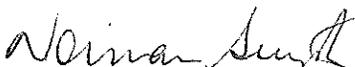


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 339 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 28th day of June, 1991. The attached text incorporates said modifications which are typed in script.



Norman Smyth, Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 18th day of July, 1991.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 230-90

A By-law to adopt Amendment Number 339 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 339 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 339 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 3rd day of July, 1990.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, Acting Town Clerk

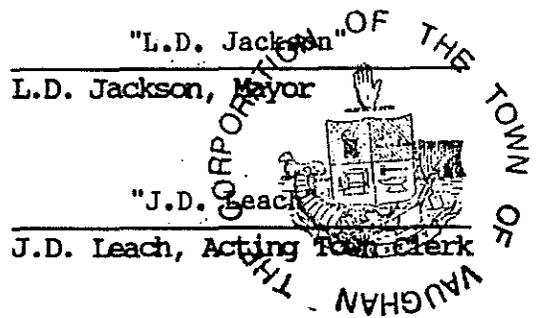
READ a THIRD time and finally passed this 3rd day of July, 1990.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, Acting Town Clerk



**AMENDMENT NUMBER 339
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 339 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 339.

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

June 28/90
LEGAL
APPROVED
CONTENTS
FORM
PL

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 permit a business and professional office and a social club facility. Particularly, an exception to the general industrial policies will be provided to permit the proposed uses.

II LOCATION

The lands subject to this amendment comprise part of Block 6, Plan 65M-2545, on the north side of Pennsylvania Avenue, between Millway Avenue and Jane Street, being Units #3, #9 and #10 of York Region Condominium No. 682, located at 30 Pennsylvania Avenue, in the Vaughan-400 Industrial Estates and herein referred to as the "Subject Lands".

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands are designated "Industrial Area" by OPA #107, as amended. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed business and professional office use and social club and banquet hall facility use do 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, at a Public Meeting, Council approved Official Plan and Zoning By-law Amendment Applications to permit a restaurant use in Unit #16 (290.2sq.m) and a business and professional office in Unit #3 (696.9sq.m) of the industrial building on the Subject Lands.
3. On September 6, 1989, the Council of the Town of Vaughan considered Official Plan and Zoning By-law Amendment Applications to permit a social club and banquet hall facility in Units #9 and #10 (599.8sq.m) of the industrial building on the Subject Lands. At that meeting, the agent for the applicant requested

a transfer of Council's previous approval (March 29, 1989) for the restaurant use in Unit #16, and its associated exception to the parking standards, to Units #9 and #10 for the social club and banquet hall facility. Council received the Public Hearing and deferred consideration of the Applications, pending clarification of the applicant's request.

4. At a meeting on December 11, 1989, Council Committee reconsidered the Applications to permit a social club and banquet hall facility in Units #9 and #10 of the industrial building. At its December 18, 1989 meeting, Council approved the Official Plan Amendment Application.

IV DETAILS OF THE ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

Amendment Number 330 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Section IV, Paragraph 1:

The lands subject to Official Plan Amendment Number 339, being the lands located on the north side of Pennsylvania Avenue, east of Millway Avenue, being part of Block 6, Plan 65M-2545, may be used for a "Social Club in Units #9 and #10 of York Regional Condominium Plan No. 682."

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. 230
ADOPTED THE 3 DAY OF JULY, 1990.

