
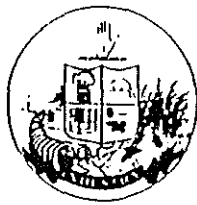


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 330 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 27th day of April, 1990. The attached text incorporates said modifications which are typed in script.



J.D. Leach, Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of June, 1995.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 353-89

A By-law to adopt Amendment Number 330 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 330 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 330 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 18th day of September, 1989.

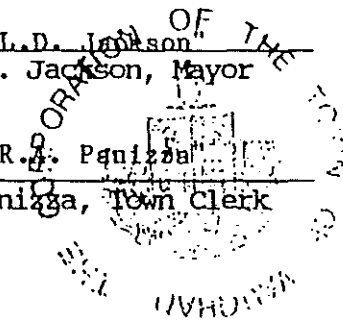
"L.D. Jackson"
Lorna D. Jackson, Mayor

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

READ a THIRD time and finally passed this 18th day of September, 1989.

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

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



**AMENDMENT NUMBER 330
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text to Amendment Number 330 to the Official Plan of the Vaughan Planning Area Constitutes Amendment Number 330.

Also attached hereto but not constituting part of this amendment is Appendix 1.

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to set out policies and guidelines respecting the location of restaurants, banquet halls and professional and business offices within Vaughan's industrial areas.

II LOCATION

The lands subject to the Restaurants, Banquet Halls and Business and Professional Office Uses policy provisions contained in this amendment are those lands designated "Industrial", "Special Purpose Industrial" and "Service Commercial" within the Town's industrial areas.

III BASIS

This Official Plan Amendment was initiated in response to a number of applications the Town has received to permit restaurants, banquet halls and business and professional office uses within the Town's industrial areas/parks. The Official Plans for most of the industrial parks direct such uses to service commercial nodes at the perimeter corner and entrance to the industrial park.

Within the Town of Vaughan industrial areas, there has been increased demand for approvals of restaurants, banquet halls, and business and professional office uses. Many of these uses have been approved on an ad hoc basis, notwithstanding issues such as adequate parking, location and proximity to neighbouring uses and characteristics specific to individual site locations. It is expected that the Town will continue to receive zoning by-law applications in the existing and planned industrial parks.

Restaurants

The majority of the Official Plan Amendments do not permit restaurant uses in industrially designated lands. Generally, restaurant uses are permitted in "Service Commercial" designations and more recently within the "Office Commercial" designations, which can be found within OPA #250 Planning Districts. The majority of such designations are located at major intersections or at secondary arterial roads located on the periphery of industrial areas.

Several applications have been received requesting amendments to the Official Plans and zoning by-laws to permit eating establishments (restaurants) within the interior of industrial parks. As these industrial subdivisions develop and reach capacity, it is recognized that there may be need for such additional restaurants.

Banquet Halls

Currently, banquet hall uses are not permitted in the majority of the industrial areas by either the Official Plans or the zoning by-laws. OPA #135 (Pine Valley Business Park), OPA #175 (Weston-400 Industrial Park) and OPA #240 (Woodbridge Community Plan) permit banquet halls only in "Service Commercial" designations.

Staff are of the opinion that Service Commercial areas which have arterial road frontage are appropriate locations for banquet hall uses. Similarly, Special Purpose Industrial uses may also serve as appropriate locations for banquet hall uses, given that such areas, generally designed for showcase industrial merchandising uses, are more commercial in nature.

In order to uphold the integrity of the industrial/business park, it is not desirable to permit banquet hall uses along major arterial roads that have been designated for "Prestige Industrial" uses. It is essential to maintain these sites for industrial use, to avoid the main arterials developing the undesirable appearance of commercial strips. As banquet halls are "destination" oriented, i.e., patrons are attending for specific events, they should not require the exposure of arterial roads and highways.

