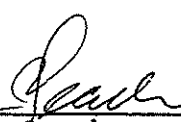


I, JOHN D. LEACH, Deputy Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 329 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 2nd day of April, 1990.

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

DATED at the Town of Vaughan  
this 19th day of April, 1990.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 432-89

A By-law to adopt Amendment Number 329 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 329 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 329 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 20th day of November, 1989.

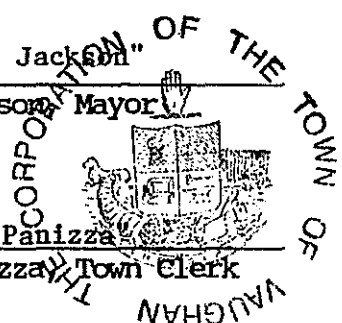
"L.D. Jackson"  
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 20th day of November, 1989.

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

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



AMENDMENT NUMBER 329  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and "Schedule "1" to Amendment Number 329 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 329.

Also attached hereto, but not constituting part of the Amendment are Appendices I and II.

*Nov 2/89*  
LEGAL  
APPROVED  
CONTENTS   
FORM   
*HAH/pl*

## I PURPOSE

The purpose of this Amendment to amend Official Plan Amendment No. 175, as amended (Weston - 400 Industrial Park) to:

- a) Redesignate the northerly portion of Lot 6, Plan 65M-2589 from "Service Commercial" to "Industrial"; (The balance of Lot 6 will remain designated Industrial);
- b) Redesignate Lot 7, Plan 65M-2589 from "Industrial" to "Service Commercial";

## II LOCATION

The lands subject to this Amendment are located within the Weston - 400 Industrial Park and are situated at the northeast and southeast corners of Weston Road and Carlauren Road, being part of Lot 6 and Lot 7 respectively, Plan 65M-2589, Town of Vaughan and known municipally as 30 and 31 Carlauren Road. The Subject Lands are identified as "Lands Subject to Amendment No. 329" on Schedule "1" attached hereto.

## III BASIS

The Subject Lands are within the area known as the Weston-400 Industrial Park. The goals and objectives for the Weston-400 Industrial Park are detailed in the policy section of Official Plan Amendment No. 175, as approved by the Minister of Municipal Affairs in July, 1985.

The decision to redesignate the Subject Lands, more particularly described as Lot 6, Plan 65M-2589 from "Service Commercial" to "Industrial" and Lot 7, Plan 65M-2589 from "Industrial" to "Service Commercial", is based on the following considerations:

1. The exchange of the land use designations on the two subject lots will not result in any net gain or loss in service commercial or prestige industrial area. Effectively, the two land use designations are being exchanged.
2. The redesignation of part of Lot 6, Plan 65M-2589 and a subsequent implementing zoning by-law will eliminate a split zoning which presently occurs on Lot 6.

3. The redesignations allow a more functional design on the two subject lots in the following terms:
  - a) Lot 6 has a larger site area than Lot 7 and consequently is more appropriate for either an office complex (as currently, proposed by the Owner) or prestige industrial development.
  - b) Lot 7 has a smaller site area than Lot 6 and consequently is more appropriate to a hotel or other service commercial development.
3. The current Official Plan for the Weston-400 Business Park contains policies to ensure that matters such as zoning standards, traffic/access, landscaping and site development are dealt with in a comprehensive and appropriate manner.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 175 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Redesignating the northerly portion of Lot 6, Plan 65M-2589 from "Service Commercial" to "Industrial" and redesignating Lot 7, Plan 65M-2589 from "Industrial" to "Service Commercial".
2. Adding the following subparagraph to Section 2.2.1 c)
  - i) The implementing zoning by-law for Lots 6 and 7, Plan 65M-2589 shall establish a maximum height limitation and a maximum gross floor area provision for development on the said lots.
3. Deleting Schedule "B" to Official Plan Amendment No. 175 and substituting the revised Schedule "B" attached hereto as Schedule "1".

#### V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the Town of Vaughan Restricted Area Zoning By-law and site plan approval in accordance with the provisions of the Planning Act.

