
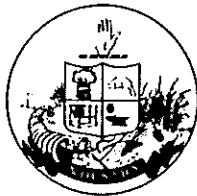


I, JOHN D. LEACH, Deputy Town Clerk of
The Corporation of the Town of Vaughan in the
Regional Municipality of York, do hereby certify
that the attached is a true copy of Amendment
Number 316 to the Official Plan of the Vaughan
Planning Area which was approved by the Ministry
of Municipal Affairs, without modifications on
the 10th, day of November , 1989.



J. D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 27th day of November ,
1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 263-89

A By-law to adopt Amendment Number 316 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 316 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 316 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 26th day of June, 1989.

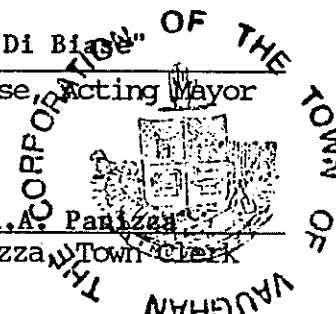
"M. Di Biase"
M. Di Biase, Acting Mayor

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

READ a THIRD time and finally passed this 26th day of June, 1989.

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

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



**AMENDMENT NUMBER 316
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 316 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 316.

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

23/89
LEGAL
APPROVED
CONTENTS
FORM
RL

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 provide an exception to the general industrial policies to exempt the subject lands from policies which restrict office developments in Industrial Areas.

II LOCATION

The lands subject to this Amendment are on Block 22, Plan 65M-2456, on the east side of Millway Avenue, midway between Langstaff Road and Applewood Crescent, being the front four units of the existing industrial building located at 625 Millway 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 office uses do not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. Planning Staff are satisfied that the proposed office use will not have a detrimental impact on transportation and the viability of existing and planned office centres in the surrounding area.
3. In order to provide sufficient parking on the site, the total floor area devoted to office uses will be restricted accordingly.
4. 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.

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 paragraph to Section 2.2.1:

"2.2.1(k) Notwithstanding the provisions of paragraph 2.2.1(a), on the lands located on the east side of Millway Avenue, midway between Langstaff Road and Applewood Crescent, being on Block 22, Plan 65M-2456 and municipally known as 625 Millway Avenue, business and professional office uses may be permitted in the front four (4) units, provided the combined maximum gross floor area of such uses shall be 1100 sq.m."

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 'I'
TO AMENDMENT NO. 316
ADOPTED THE 26 DAY OF JUNE, 1989



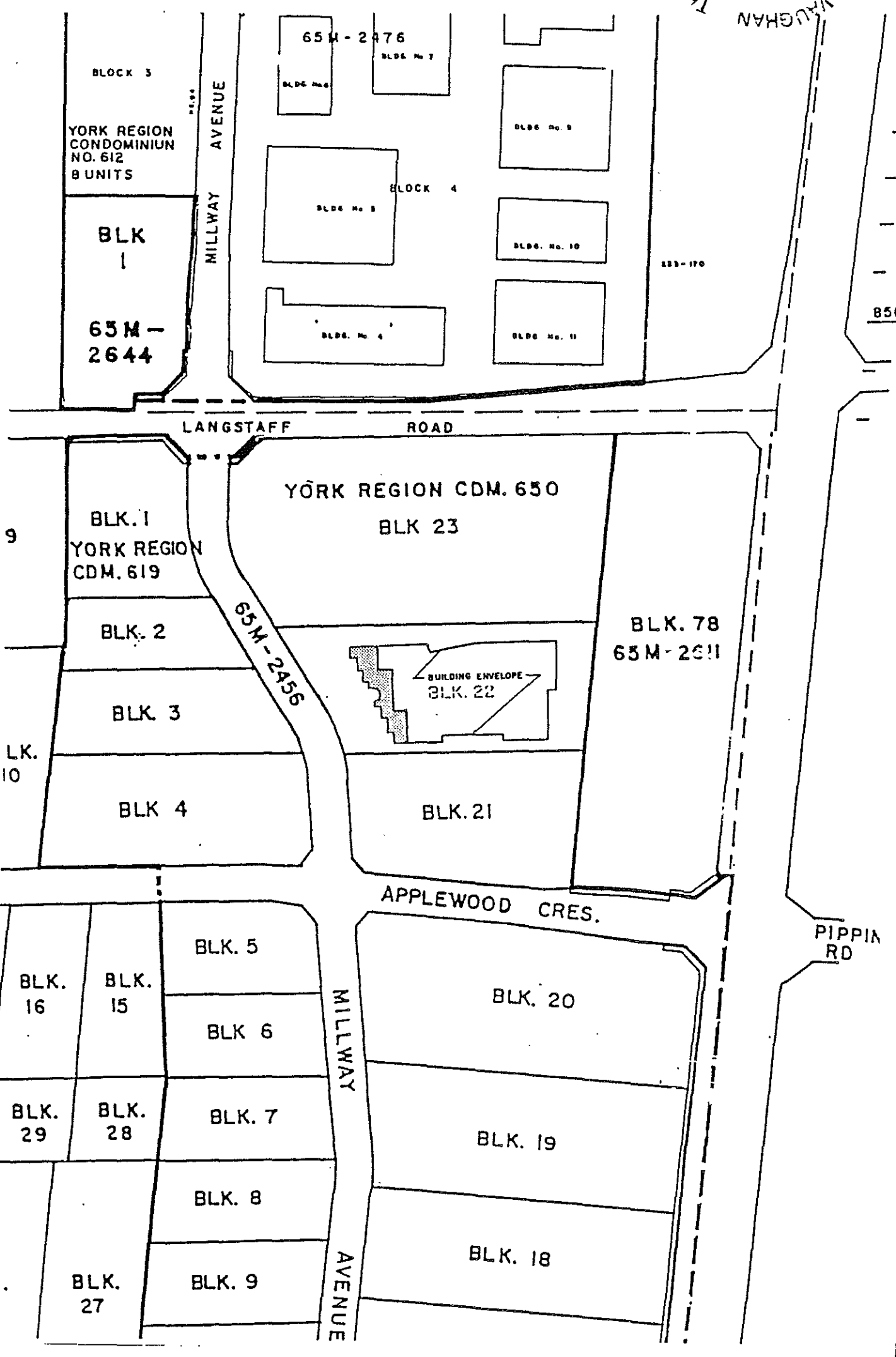
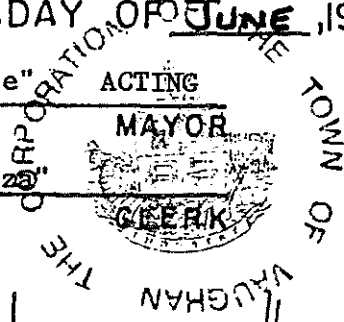
Location: Block 22, Plan 65M-2456
Scale: 1" to 200'

"M. Di Biase" ACTING

MAYOR

"R.A. Panizzo"

CLERK



APPENDIX I

The subject lands are located at 625 Millway Avenue on the east side of Millway, midway between Langstaff Road and Applewood Crescent, being on Block 22, Plan 65M-2456, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit freestanding office uses outside 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 the front four units within this industrial building for freestanding professional and business office purposes.

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

- "1. That Official Plan Amendment Application OP.86.88 and Zoning By-law Amendment Application Z.171.88 (Romain Piltz) BE APPROVED.
2. That the implementing zoning by-law include the following provisions:
 - a) the gross floor area devoted to freestanding office use be limited to 1100m² of the total gross floor area;
 - b) the remaining industrial gross floor area be limited to a maximum of four (4) units."