Notwithstanding the above, concerning prestigious areas along the arterials and highways, banquet halls could be considered appropriate in the "Industrial" designations in the interior of industrial parks, subject to certain limitations. Banquet halls can generate activity in otherwise quiet areas in the evening, but should not be permitted to occupy a significant amount of land required by the primary industrial use.

Office Use

The majority of the Industrial Official Plan Amendments permit office uses accessory to an industrial use in all "Industrial" designations. Also, in specific instances, they provide for major office development on "Prestige

Industrial" designated lands and on specific sites. Generally, the earlier Official Plan Amendments, such as OPA #107 (Vaughan-400 Industrial Estates), OPA #135 (Pine Valley Business Park) and OPA #175 (Weston-400 Business Park), have restricted major office uses to the Highway #7 frontages with specific site area and floor space requirements.

The more recent amendments which generally comprise the planning districts within OPA #250, permit professional and business offices in the industrial areas and permit office buildings on lands designated "Prestige Industrial", which abut arterial roads and Provincial highways. In addition to the foregoing, these amendments also have "Office Commercial" designated lands which permit the lands to be developed with office buildings only.

In almost every amendment, lands designated "Service Commercial" may also be developed with professional and business office uses.

It is evident that in some Amendments to the Official Plan, office uses are permitted in industrial and prestige industrial areas, and in others they are permitted in specified areas generally abutting major arterial roads or Provincial highways. It would be preferable to amend the Official Plan to provide for a consistent office policy for all industrial areas upon which a zoning application can be evaluated, rather than the present approach which necessitates an Official Plan Amendment for each application.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

Restaurant Policies

The following policies shall apply to the location of restaurant uses within lands designated "Industrial" as follows:

1. Restaurants are permitted within the interior of industrial areas subject to:
 - a) the subject lands shall abut an internal road;

- b) the maximum size of a restaurant use shall be established in the implementing zoning by-law;
- c) parking shall be provided on-site for eating establishments at the current eating establishment use parking standard set out in the Town's Zoning By-law 1-88.

Banquet Hall Policies

The following policies shall apply to the location of banquet hall uses in lands designated "Service Commercial", "Special Purpose Industrial" and "Industrial" subject to the following provisions:

- a) That banquet hall uses be permitted in areas designated "Service Commercial", "Special Purpose Industrial", and "Industrial" subject to amendment to zoning by-law and where applicable, site plan approval. A traffic/parking study shall also be provided by the applicant if deemed necessary for all banquet hall developments.
- b) That within the "Industrial", "Special Purpose Industrial" and "Service Commercial" designated areas, banquet facilities uses shall not be permitted to locate on lands abutting Highways #7, #27, #400, #407 and #427 unless such use forms an ancillary part of a large office commercial/hotel complex;
- c) Notwithstanding b) above, where banquet halls are located on lands designated service commercial, they shall form part of a comprehensive "Service Commercial" complex, in order to ensure that proper access, proper internal traffic circulation, adequate parking, substantial landscaping and appropriate urban design are utilized.
- d) Parking shall be provided on-site for all banquet hall uses in accordance with the parking standard set out in the Town's Comprehensive Zoning By-law 1-88.

Business and Professional Office Policies

The following policies shall apply to the location of

business and professional office uses in all "Industrial" designations:

1. Business and professional office uses shall be permitted in industrial areas subject to an amendment to the zoning by-law, and where applicable, site plan approval.
2. The proposed office use shall not have a detrimental impact on transportation and the viability of existing and planned office centres in the surrounding industrial and office commercial areas. In this respect, the implementing by-law may restrict the total floor area devoted to office uses.
3. Parking shall be provided on-site for business and professional offices at the current office use parking standard set out in the Town's Zoning By-law 1-88.

V IMPLEMENTATION

It is intended that these policies be implemented through the appropriate Town of Vaughan zoning By-law on the basis of site specific amendments and where applicable site plan control, all pursuant to the Planning Act 1983.

