
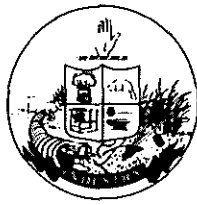


I, JOHN D. LEACH, Deputy Town Clerk of
The Corporation of the Town of Vaughan in the
Regional Municipality of York, do hereby certify
that the attached is a true copy of Amendment
Number 322 to the Official Plan of the Vaughan
Planning Area which was approved by the Ministry
of Municipal Affairs, without modifications on
the 18th, day of November, 1989.


J. D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 24th day of November ,
19 89



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 277-89

A By-law to adopt Amendment Number 322 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 322 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 322 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 24th day of July, 1989.

"L. D. Jackson"

L.D. Jackson, Mayor

"R. A. Panizza"

R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 24th day of July, 1989.

"L. D. Jackson"

L.D. Jackson, Mayor

"R. A. Panizza"

R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 322
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 322 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 322.

Also attached hereto, but constituting part of the Amendment is Appendix I.

July 13/89
LOCAL
ASSESSMENT
OFFICE
VAUGHAN
ON

I PURPOSE

The purpose of this amendment is to amend Amendment Number 107 to the Official Plan of the Vaughan Planning Area (Vaughan-400 Industrial Estates) in order to allow for a restaurant use and a professional and business office. Particularly, an exception to the general industrial policies will be provided to exempt the subject lands from policies which restrict commercial developments in industrial areas.

II LOCATION

The lands subject to this Amendment are on Block 6, Plan 65M-2545, on the north side of Pennsylvania Avenue, between Millway Avenue and Jane Street, being Units #3 and #16 of the existing multi-unit industrial building, located at 30 Pennsylvania Avenue, in the Vaughan-400 Industrial Estates.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are designated "Industrial" by OPA #107, as amended. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed restaurant and professional and business office uses do not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. On March 29, 1989, the Council of Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Council public meeting. At the meeting, Council approved the Official Plan Amendment application, subject to staff conditions. At its May 23, 1989 Council meeting it was resolved that the implementing zoning by-law should:
 - (a) restrict the professional and business office use to 697 sq.m, and exclusively to Unit #3 of the building;
 - (b) restrict the restaurant use exclusively to Unit #16 and limit the customer seating area to 84 sq.m.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

Amendment Number 107 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Section 2.2.1:

"2.2.1(o) Notwithstanding the provisions of subparagraph 2.2.1(a), on the lands located on the north side of Pennsylvania Avenue, east of Millway Avenue, being Block 6, Plan 65M-2545, one restaurant and one professional and business office shall be permitted in Units 16 and 3 respectively of the industrial building."

V IMPLEMENTATION

It is intended that that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through an Amendment to the Vaughan Zoning By-law.

VI 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.



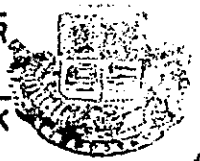
THIS IS SCHEDULE '1'
TO AMENDMENT NO.
ADOPTED THE 24TH DAY OF July, 1989

"L. D. Jackson"

