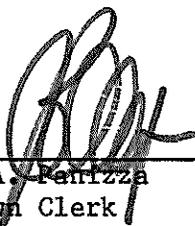
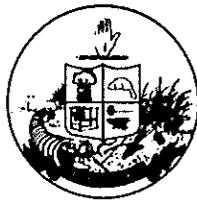


I, ROBERT A. PANIZZA, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 313 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 18th day of October, 1989.



R.A. Panizza
Town Clerk
Town of Vaughan

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



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 188-89

A By-law to adopt Amendment Number 313 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 313 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 authorised and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 313 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 8th day of May, 1989.

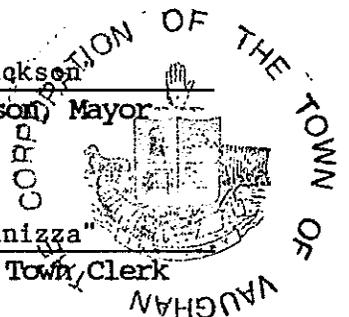
"L.D. Jackson"
Lorna D. Jackson, Mayor

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

READ a THIRD time and finally passed this 8th day of May, 1989.

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

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



**AMENDMENT NUMBER 313
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 313 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 313.

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



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 an eating establishment in a multi-unit industrial building. Particularly, an exception to the general industrial policies will be provided to exempt the subject lands from policies which prohibit commercial uses in areas designated "Industrial".

II LOCATION

The land subject to this Amendment is part of Lot 6, Concession 4, described as Part of Part 1 on Reference Plan 65R-7985, on the west side of Creditstone Road, being part of Unit #9 and part of Unit #10 at 400 Creditstone Road, 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 eating establishment does not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. On March 7, 1989, 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 of the Official Plan of the Vaughan Planning Area is hereby amended by adding the following paragraph to paragraph 2.2.1:

- "2.2.1(i) In addition to the uses permitted by subparagraph 2.2.1(a), the lands shown as "Subject Lands" on Schedule "1" to

OPA #313, known as part of Unit #9 and and part of Unit #10, 400 Creditstone Road, may be used for an eating establishment, provided that the maximum seating capacity for the eating establishment be limited to 60 patrons."

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.

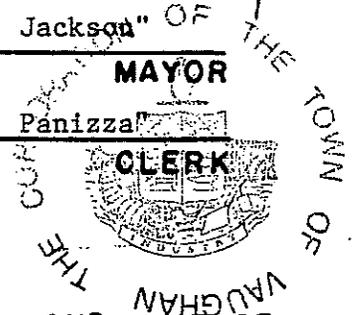
THIS IS SCHEDULE '1'
TO AMENDMENT NO. 313
ADOPTED THE 24 DAY OF MAY, 1989.

"L.D. Jackson" OF

MAYOR

"R.A. Panizza"

