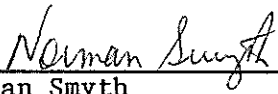
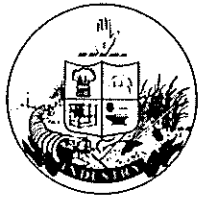


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 284 to the official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 24th day of May, 1991. The attached text incorporates said modifications by deleting the section.


Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 29th day of May, 1991.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 405-88

A By-law to adopt Amendment Number 284 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 284 to the Official Plan of the Vaughan Planning Area, consisting of the attached text.
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 284 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 19th day September, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk

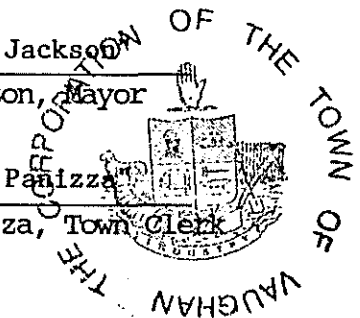
READ a THIRD time and finally passed this 19th day of September, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

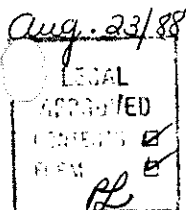
R.A. Panizza, Town Clerk



AMENDMENT NUMBER 284
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number 284 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment are Appendices I and II.



I PURPOSE

Official Plan Amendment No. 135, as amended, specifies permitted uses within designated areas. The purpose of this Amendment is to permit the following additional uses on specific sites within the Pine Valley Business Park:

- a) a bingo hall;
- b) a restaurant;
- c) a retail warehouse having a gross floor area of less than 930m².

II LOCATION

The lands subject to this Amendment are located on individual lots within the Pine Valley Business Park. The business park has a total area of 174 ha (430 acres) within Lots 3, 4 and 5, Concession 6, Town of Vaughan, Regional Municipality of York. The business park is bounded on the west by Pine Valley Drive; on the north by Highway #7; on the east by Weston Road; and on the south by Highway #407.

III BASIS

The Pine Valley Business Park encompasses an area of approximately 174 ha and is considered prime industrial land due to its immediate access to the Provincial Highway system and its proximity to the labour pool provided by the Woodbridge residential community. The goals and objectives for the Pine Valley Business Park are detailed in the Policy section of Official Plan Amendment No. 135, approved by the Ontario Municipal Board in July, 1982. Approximately 70% of the Business Park is developed.

The current Official Plan policies and land use designations for the subject lands have been reviewed by the Town through the processing of the individual site specific Official Plan Amendment applications.

The development trends in the Pine Valley Business Park industrial community have varied from those anticipated by the 1981 policy. Particularly, there has been a trend toward providing a greater variety of service commercial and office uses in the business park. As such, Council of the Town of Vaughan finds merit in permitting specific additional uses in the "Service Commercial" and "Industrial" area designations on individual sites.

IV DETAILS OF ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 135 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Adding the following paragraphs to Subsection 2.2.1:

"(1) In addition to the uses permitted in Subparagraph 2.2.1.a), (Industrial Areas), the following uses are permitted on the lands specified below:

<u>USE</u>	<u>LANDS</u>
A bingo hall having a maximum gross floor area of 647m ² .	Lot 5, Plan 65M-2339

2. Adding the following paragraph to Subsection 2.2.2:

"(d) In addition to the uses permitted in Subparagraph 2.2.2.a), (Service Commercial Area), the following use is permitted on the lands specified below:

<u>USE</u>	<u>LANDS</u>
A retail warehouse for the sale of fabrics, having a minimum gross floor area of 560m ² ."	Unit #6 in the building located on Lot 13, Plan 65M-2333

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an Amendment to the Town of Vaughan Zoning By-law in accordance with the provisions of the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan to 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

This Official Plan Amendment arises from three separate applications to amend the Official Plan and Zoning By-law to permit individual uses on specific sites. These applications were heard at Public Hearings of Council. Notification of these applications were circulated by registered mail to all landowners and tenants within 120m of the lands 30 days prior to the hearing.

The following are excerpts from the Council minutes:

"EXTRACT FROM COUNCIL PUBLIC HEARING MINUTES 5 JANUARY 1988

AMENDMENT TO OFFICIAL PLAN FILE OP.69.87
AMENDMENT TO ZONING BY-LAW FILE Z.121.87
S. DI GIAMMARINO

ORIGIN

The owner has submitted applications to amend the Official Plan and Zoning By-law pursuant to Sections 17 and 34 respectively of the Planning Act.

