

THE CITY OF VAUGHAN

BY-LAW

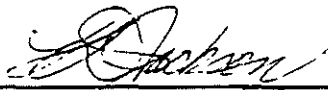
BY-LAW NUMBER 174-94

A By-law to repeal By-law 3-91 and By-law 4-91.

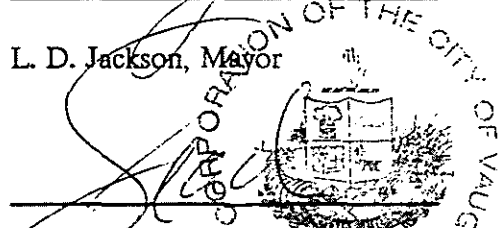
The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law 3-91 adopting Official Plan Amendment #361 is hereby repealed.
2. That City of Vaughan By-law 4-91, being an amendment to Zoning By-law 1-88 is hereby repealed.

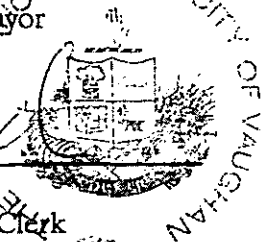
READ a FIRST, SECOND and THIRD time and finally passed this 20th day of June, 1994.



L. D. Jackson, Mayor



L. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan is circular, featuring a central emblem with a shield and a crown, surrounded by the text "CORPORATION OF THE CITY OF VAUGHAN".

SUMMARY TO BY-LAW 174-94

The lands subject to this by-law are located on the south side of Roytec Road between Weston Road and Jevlan Drive, being Lot 3, Plan 65M-2588 and municipally known as 27 Roytec Road (Unit #11 of York Region Condominium 724), in Lot 9, Concession 5, City of Vaughan.

OPA #361 and Zoning By-law 4-91 were enacted by Council on January 22, 1991 permitting an arcade, billiard hall and social club in Unit #11 of the subject building. On June 3, 1993, the Ministry of Municipal Affairs requested Council rescind OPA #361

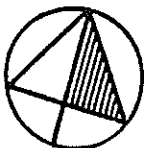
On October 25, 1993, the agent for the applicant forwarded a letter to the Ministry of Municipal Affairs advising that his client no longer carries on business at the subject location and withdrew the request for approval of OPA #361. The agent also advised that they had no objection to the refusal of OPA #361 by the Minister and the repealing of Zoning By-law 4-91.



**LOCATION MAP
BY - LAW NO. 174-94**



SUBJECT LANDS



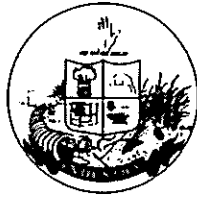
FILE NO. Z.60.90, OP.38.90

LOCATION: LOT 3, PLAN 65 M - 2588

SCALE : 0 200m



CITY OF VAUGHAN PLANNING DEPT.



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 3-91

A By-law to adopt Amendment Number 361 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 361 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 361 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.

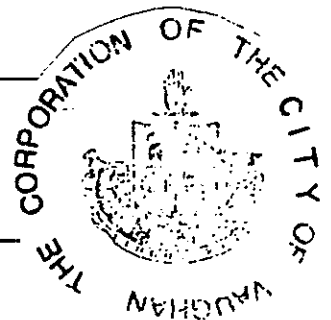
READ a FIRST, SECOND and THIRD time and finally passed this 22nd day of January 1991.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



**AMENDMENT NUMBER 361
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 361 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 361.

Also attached hereto but not constituting part of the Amendment is Appendix 1.



1. PURPOSE

The purpose of this Amendment is to provide for a specific amendment to Amendment Number 330 to the Official Plan of the Vaughan Planning Area in order to allow an arcade, billiard hall and social club having a maximum combined gross floor area of 480 m².

II. LOCATION

The lands subject to this Amendment are located on the south side of Roytec Road, between Weston Road and Jevlan Drive, being Lot 3, Plan 65M-2588, and municipally known as Unit 11, York Region Condominium 724, 27 Roytec Road, City of Vaughan, shown as "Area Subject to Amendment No. 361" on Schedule "1", attached hereto and hereinafter referred to as "Subject Lands".