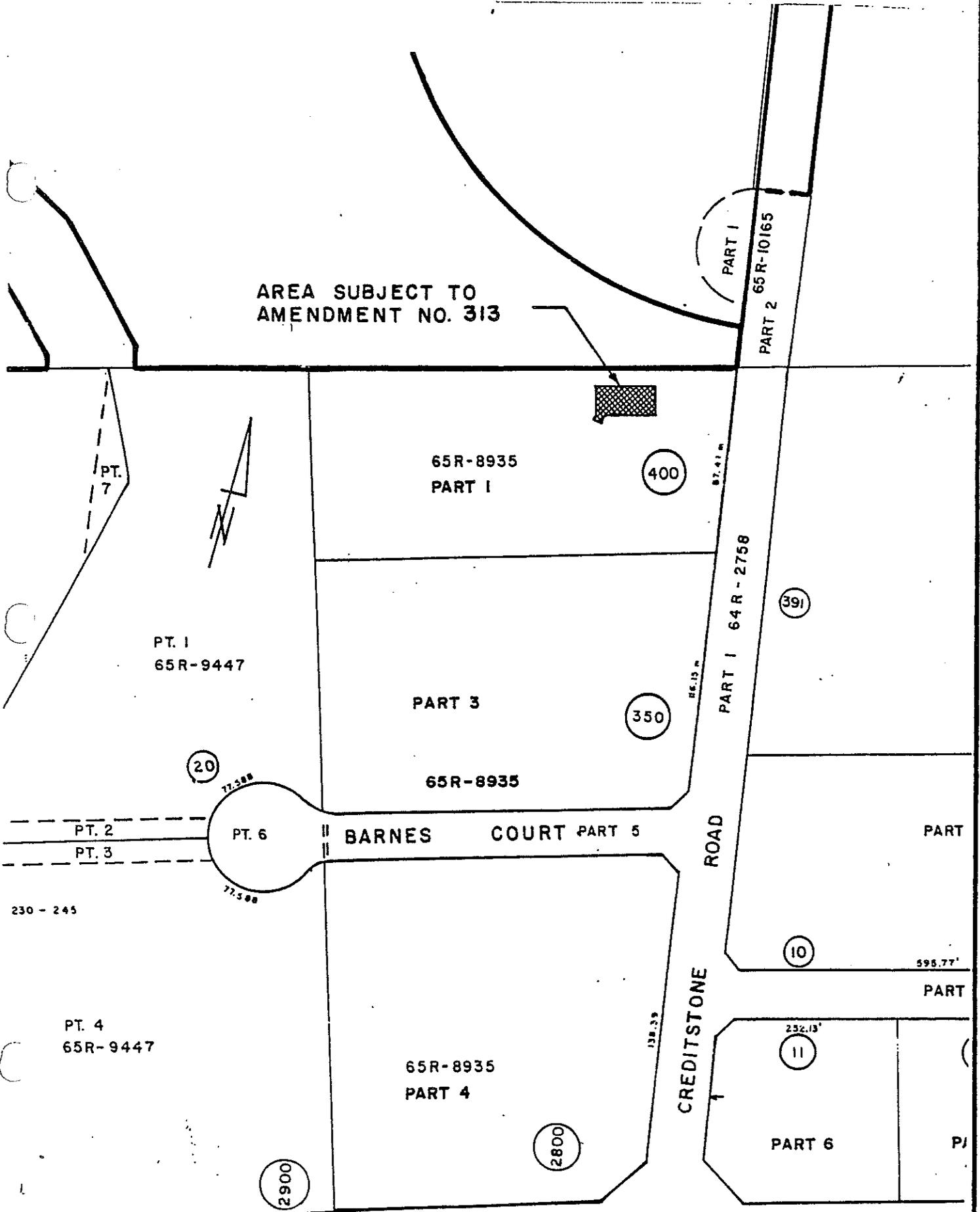
CLERK



FILE NO. O.P. 8.89

LOCATION: PART OF LOT 6, CONCESSION 4 PART OF UNIT 9 AND PART OF UNIT 10

SCALE : 0 100m



AREA SUBJECT TO
AMENDMENT NO. 313

65R-8935
PART 1

PT. 1
65R-9447

PART 3

65R-8935

PT. 2

PT. 3

PT. 6

BARNES COURT PART 5

230 - 245

PT. 4
65R-9447

65R-8935
PART 4

CREDITSTONE ROAD

PART 6

HIGHWAY NO. 7

APPENDIX I

The subject lands are located within Units #9 and #10 at 400 Creditstone Road, on the west side of Creditstone Road and north of Highway #7, being part of Lot 6, Concession 4, described as Plan 65R-7985, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit eating establishments 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 facilitate the use of parts of Units #9 and #10 of the building on this property as an eating establishment. Vaughan Council at its March 7, 1989, Public Hearing resolved:

"THAT Official Plan Amendment Application OP.8.89 and Zoning By-law Amendment Application Z.166.88 BE APPROVED, subject to the following condition:

1. That the implementing Official Plan and Zoning By-law Amendments restrict the maximum seating capacity for the restaurant in Unit #10 and part of Unit #9 to 60 patrons."