All prior Official Plan Amendments are hereby amended so as to give effect to the provisions of this amendment.

VI INTERPRETATION

The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Official Plan, shall apply also with regard to this Amendment.

APPENDIX 1

On October 6, 1988, Council directed Staff to undertake a review of Official Plan policies respecting the location of uses such as restaurants, banquet halls, and professional business office uses in industrial areas.

In response to this request Staff prepared a report entitled "Official Plan Policies Respecting the Location of Banquet Hall and Professional and Business Office Uses in Industrial Areas" (File 14.29) which was considered at Vaughan Council Public Hearing of February 21, 1989. It was the decision of Council:

"THAT the report on the Official Plan policies respecting the location of restaurants, banquet halls and professional and business office uses in industrial areas, File 14.29, be received and a decision deferred to a future Council Committee meeting in order for matters raised at the Public Hearing to be considered by Staff."

On March 28, 1989, Vaughan Council Committee considered the report entitled "Official Plan Policies Respecting the location of Restaurants, Banquet Halls and Professional and Business Office Used in Industrial Areas", at which time it was the decision of Council Committee:

THAT the following recommendation from the Director of Planning be deferred to Council on 3 April 1989:

"THAT Staff be directed to prepare an Official Plan Amendment to be brought forward to Council, which reflects:

1. The criteria outlined in the report (Council Committee Agenda 28 March 1989) with respect to permitting restaurants and office uses in industrial areas.
2. The criteria outlined in the Staff Report of 21 February 1989 with respect to permitting banquet halls in industrial areas."

On April 3, 1989, Council considered this Staff report and resolved:

"THAT Official Plan Amendment Policies respecting the location of restaurants, banquet halls and business office uses in industrial areas File 14.29 be referred back to the Director of Planning in light of the recent decisions made by Council."

On June 19, 1989, Vaughan Council Committee again had before it for its consideration the report entitled "Official Plan Policy Respecting the location of Restaurants, Banquet Halls, and Professional and Business Office Uses in Industrial Areas", file 14.29, at which time it resolved:

"THAT Official Plan policy respecting the location of restaurants, banquet halls and professional and business office uses in industrial areas be deferred to the next Council Committee meeting."

On July 17, 1989 Vaughan Council Committee considered the report respecting the location restaurant, banquet halls and business and professional office uses in industrial areas and resolved:

"THAT Item 3 under Restaurant Policies be deleted entirely."

"THAT the words "or arterial road" be deleted from Item 2 under Restaurant Policies."

"THAT the individual application filed with the Planning Department dealing with restaurants, banquet halls and professional business office uses, be brought back to the next Council Committee meeting."

"THAT the Staff Report entitled Official Plan Policy respecting the location of restaurants, banquet halls and professional and business office uses in industrial areas, file 14.29, be placed on the Council Agenda of 24 July 1989."

On July 24, 1989 Vaughan Council considered the Staff Report entitled Official Plan Policy Respecting the Location of Restaurants, Banquet Halls, and Professional and Business Office Uses in Industrial Areas", File 14.29, at which time it resolved:

"THAT the words "only" be deleted from the section 1A of the recommendation from the director of Planning."

CARRIED

MOVED by Councillor Cipollone
seconded by Regional Councillor Chapley

"THAT Council approve the policy on restaurants, offices and banquet halls in industrial areas (Appendix 1) subject to the restaurant policy providing as follows:

1. That restaurants be permitted within the interior of industrial areas subject to:
 - a) the subject lands front onto or abutting an internal road.
 - b) the subject lands comprising of corner lot.
 - c) the maximum size of a restaurant use shall be established in the implementing zoning by-law.
 - d) that By-law 1-88 be amended to require that parking be provided on site in accordance with the following parking requirements:

Eating Establishment - 1.0 parking spaces for each 4 persons comprised in the designed maximum capacity or 16 spaces per 100 square metres G.F.A., whichever is greater."