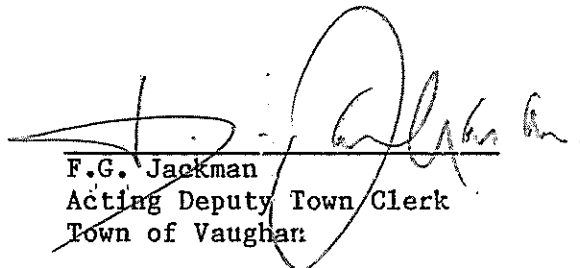
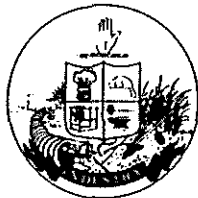


I, F.G. JACKMAN, Acting Deputy Town Clerk of
The Corporation of the Town of Vaughan in the
Regional Municipality of York, do hereby certify that
the attached is a true copy of Amendment Number 333
to the Official Plan of the Vaughan Planning Area
which was approved by the Ministry of Municipal
Affairs, without modification, on the 18th day of
July, 1990.



F.G. Jackman
Acting Deputy Town Clerk
Town of Vaughan

DATED at the Twon of Vaughan
this 25th day of July, 1990.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 454-89

A By-law to adopt Amendment Number 333 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 333 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 333 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 4th day of December, 1989.

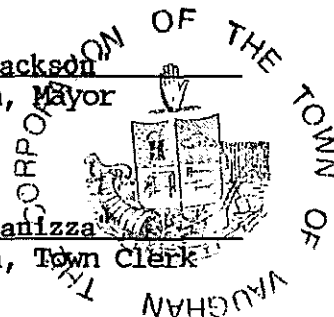
"L.D. Jackson"
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 4th day of December, 1989.

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

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



**AMENDMENT NUMBER 333
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number 333 to the Official Plan of the Vaughan Planning Area.

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

Nov 28/89
[Faint stamp]
HAW

I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment Number #4 to the Official Plan of the Vaughan Planning Area in order to allow an eating establishment, bank, and offices including a long-term auto leasing office but not including outside storage of vehicles.

II LOCATION

The lands subject to this Amendment are located on the north side of Highway #7, west of Bowes Road, being parts 9, 10, 11, Reference Plan 65R-6326, Part of lot 6, Concession 3 and known Municipally as 2030 Highway #7, in the Town of Vaughan.

III BASIS

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

1. The subject lands are designated "Industrial" by OPA #4 as amended. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed uses (eating establishment, bank, offices and a long term Auto Leasing office) do not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. The subject lands are also within the jurisdiction of OPA #239. This site does not conform with the Service Commercial policies of OPA #239, particularly since the subject lands are not located at a node and can be considered part of a linear or strip development along Highway #7. Planning Staff are of the opinion that a limited range of service commercial uses on this site would be acceptable and complementary to the uses currently permitted in the immediate area.
3. On September 6, 1989, the Council of the Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan Amendment.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

Amendment Number 4 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following paragraph.

"Notwithstanding the Industrial Area policies, on the lands designated Industrial located on the north side of Highway #7, west of Bowes Road and subject to OPA #333, the following uses shall be permitted within the building existing at the time of approval of this Amendment:

- eating establishment (not including a drive-through or take-out restaurant);
- bank and;
- offices;
- long term auto leasing office (but not including outside storage of vehicles).

V IMPLEMENTATION

It is intended 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.

APPENDIX 1

The subject lands are located within the existing industrial building located at 2030 Highway #7, being parts 9, 10 and 11, Reference Plan 65R-6326, Part of Lot. 6, Concession 3, Town of Vaughan.

The Official Plan policies in OPA #4 do not permit the following uses in industrially designated areas:

- eating establishment;
- bank
- offices
- long term auto leasing office

Therefore, an amendment to the Official Plan is required.

Vaughan Council at its September 6, 1989 Public Hearing resolved:

1. That Official Plan Amendment Application OP.41.89 and Zoning By-law Amendment Application Z.17.89, BE APPROVED subject to the following conditions:

- a) That the Official Plan be amended, if required, to permit the following uses on the subject lands within an Industrial designation: eating establishment, bank, and offices including a long-term auto leasing office but not including outside storage of vehicles.
- b) That implementing by-law provide for:
 - i) an M1 Restricted Industrial Zone which permits only the following uses: eating establishment (not including a drive-through or take out restaurant), bank, and offices including a long-term auto leasing office but not including outside storage of vehicles.
 - ii) the development of the site be limited to the existing building with a maximum GFA of 256 square metres.
- c) Bank shall include "Financial Institutions".