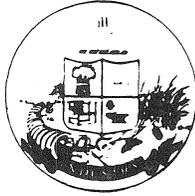


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 409 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs without modification on the 7th day of May, 1993.

  
J.D. Leach  
Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 13th day of May, 1993.



# THE CITY OF VAUGHAN BY-LAW

## BY-LAW NUMBER 269-92

A By-law to adopt Amendment Number 409 to the Official Plan of the Vaughan Planning Area.

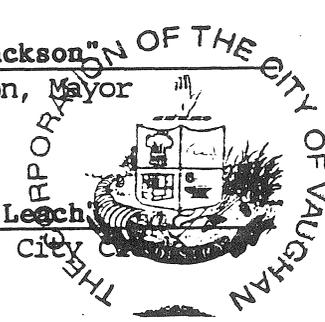
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 409 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 409 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 21st day of September 1992.

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

"J.D. Leach"  
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN".

**AMENDMENT NUMBER 409  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 409 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 409.

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

*Sept. 15/92*  
**LEGAL  
APPROVED**  
CONTENTS   
FORM

I PURPOSE

The purpose of this Amendment to the Official Plan is to provide for a site specific amendment to Amendment No. 330 to the Official Plan of the Vaughan Planning Area, in order to permit an take-out eating establishment having a gross floor area of 72 sq.m.

II LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Langstaff Road, west of Jane Street, being Block 23, Plan 65M-2456 and are known municipally as 665 Millway Avenue, (Unit #33 of York Region Condominium No. 650) in Lot 10, Concession 5, City of Vaughan.

III BASIS

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

1. The Subject Lands are designated "Industrial" by Official Plan Amendment No. 107. This designation does not permit take-out eating establishments. The lands are also subject to the policies contained in Official Plan Amendment No. 330 which permits restaurants in industrial areas, subject to criteria relating to location and the provision of parking. These policies provide (in part) that:

"Restaurants are permitted within the interior of industrial areas subject to:

- a) The subject lands shall abut an internal road;
- b) The maximum size of a restaurant use shall be established in the implementing zoning by-law;
- c) Parking shall be provided on-site for eating establishments at the current eating establishment use parking standard set out in the City's Zoning By-law 1-88."

The subject lands abut Langstaff Road which is an arterial road. Therefore, the subject lands are not located in the interior of an industrial area. Further, the take-out eating establishment does not meet criterion (c) above, as the required parking standards will not be met.

2. No land use conflict has been noted. The take-out eating establishment fronts onto Millway Avenue (an internal road) while another restaurant in Unit #17, faces Langstaff Road. As the two restaurants are separated by a significant distance, there is no competition for parking.
3. On July 20, 1992, the Council of the City of Vaughan considered Official Plan and Zoning By-law Amendment Applications (OP.19.92 and Z.45.92) to permit a 72 sq.m take-out eating establishment in Unit #33 of the existing multi-unit industrial building. At the meeting, Council approved the Official Plan and Zoning Amendment Applications.

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

Amendment No. 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 No. 409, being Unit #33 in York Region Condominium No. 650, located on Block 23, Plan 65M-2456 at the southeast corner of Langstaff Road and Millway Avenue, may be used for a take-out eating establishment with a maximum of 72 square metres of gross floor area."

#### 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 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 on the south side of Langstaff Road, west of Jane Street, being Block 23, Plan 65M-2456 and known municipally as 665 Millway Avenue, Unit #33 of York Region Condominium No. 650), in Lot 10, Concession 5, City of Vaughan.

The Official Plan Policies in OPA No.330 requires that restaurants abut internal roads, and that parking be provided on site at the current standard for take-out eating establishment use, as set out in the City's Zoning By-law 1-88. As the restaurant does not meet the above-mentioned criteria an amendment to the Official Plan is required.

Vaughan Council at its July 20, 1992, Public Hearing resolved:

"THAT Official Plan Amendment OP.19.92 and Zoning By-law Amendment Z.45.92 (Leslie Levine), BE APPROVED."