LOCATION

South side of Highway #7, approximately midway between Weston Road and Whitmore Road, being Lot 5, Plan 65M-2339, municipally known as 130 Wings Road.

PROPOSAL

To allow 850 sq.m (8765 sq.ft.) gross floor area of the existing building to be used for the purposes of "a recreation and social centre used by individuals and corporations to raise funds for charitable and social organizations, together with uses ordinarily used in conjunction therewith, to be carried on only after ordinary business hours." The applicant has since advised that the intended use of the premises is for a bingo hall.

Mr. C. Foreht, Fernstaff Developments Limited, was present to make submissions on behalf of the applicants.

There was no one present in the Council Chamber in opposition to the proposed use.

MOVED by Councillor Di Biase
seconded by regional & Local Councillor Di Giovanni

THAT Official Plan Amendment Application OP.69.87 and Zoning By-law Amendment Application Z.137.87 (S. Di Giammarino), BE APPROVED.

After a recess to allow the Director of Planning to draft some conditions of approval, there was no quorum present composed of Members of Council who had attended the public hearing in its entirety, to vote on the motion.

MOVED by Regional & Local Councillor Di Giovanni
seconded by Councillor Di Biase

THAT Official Plan Amendment Application OP.69.87 and Zoning By-law Amendment Z.137.87, be referred to the next Council Committee meeting for further consideration.

CARRIED"

"MINUTES OF COUNCIL MEETING 18 JANUARY 1988

Council resolved:

THAT the Official Plan Amendment Application OP.69.87 and Zoning By-law Amendment Application Z.137.87, (S. Di Giammarino), BE APPROVED, subject to the following conditions:

1. That the Official Plan be amended to permit a "bingo hall" on the subject lands.
2. That the implementing zoning by-law restrict the size of the said "bingo hall" to 647 sq.m (6965 sq.ft.) and that the by-law provide for a definition of a "bingo hall".

"EXTRACT FROM COUNCIL PUBLIC HEARING MINUTES 6 APRIL 1988

AMENDMENT TO ZONING BY-LAW
AMENDMENT TO OFFICIAL PLAN
METRUS INDUSTRIAL PARKS LIMITED
FILES OP.21.88 AND Z.156.87

ORIGIN

The applicant has submitted applications for amendment to the Official Plan and Zoning By-law, pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

Southeast corner of Highway #7 and Marycroft Avenue, being Lot 13, Plan 65M-2333, known municipally as 205 Marycroft Avenue, Unit #6, in the Pine Valley Business Park in Woodbridge.

PROPOSAL

The owner has applied to amend OPA #135 and By-law 306-81, as amended (Pine Valley Business Park). Presently, the Official Plan and by-law permit a retail warehouse provided it has a minimum gross floor area of 930 sq.m (10,000 sq.ft.). The applicant is requesting an amendment to the minimum unit size provision, to allow a fabric sales outlet having a gross floor area of 578 sq.m.

Mr. John Colucci was present on behalf of Metrus Industrial Parks Limited to request approval of the application.

There was no one present in the Council Chambers to oppose the proposed amendment to the Official Plan and Zoning By-law.

MOVED by Regional & Local Councillor Di Giovanni
seconded by Councillor Cipollone

1. THAT Official Plan Amendment Application OP.21.88 and Zoning By-law Amendment Application Z.156.87 (Metrus Industrial Parks Limited) to provide an exception to the required minimum unit size provisions, to permit a fabric sales outlet having a gross floor area of 578 sq.m, BE APPROVED.

2. THAT Council is satisfied that adequate information has been provided at the public hearing for the Official Plan Amendment, pursuant to the requirements of Section 17(2) of the Planning Act.

CARRIED"

"EXTRACT FROM COUNCIL PUBLIC HEARING MINUTES 19 APRIL 1988

AMENDMENT TO OFFICIAL PLAN FILE OP.8.88
AMENDMENT TO ZONING BY-LAW FILE Z.127.86
L. PAPACONSTANTINOU

ORIGIN

The applicant has submitted applications to amend the Official Plan and Zoning By-law pursuant to Sections 17 and 34 of the Planning Act.

LOCATION

Northwest corner of Whitmore Road and Caster Avenue, being Lots 29, 30 and 53, Plan 65M-2309 (Unit 19).

PROPOSAL

To amend OPA #135, as amended (Pine Valley Business Park Official Plan), to permit a fast food restaurant within one unit (138 sq.m/1490 sq.ft.) of an industrial building. The applicant also has a zoning application filed with the Town, which was previously heard by Council.