III. BASIS

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

1. The Subject Lands are subject to the provisions of Official Plan Amendment Number 175 and also Official Plan Amendment Number 330. Official Plan Amendment Number 330 sets out policies and guidelines respecting the location of restaurants, banquet halls and professional and business office uses within Vaughan's industrial areas. As the proposed use is not permitted, an amendment to the Official Plan is required.
2. On August 1, 1990, the Council of the Town of Vaughan considered and approved the required Official Plan and Zoning By-law Amendment Applications at a Public Hearing subject to Staff providing conditions for the next Council Committee meeting. On August 27, 1990, Council adopted a number of conditions with respect to the approval of the Official Plan and Zoning By-law Amendment Applications. At the owner's request, Council on September 5, 1990, directed Staff to review the adopted conditions and report

back to Council. Council deferred the matters on both October 9 and on October 16, 1990. On November 6, 1990, Council approved the Official Plan and Zoning By-law Amendment Applications subject to a number of conditions.

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 to Section IV paragraph 1:

"Notwithstanding the provisions of paragraph 1, the lands subject to Official Plan Amendment No. 361, being Unit 11 of York Region Condominium 724, the existing building on Lot 3, of Registered Plan 65M-2588, located on the south side of Roytec Road between Weston Road and Jevlan Drive, may be used for an arcade, billiard hall and social club having a total combined floor area of 480 m², subject to the definition and zoning standards set out in an implementing by-law."

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 by way of 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.

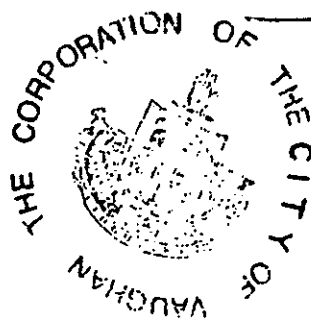
THIS IS SCHEDULE 'I'
 TO AMENDMENT NO. 361
 ADOPTED THE 22 DAY OF JAN., 1991

"L.D. Jackson"


MAYOR

"J.D. Leach"

