
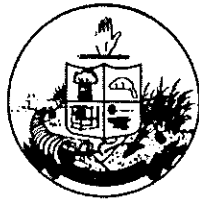


I, JOHN D. LEACH, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 314 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modification, on the 4th day of December, 1989. The attached text incorporates said modification.

  
\_\_\_\_\_  
J.D. Leach  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 11th day of December, 1989.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 205-89

A By-law to adopt Amendment Number 314 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 314 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 314 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 23rd day of May, 1989.

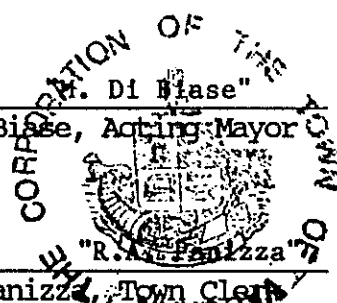
"M. Di Biase"  
M. Di Biase, Acting Mayor

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

READ a THIRD time and finally passed this 23rd day of May, 1989.

"M. Di Biase"  
M. Di Biase, Acting Mayor

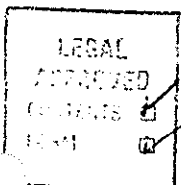
"R.A. Panizza"  
R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 314  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 314 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 314.

Also attached hereto but not constituting part of the Amendment is Appendix I.



*May 19/99*  
*[Signature]*

## I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment Number 107 to the Official Plan of the Vaughan Planning Area (Vaughan-400 Industrial Estates) in order to allow for the construction of a two-storey building which would accommodate two banquet halls, a restaurant and seven office units on the subject lands. Particularly, an exception to the general industrial policies will be provided to exempt the subject lands from policies which restrict commercial developments in industrially zoned areas.

## II LOCATION

The land subject to this Amendment is Blocks 15 and 28, Plan 65M-2611, on the south side of Applewood Crescent between Millway Avenue and Edgeley Boulevard 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, and the predominant use of the land in areas so designated shall be for industrial purposes. The proposed banquet halls, restaurant and office space (unrelated to an industrial use) uses do not conform to the "Industrial Area" provisions of the plan, and therefore, an amendment to the Official Plan is required.
2. On October 6, 1988, the Council of the 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.

## 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 subsection to Section 2.2.1:

2.2.1 (j) In addition to the uses permitted by subparagraph 2.2.1(a), the lands described as Blocks 15 and 28, Plan M-2611 and being subject to Amendment No. 314, may be used for banquet halls, restaurant and office uses, provided that the maximum gross floor area of the building shall be 2500 sq.m and the maximum gross floor area devoted to the combined banquet hall and restaurant uses shall not exceed 2100 sq.m., subject to a minimum of 203 parking spaces, including two spaces for the use of the handicapped, being provided on site.

#### 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.

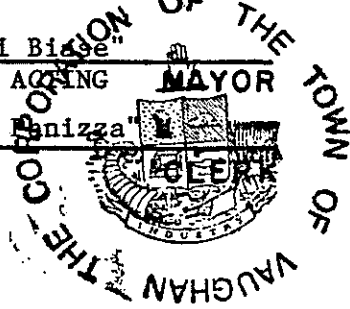
THIS IS SCHEDULE '1'  
 TO AMENDMENT NO. 314  
 ADOPTED THE 23 DAY OF MAY, 1989.

