ACTUAL AMENDMENT AND  
POLICIES RELATIVE THERERO

Amendment No. 175 to the official Plan of the Vaughan Planning Area,  
as amended, is hereby further amended by:

- 1, Redesignating the lands, being Lot 1, Plan 65M-2588, from  
Industrial Area to Service Commercial Area.
- 2, *Notwithstanding Clause 1. above "Hotel/Motel and Gas  
Station/Car Wash" uses shall not be permitted on the lands  
subject to this amendment.*

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an  
amendment to the Town of Vaughan Restricted Area Zoning By-law in  
accordance with the provisions of the Planning Act.

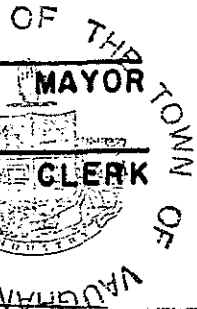
VI INTERPRETATION

The provisions of the Official Plan to 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. 303  
 ADOPTED THE 31<sup>ST</sup> DAY OF OCTOBER 1988.

THIS IS SCHEDULE 'B'  
 TO AMENDMENT NO. 175

"L.D. Jackson"



MAYOR

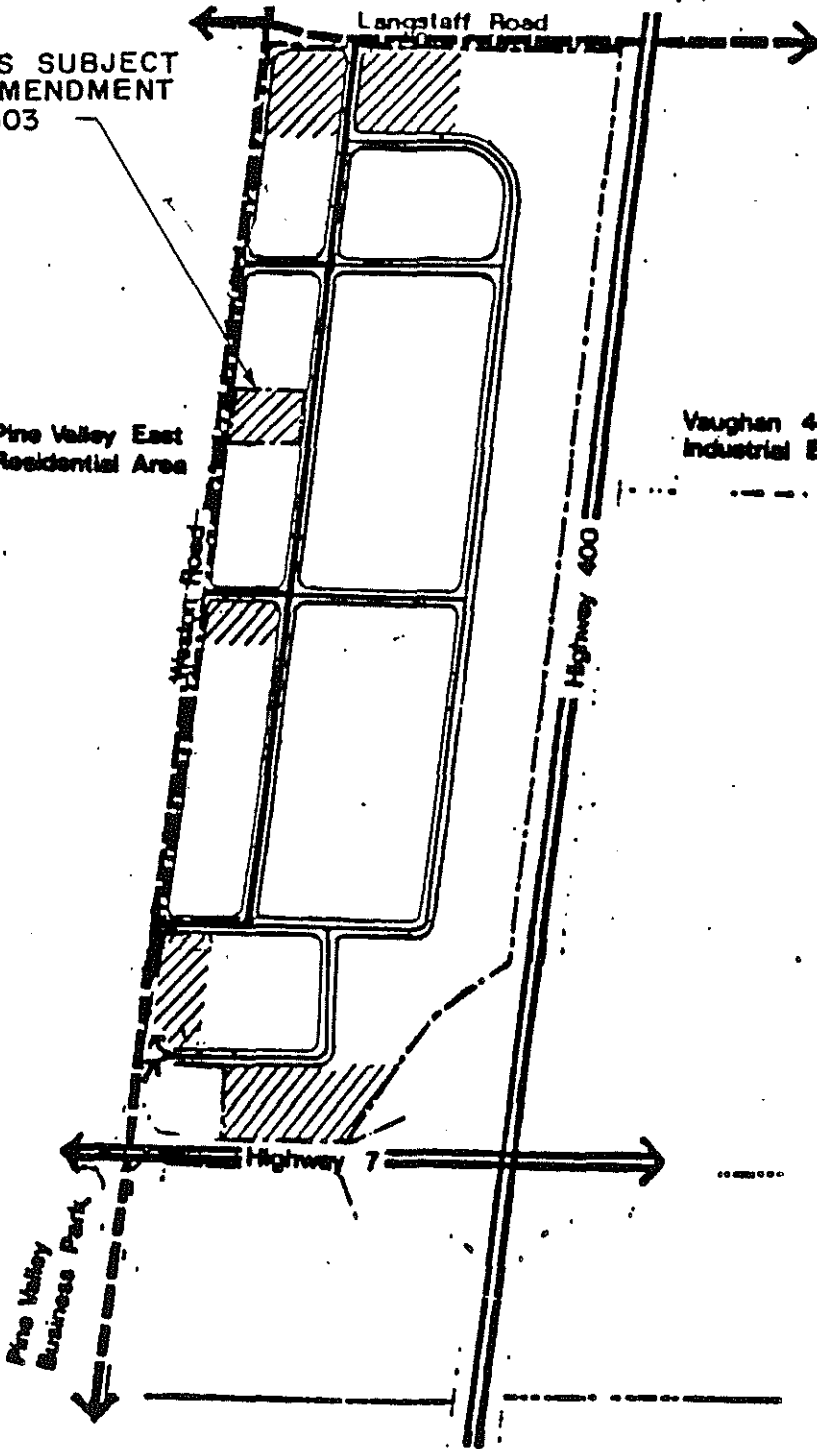
"R.A. Panizza"

CLERK



LANDS SUBJECT  
 TO AMENDMENT  
 NO. 303

Pine Valley East  
 Residential Area

Vaughan 400  
 Industrial Estates



Western 400  
 Industrial Park  
 Town of Vaughan

-  INDUSTRIAL
-  SERVICE COMMERCIAL

-  COLLECTORS
-  LOCALS
-  ARTERIALS
-  HIGHWAYS

AS MODIFIED

LAND USE PLAN



APPENDIX I

This Official Plan Amendment arises from an application to amend the Official Plan and Zoning By-law to permit Service Commercial use of the lands known as Lot 1, Plan 65M-2588. The application was heard at a Public Hearing of Council dated October 6th, 1988, and at a Council meeting of October 31st, 1988. Notification of the October 6th, 1988, Public Hearing was advertised in the local newspapers and notices were mailed to all owners and tenants within 120 metres for the October 6th, 1988, meeting.

The following is an excerpt from the minutes of the October 6th, 1988, meeting and the October 31st, 1988, Council meeting regarding this application:

"THAT Official Plan Amendment Application OP.72.88 and Zoning By-law Amendment Application Z.128.88 (Westplex Centre Inc.) BE APPROVED and that Staff forward appropriate conditions for this application to the next Council meeting."

APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 303  
TOWN OF VAUGHAN

LOT 1, REGISTERED PLAN 65M-2588

LEGEND

-  INDUSTRIAL
-  RESIDENTIAL
-  COMMERCIAL

DATE: 88/10/31

SCALE: 0  500 FT.