VI INTERPRETATION

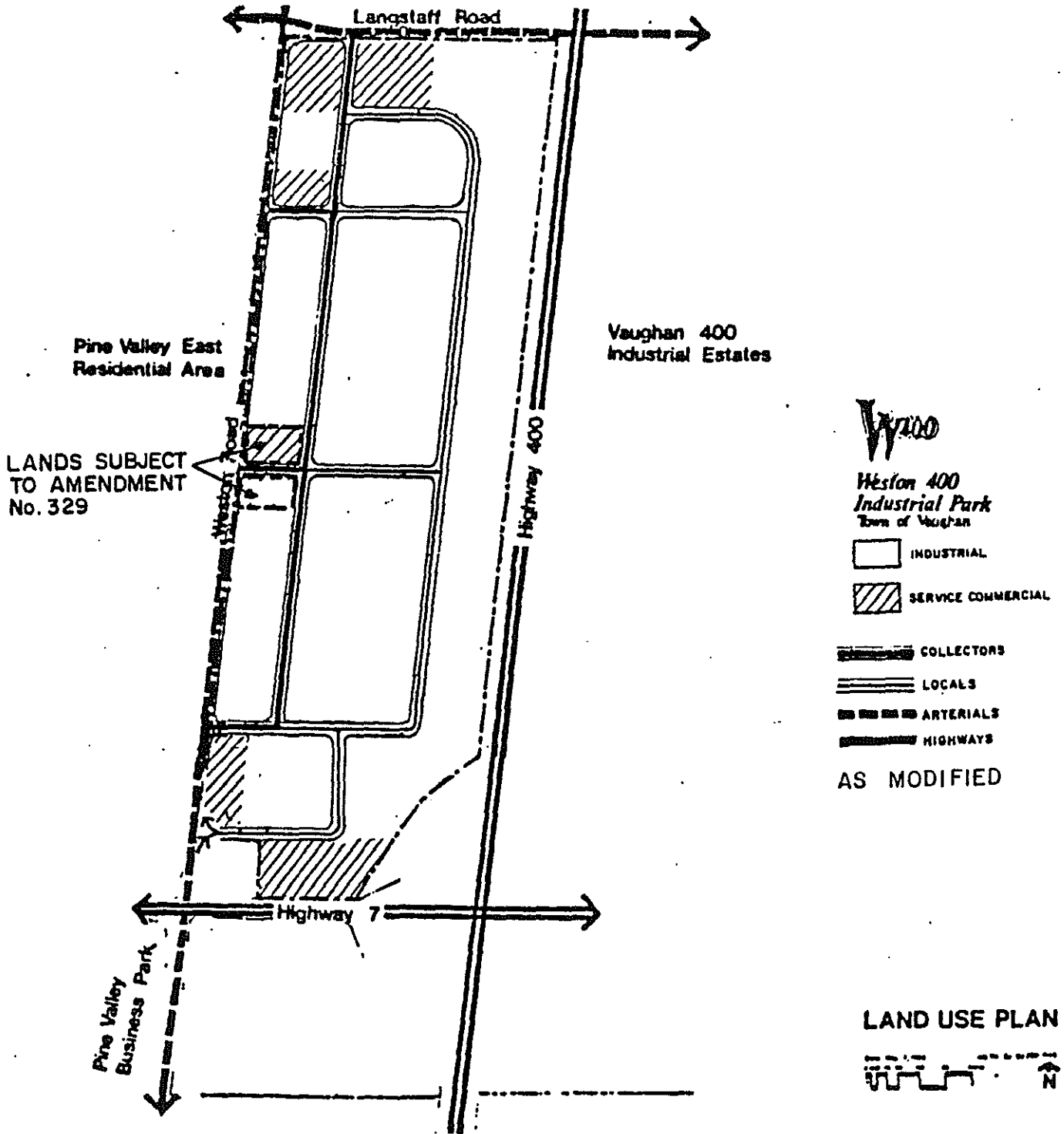
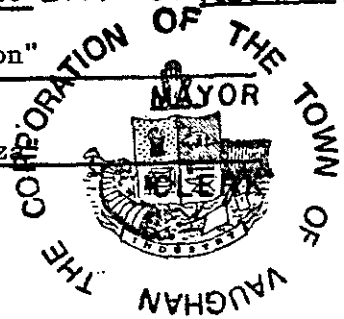
The provisions of the Official Plan to the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that Plan, shall apply with respect to this Amendment.