"M. Di Biase"  
 Acting

MAYOR

"R.A. Panizza"  
 Clerk

CLERK

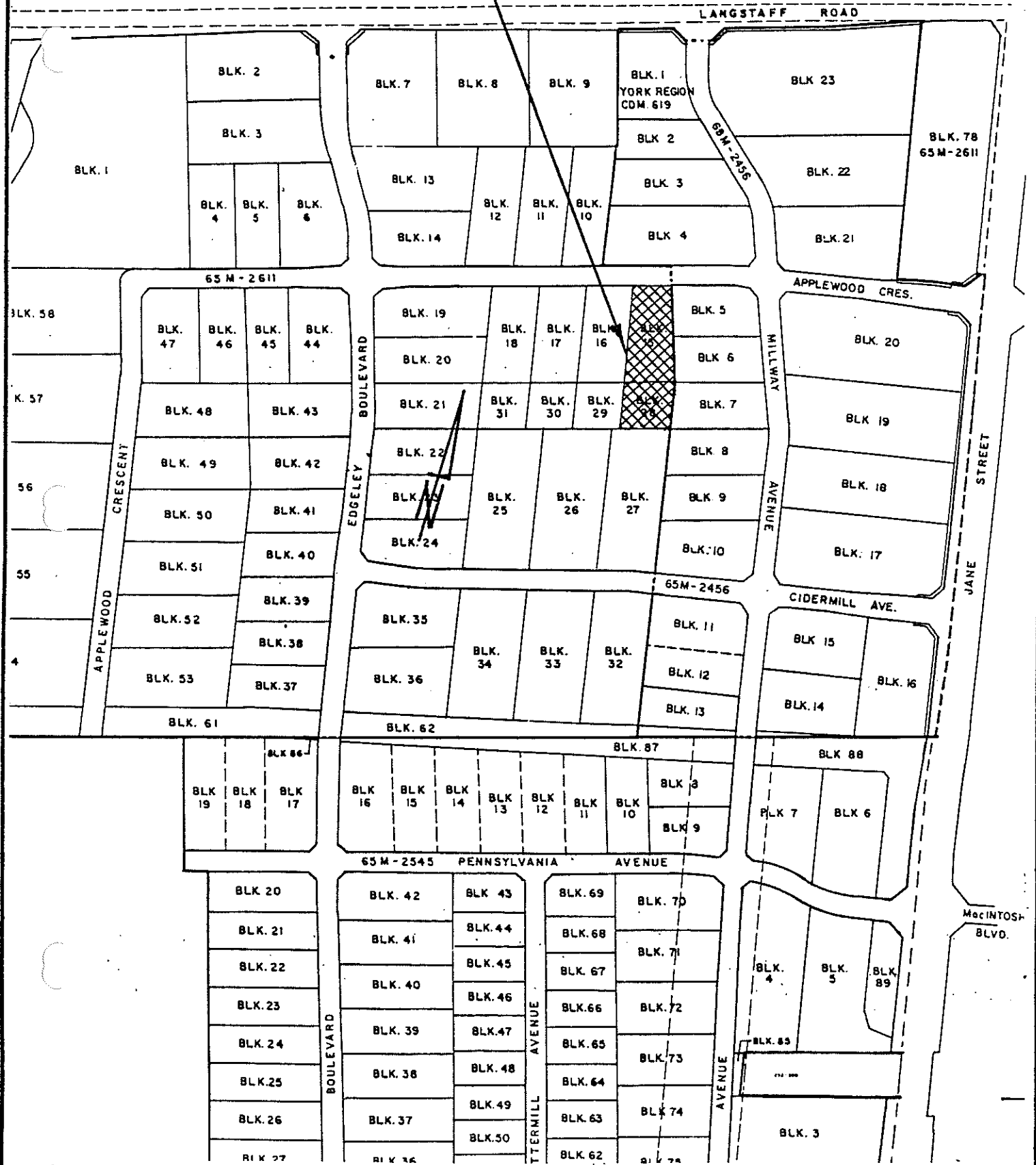


LOCATION: BLOCKS 15 AND 28, PLAN 65 M-2611

SCALE: 0 500 FT.

DATE: 89/04/20

AREA SUBJECT TO  
 AMENDMENT NO. 314



APPENDIX I

The subject lands are located on the south side of Applewood Crescent, between Millway Avenue and Edgeley Boulevard, being Blocks 15 and 28, Plan 65M-2611, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit banquet hall, restaurant and office uses (which are not accessory to an industrial use) 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 permit banquet hall, restaurant and office uses on this property.

Vaughan Council at its October 6, 1988, Public Hearing resolved:

THAT Official Plan Amendment Application OP.59.88 and Zoning By-law Amendment Application Z.80.88 (Jane-Langstaff Developments Ltd., et al), BE APPROVED, subject to Staff conditions."

On February 6, 1989, Council ratified Council Committee's approval and resolved:

THAT the following conditions of approval for Official Plan Amendment Application OP.59.88 and Zoning By-law Amendment Application Z.80.88 (Jane-Langstaff Developments Limited, et al, Now Calogero Sciabbarrasi, In Trust) BE APPROVED:

1. That the implementing by-law:
  - a) restrict the total gross floor area of the complex to 2877 sq.m;
  - b) restrict the permitted uses on this site to banquet hall, restaurant and offices;
  - c) provide for the floor area devoted to each use being portioned in such a way as to meet the parking requirements of the Town's Comprehensive By-law 1-88, or parking in accordance with a parking study approved by the Town.
  
2. That an implementing by-law not be approved until such time as a site plan for the subject lands is approved by the Director of Planning."