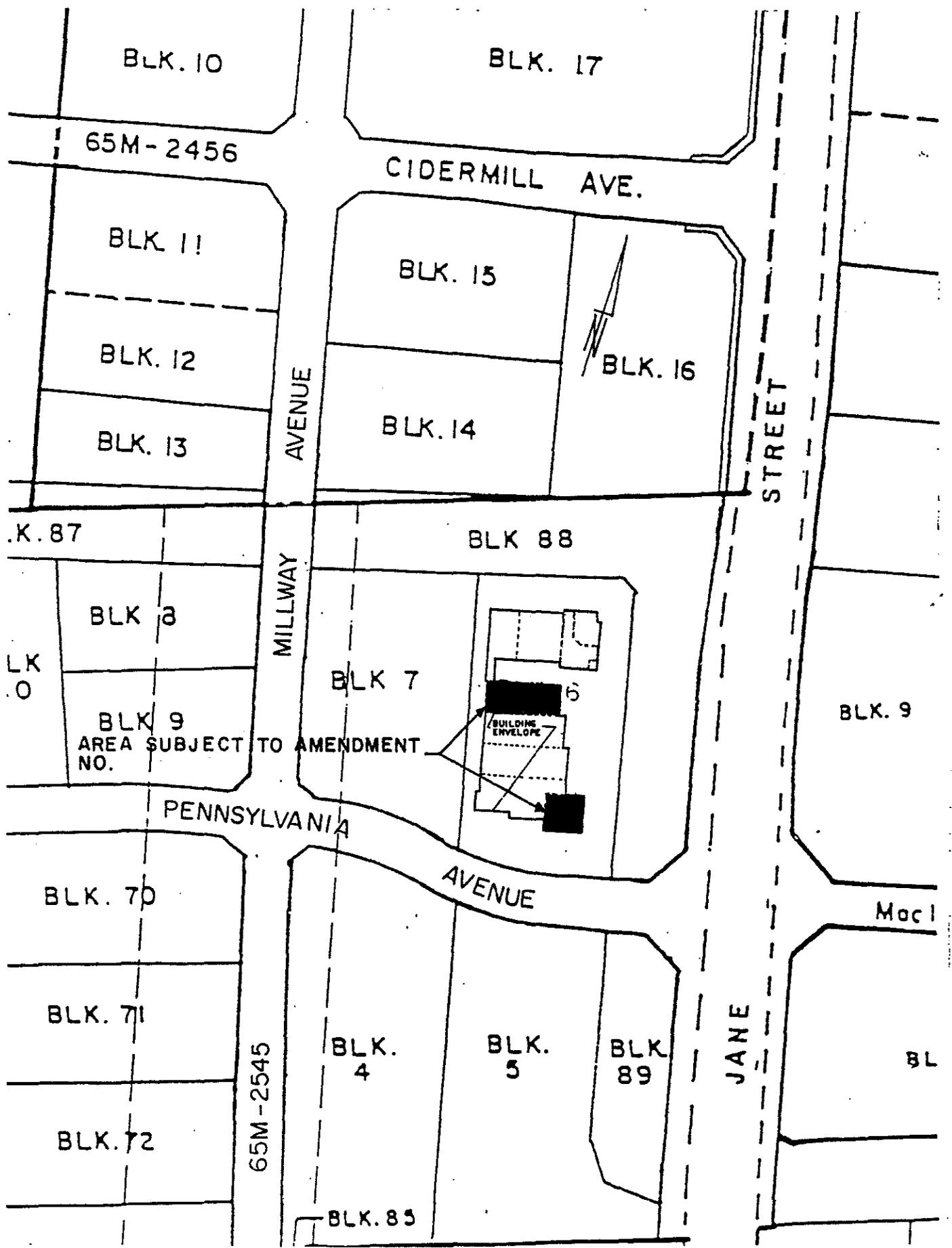
"L.D. Jackson"

"J.D. Leach"



PART OF
LOCATION: BLOCK 6, 65M-2545
BEING UNITS 3, 9 & 10

SCALE: 0 200 FT.



APPENDIX I

The subject lands are located within Units #3, #9 and #10 in the industrial building located at 30 Pennsylvania Avenue on the north side of Pennsylvania Avenue, between Millway Avenue and Jane Street, being Block 6, Plan 65M-2545, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit a business and professional office use or a social club and banquet hall facility use in those areas designated "Industrial Area" by OPA #107. This Amendment provides an exception to the industrial area policies contained in OPA #107 to permit a business and professional office in Unit #3, and a social club and banquet hall facility in Units #9 and #10 of the industrial building.

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

"That Official Plan Amendment Application OP.71.88 and Zoning By-law Amendment Application Z.131.88 (Javen Developments Ltd.) BE APPROVED, subject to the standard Staff conditions."

At its May 15, 1989 meeting Council Committee recommended:

"That, in accordance with Council's direction of 29 March 1989, the following conditions to the approval of Official Plan Amendment Application OP.71.88 and Zoning By-law Amendment Application Z.131.88 (Javen Developments Ltd.) are provided for Council's approval:

1. That the implementing zoning by-law:
 - a) restrict the professional and business office use to 697sq.m, and exclusively to Unit #3 of the building;
 - b) restrict the restaurant use exclusively to Unit #16 and limit the customer seating area to 84sq.m.

At its September 6, 1989 Public Hearing, Vaughan Council considered a proposal to amend Zoning By-law 1-88, and Official Plan Amendment #107, to permit a social club and banquet hall facility in Units #9 and #10 of the existing multi-unit industrial building. Furthermore, the applicant requested that the previously approved restaurant use (Unit #16) revert back to industrial use and that the parking spaces that would have been attributed to the approved restaurant use be transferred to the proposed social club and banquet hall facility use (Units #9 and #10). Council received the public hearing and deferred consideration of the applications, pending clarification of the applicant's request.

At its December 18, 1989 Council meeting, Vaughan Council resolved:

"That Official Plan Amendment Application OP.34.89 and Zoning By-law Amendment Application Z.72.89 (Javen Developments) BE APPROVED."