


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 277 to the Official Plan of the Vaughan  
Planning Area which was approved by the Ministry  
of Municipal Affairs without modification, on  
the 8th day of March, 1989.

  
J.D. Leach  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 17th day of March, 1989.



# THE TOWN OF VAUGHAN

# BY-LAW

BY-LAW NUMBER 273-88

A By-law to adopt Amendment Number 277 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 270 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 277 to the Official Plan of the Vaughan planning Area 277.
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 June, 1988.

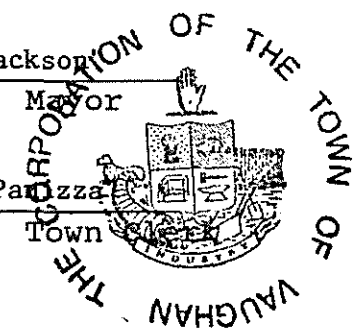
"L.D. Jackson"  
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 20th day of June, 1988.

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

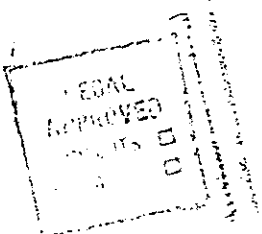
"R.A. Panizza"  
R.A. Panizza, Town Clerk



AMENDMENT NUMBER 277  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to Amendment Number 277 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 277.

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



## I PURPOSE

The purpose of this Amendment is to change the land use designation of certain lands shown on the attached Schedule "1" as "Lands Subject to Amendment No. 277" hereinafter called the "Subject Lands", from "Industrial Area" to "Service Commercial Area".

## II LOCATION

The Subject Lands are known as Lot 4, Registered Plan 65M-2588, being part of Lot 9, Concession 5, Town of Vaughan, situated at the northeast corner of Weston Road and Roytec Road, within the Weston-400 Industrial Plan.

The Subject Lands have an area of approximately 1.03 hectares.

## III BASIS FOR THE AMENDMENT

The decision to amend the Official Plan to redesignate the Subject Lands from "Industrial Area" to "Service Commercial Area" is based on the following:

1. The Subject Lands are located at one of the three access roads and Weston Road leading to the Weston-400 Business Park. The lands are also directly opposite a rapidly expanding residential area located on the west side of Weston Road. The uses permitted within the "Service Commercial" designation will serve to furnish the needs of employees in the business park and to a limited extent the residential community.

2. This additional "Service Commercial Area" will widen the range of facilities and services to the needs of the business park.

3. The redesignation of these lands to "Service Commercial" will be controlled by current zoning standards and site plan review to reinforce the Town's interest in promoting prestigious development along the Weston Road corridor.

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

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

- a) The lands described as Lot 4, Plan 65M-2588 are hereby redesignated from "Industrial" to "Service Commercial";
- b) Deleting Schedule "B" thereto 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 Zoning By-law and the execution of a Site Plan Agreement pursuant to the Planning Act.

#### VI INTERPRETATION

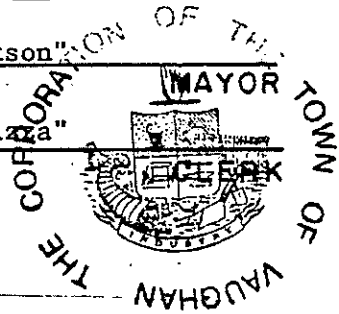
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time regarding the interpretation of this Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE 'I'  
 TO AMENDMENT NO. 277  
 ADOPTED THE 20<sup>th</sup> DAY OF JUNE, 1988.

THIS IS SCHEDULE 'B'  
 TO AMENDMENT NO. 175

"L.D. Jackson"

