

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 319 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs (without modification) on the 9th day of November, 1989.



J.D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 21st day of November, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 276-89

A By-law to adopt Amendment Number 319 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 319 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 319 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 24th day of July, 1989.

"L. D. Jackson"

L.D. Jackson, Mayor

"R. A. Panizza"

R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 24th day of July, 1989.

"L. D. Jackson"

L.D. Jackson, Mayor

"R. A. Panizza"

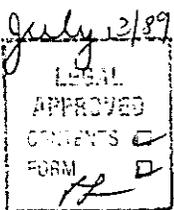
R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 319
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 319 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 319.

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



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 do not permit a restaurant in Industrial Areas.

II LOCATION

The lands subject to this Amendment are on Blocks 20 and 21, Plan 65M-2545, at the southwest corner of Edgeley Boulevard and Pennsylvania Avenue, being Units #24, #25 and #26 of the more easterly of the two existing industrial buildings, located at 358 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. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed restaurant use does not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. 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 subparagraph to Section 2.2.1:

"2.2.1(n) Notwithstanding the provisions of subparagraph 2.2.1(a), on the lands being Blocks 20 and 21, Plan 65M-2545, located at the southwest corner of Edgeley Boulevard and Pennsylvania Avenue, a single restaurant may be permitted within the combined floor areas of Units #24, #25 and #26 of the easterly industrial building."

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.

APPENDIX I

The subject lands are located at 358 Edgeley Boulevard at the southwest corner of Edgeley Boulevard and Pennsylvania Avenue, being on Blocks 20 and 21, Plan 65M-2545, Town of Vaughan.

The Official Plan policies in OPA #107 (Vaughan-400 Industrial Park) do not permit restaurants 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 Units #24, #25 and #26 on this property for a single restaurant.

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

"That Official Plan Amendment Application OP.94.88 and Zoning By-law Amendment Application Z.183.88 (Simdapa Limited) BE APPROVED."