THIS IS SCHEDULE 'B'  
TO AMENDMENT No.175

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO.329  
ADOPTED THE 20<sup>TH</sup> DAY OF ~~November~~ 1989

"L.D. Jackson"

"R.A. Panizza"



## APPENDIX I

This Official Plan Amendment arises from a decision to amend the Official Plan and Zoning By-law to permit Prestige Industrial use of the lands known as Lot 6, Plan 65M-2589 and to permit Service Commercial use on the lands known as Lot 7, Plan 65M-2589. The application was considered by Vaughan Council at a Public Hearing dated April 18, 1988, and at a Council Meeting dated June 26, 1989. Notification of the April 18, 1988, Public Hearing was circulated to all property owners and tenants within 120 m of the subject lands.

The following is an excerpt from the minutes of the April 18, 1988, meeting regarding this application:

### "ORIGIN

Pursuant to Sections 17 and 34 of the Planning Act, the Owner has submitted applications to amend the Official Plan and Zoning By-law.

### LOCATION

Southeast and northeast corners of Weston Road and Carlauren Road, being Lots 6 and 7, Plan 65M-2589. The properties are known municipally as 30 and 31 Carlauren Road.

### PROPOSAL

To amend OPA No. 175 (Weston-400 Industrial Park) and By-law 175-86, as amended, to:

- a) redesignate and rezone Lot 7 (northerly lot) from Prestige Industrial to Service Commercial;
- b) to redesignate and rezone Lot 6 (southerly lot) from Service Commercial to Prestige Industrial;
- c) to permit an increase in the maximum height permitted by the by-law from four (4) storeys to five (5) storeys.

The owners propose to develop Lot 7, as a 14,168 sq. m. gross floor area office building; and develop Lot 6 as a 22,216 sq. m. gross floor area office building. The effect of the proposed application is to exchange the designations and zonings of the two subject lots.

Mr. C. Iacobelli appeared on behalf of the applicant and requested that the hearing be received and referred to a future Council Committee meeting to allow the applicant to discuss two matters of concern with Planning Staff; there being the height of the development and the lot coverage.

MOVED by Councillor Meffe  
seconded by Councillor Cipollone

1. That Official Plan Amendment Application OP.60.88 and Zoning By-law Amendment Application Z.105.88 (Carlauren Properties Ltd.) to exchange the lands use designation and zoning by-law on Lot 6 and 7, Plan 65M-2589, be received and referred to a future Council Committee meeting.

CARRIED"

The following is an excerpt from the minutes of the June 19, 1989, Council Committee Meeting regarding this application:



"Council resolved:

1. That Official Plan Amendment Application OP.60.88 and Zoning By-law Amendment Application Z.105.88 (Carlauren Properties Ltd.) to exchange the land use designation and zoning by-law on Lots 6 and 7, Plan 65M-2589, BE APPROVED, subject to the following conditions:
    - a) that the maximum building height shall be five storeys and that the minimum setback from Weston Road shall be 21 metres.
  2. That Staff be directed to schedule a public hearing to consider a zoning amendment with respect to the maximum height of buildings on lots adjacent to Weston Road in the Weston-400 Industrial Park."
- Council notified the Council Committee recommendation on June 26/89.

APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 329  
TOWN OF VAUGHAN

LOT 6 & 7, REGISTERED PLAN 65M-2589

LEGEND

-  INDUSTRIAL
-  RESIDENTIAL
-  SERVICE COMMERCIAL

DATE: 89/08/18

SCALE: 0 500 FT.

 SUBJECT LANDS (currently vacant)