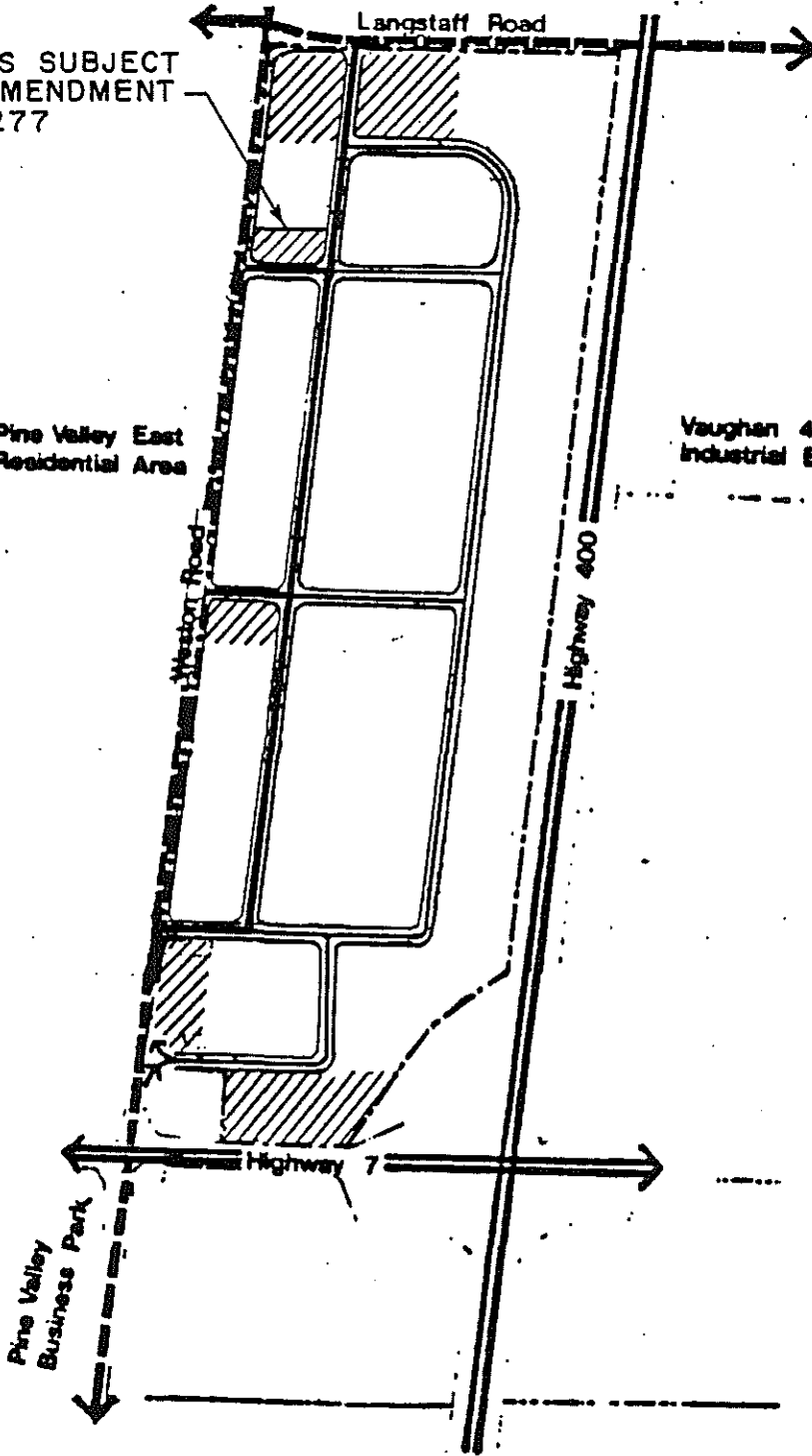
"R.A. Panizza"





LANDS SUBJECT  
 TO AMENDMENT  
 NO. 277

Pine Valley East  
 Residential Area

Vaughan 400  
 Industrial Estates



Weston 400  
 Industrial Park  
 Town of Vaughan

-  INDUSTRIAL
-  SERVICE COMMERCIAL

-  COLLECTORS
-  LOCALS
-  ARTERIALS
-  HIGHWAYS

AS MODIFIED

LAND USE PLAN



## APPENDIX I

This amendment arises from an application to amend Official Plan Amendment Number 175, to the Vaughan Planning Area, in order to redesignate the subject lands from "Industrial Area" to "Service Commercial Area".

The subject lands are referred to as Lot 4, Registered Plan 65M-2588, being part of Lot 9, Concession 5, Town of Vaughan, situated at the northeast corner of Weston Road and Roytec Road, within the Weston-400 Industrial Park. The subject lands have an area of approximately 1.03 hectares, with frontage on Weston Road of 60.35m and depth along Roytec Road of approximately 120m. Access to the subject lands shall be via Roytec Road and Jevlan Drive.

The application was originally considered by Vaughan Council at a Public Hearing Meeting on November 3, 1987, at which time Council resolved:

"THAT Official Plan Amendment Application OP.36.87 and Zoning By-law Amendment Application Z.95.87 (Unique Upholstery Inc.) BE APPROVED, subject to the following:

1. That the amendment to the Official Plan and Zoning By-law provide for a site specific exception to permit a banquet hall on the subject lands, and that the implementing by-law amendment limit the banquet hall use to a gross floor area of 1075 sq.m plus 250 sq.m for the purpose of a restaurant use."

On December 7, 1987, Council heard a deputation on behalf of the owners, at which time it was requested that Council reconsider its decision made on November 3, 1987, when a site specific exemption was granted to the subject lands to permit a banquet hall. The owner requested that the lands to be redesignated and rezoned to Service Commercial with no site specific restriction as to the uses.

Council passed the following resolution:

"THAT the request made on behalf of Unique Upholstery Inc., and Stone Grove Holdings Limited, be deferred to the Director of Planning for a report to Council Committee."

On February 8, 1988, Vaughan Council Committee reconsidered the applications for Amendment to the Official Plan and Zoning By-law.

The following is an excerpt from the Council Committee Meeting Minutes dated February 8, 1988:

"MOVED by Regional & Local Councillor Di Giovanni seconded by Mayor Jackson

THAT Official Plan Amendment Application OP.36.87 and Zoning By-law Amendment Application Z.95.87 (Unique Upholstery Inc.), to redesignate the subject lands from "Industrial Area" to "Service Commercial Area" under the provisions of the Weston-400 Official Plan, (OPA #175) and to rezone the subject lands from Restricted Industrial (M1-W) Zone to Service Commercial (MC-W) Zone

under the provisions of the Weston-400 Zoning By-law, BE APPROVED, subject to compliance with the parking standards in the Town of Vaughan's Comprehensive Zoning By-law.

CARRIED"

This decision was ratified by Council at its meeting of February 15, 1988.



APPENDIX II

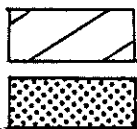
# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 277

TOWN OF VAUGHAN

LOT 4, REGISTERED PLAN 65M-2588

LEGEND



INDUSTRIAL (UNDER CONSTRUCTION)

RESIDENTIAL

DATE: 88/05/17

SCALE: 0 500 FT.