MAJOR

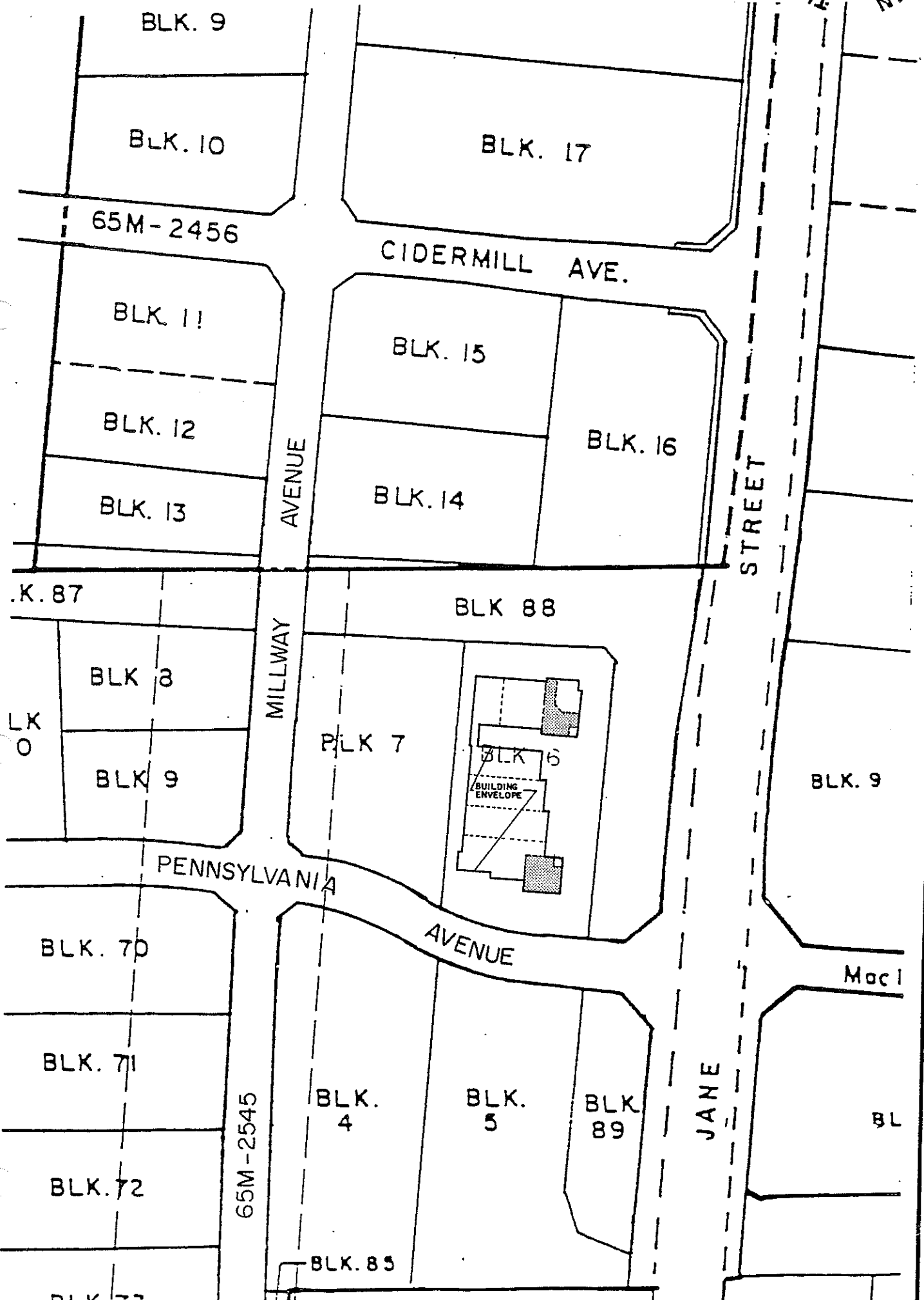
"R. A. Panizza"

CLERK



LOCATION: Block 6, 65M-2545

SCALE: 1 in. to 200 ft.



APPENDIX

The subject lands are located within units #3 and #16 in the building located at 30 Pennsylvania Avenue on the north side of Pennsylvania Avenue, between Millway Avenue and Jane Street, being Block 6, Plan 65M-2545, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit restaurants or business and professional offices outside of those areas designated "Service Commercial" by OPA #107. This amendment provides an exception to the industrial area policies contained in OPA #107 to facilitate the use of Unit #3 for business and professional offices and the use of unit #16 for a single user restaurant.

Vaughan Council at its March 29, 1989 Public Hearing resolved:

"That Official Plan Amendment Application OP.71.88 and Zoning By-law Amendment Application Z.131.88 (Javen Developments Ltd.) BE APPROVED, subject to the standard Staff conditions."

At its May 15, 1989 meeting Council Committee recommended:

"That , in accordance with Council's direction of 29 March 1989, the following conditions to the approval of Official Plan Amendment Application OP.71.88 and Zoning By-law Amendment Application Z.131.88 (Javen Developments Ltd.) are provided for Council's approval:

1. That the implementing zoning by-law:
 - (a) restrict the professional and business office use to 697 sq.m, and exclusively to Unit #3 of the building;
 - (b) restrict the restaurant use exclusively to Unit #16 and limit the customer seating area to 84 sq.m.