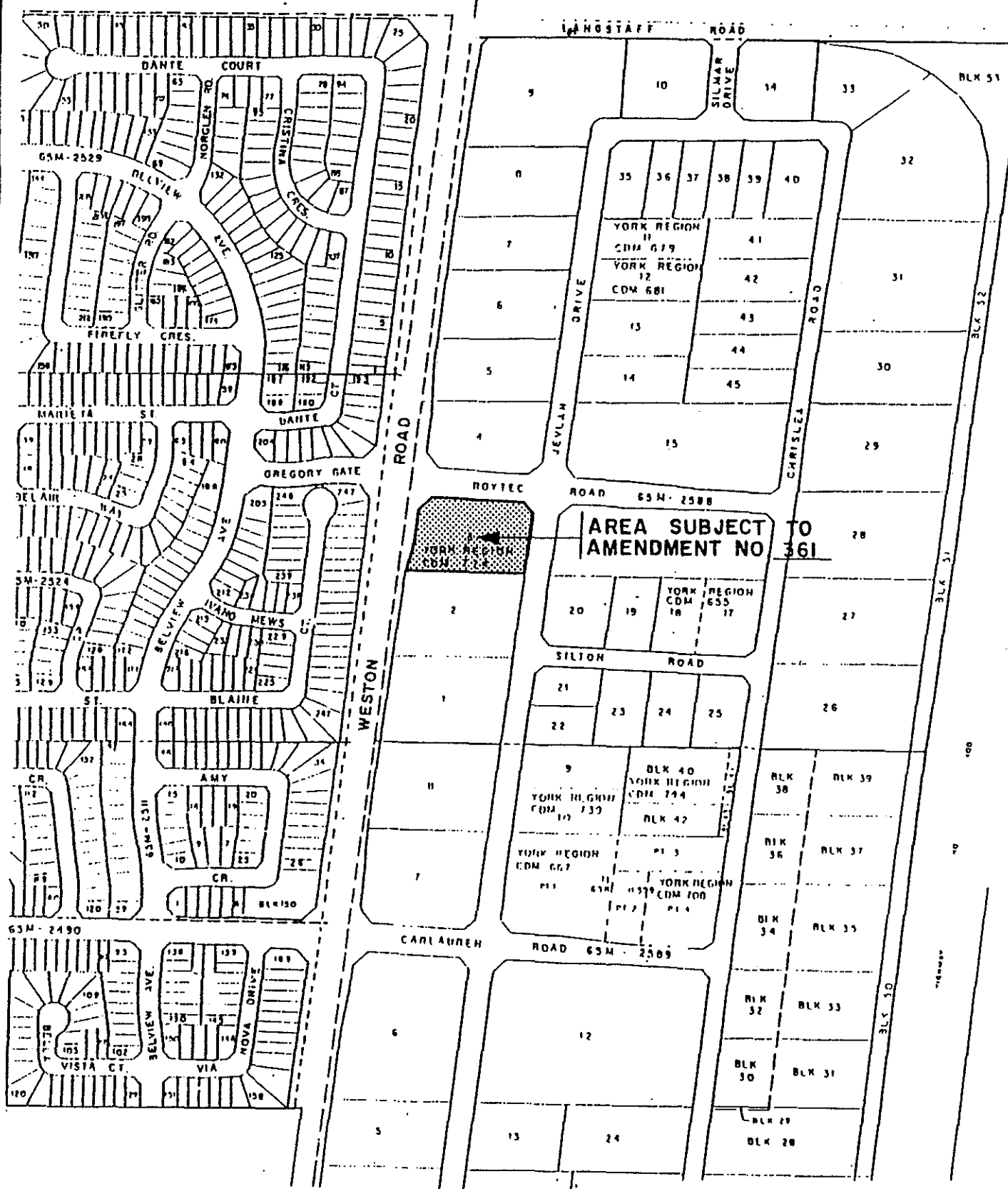
CLERK



LEGEND

 SUBJECT LANDS
 LOCATION: LOT 3, 65M-2588
 YORK REGION CDM. 724
 UNIT II

SCALE: 0 100 200m



APPENDIX I

The subject lands are located on the south side of Roytec Road, between Weston Road and Jevlan Drive, being Lot 3, Plan 65M-2588, and municipally known as Unit 11, York Region Condominium 724, 27 Roytec Road, in Lot 9, Concession 5, City of Vaughan.

The Official Plan policies in OPA #330 do not permit an arcade billiard hall and social club in an "Industrial" designated area and therefore, an amendment to the Official Plan is required.

Vaughan Council at its August 1, 1990, Public Hearing resolved:

"That Official Plan Amendment Application OP.38.90 and Zoning Amendment Application Z.60.90 (Cosimo Calla), BE APPROVED, for Commercial Use on Unit 11, York Region Condominium 724, 27 Roytec Road, in Lot 9, Concession 5, Town of Vaughan.

AND THAT Staff report back to the next Council Committee meeting with conditions."

On August 27, 1990, Council resolved;

"THAT the following conditions apply to the approval of Official Plan Amendment Application OP.38.90 and Zoning By-law Amendment Application Z.60.90 (Cosimo Calla);

1. That OPA #175 be amended to permit a video arcade and billiard hall operated in the context of a club and that the amendment limit the floor area devoted to such uses.
2. That the implementing by-law provide that:
 - a) permitted uses shall include an arcade and billiard hall operated in the context of a club;
 - b) the subject club shall be for the exclusive use of the membership only;
 - c) the uses shall be permitted only in Unit 11 of York Region Condominium 724 and have a maximum gross floor area of 480 square metres;
 - d) parking for the uses shall be provided at a rate of 2 spaces per 100 square metres of gross floor area."

On September 5, 1990, the agent for the lands appeared as a deputation before Council to request that the conditions be reviewed. Council subsequently resolved;

"THAT the deputation be received;

AND THAT this item be referred back to staff for a report to be brought forward at the October 9th, 1990, Council Committee Meeting."

On October 9, 1990, Council Committee resolved;

"THAT this item be deferred;

AND THAT the Town Solicitor be requested to prepare a report for an In-Camera Council Committee meeting on the liability issue including possible estimated costs involved;

AND THAT details also be provided as to who was notified of the Public Hearing of these applications."

On October 16, 1990, Council resolved;

"THAT this item be deferred;

AND THAT the Town Solicitor be requested to prepare a report for an In-Camera Council Committee meeting on the liability issue including possible estimated costs involved;

AND THAT details also be provided as to who was notified of the Public Hearing on these applications."

On November 6, 1990, Council resolved:

"THAT Amendment to Official Plan and Zoning By-law Cosimo Calla (Files: Z.60.90 and OP.38.90), BE APPROVED, subject to the following conditions:

1. That OPA #175 be amended to permit a video arcade, billiard hall and social club and that the amendment limit the floor area devoted to such uses; and
2. That the implementing by-law provide that:
 - a) Permitted uses shall include an arcade, billiard hall and a social club and such uses shall be confined to Unit 11 of York Region Condominium 724 with a maximum gross floor area of 480 sq. m.;
 - b) The billiard hall and arcade shall be confined to the ground floor of Unit 11;
 - c) The social club shall be confined to the second floor and that a club shall be defined in accordance with the definition of "Club" approved by Council on September 4, 1990;
 - d) Parking for the uses shall be provided at a rate of 2 spaces per 100 square metres of gross floor area."