Mr. Nunciata, Solicitor for the applicant, made submissions on behalf of his client and requested Council to approve the application to serve the needs of the surrounding industrial area.

Mr. Nunciata presented a petition to members of Council from 50 businesses in the area in support of the application.

There was no one present in the Council Chambers to speak in opposition to the proposed Zoning By-law and Official Plan Amendments.

MOVED by Regional and Local Council Di Giovanni
seconded by Councillor Cipollone

THAT Official Plan Amendment Application OP.8.88 and Zoning By-law Amendment Application Z.127.86 (L. Papaconstantinou), BE APPROVED.

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Chapley
Cipollone
Di Giovanni
Jackson
Reale"

Di Biase

APPENDIX II
OFFICIAL PLAN AMENDMENT NO.284
 TOWN OF VAUGHAN

PART OF LOT 5, CONCESSION 6

LEGEND

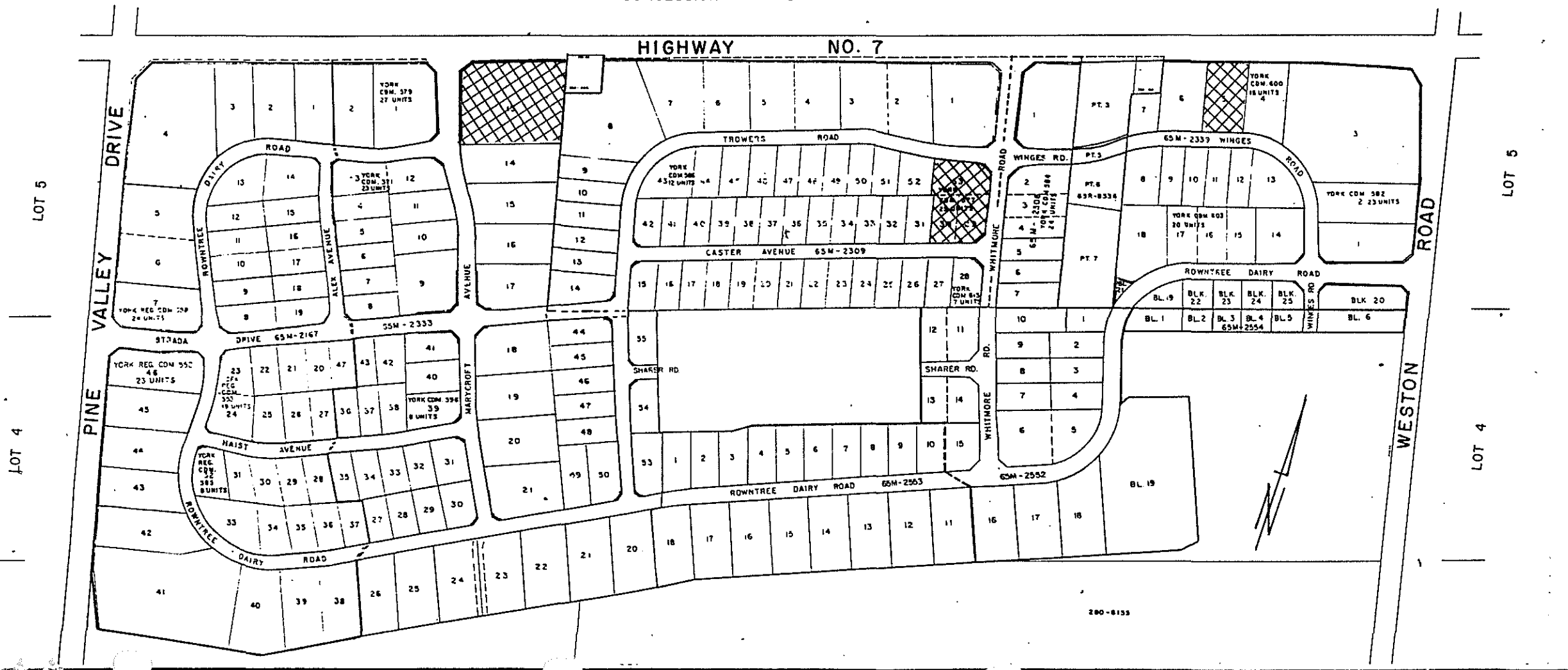
 LANDS SUBJECT TO
 OFFICIAL PLAN AMENDMENT NO.284

DATE: 88/06/29

SCALE: 0  1000 FT.

CONCESSION 6

HIGHWAY NO. 7



280-8155