
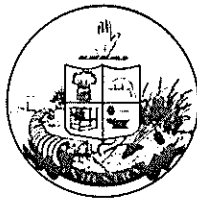


I, JOHN D. LEACH, Deputy Town Clerk of
The Corporation of the Town of Vaughan in the
Regional Municipality of York, do hereby certify
that the attached is a true copy of Amendment
Number 309, to the Official Plan of the Vaughan
Planning Area which was approved by the Ministry
of Municipal Affairs, without modifications on
the 1st, day of August, 1989.


J. D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 15th day of August,
1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 80-89

A By-law to adopt Amendment Number 309 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 309 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 authorised and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 309 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 20th day of February, 1989.

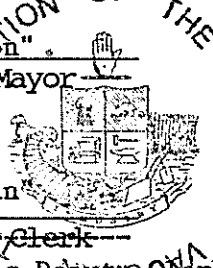
"L.D. Jackson"
Lorna D. Jackson, Mayor

"F.G. Jackman"
~~R.A. Panizza, Town Clerk~~
F.G. Jackman, Acting Deputy Clerk

READ a THIRD time and finally passed this 20th day of February, 1989.

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

"F.G. Jackman"
~~R.A. Panizza, Town Clerk~~
F.G. Jackman, Acting Deputy Clerk



AMENDMENT NUMBER 309
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 309 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 309.

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

Feb. 16/89
LEGAL
APPROVED
COMMENTS ✓
FORM ✓
PD

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 allow for a restaurant use in a multi-unit industrial building. Particularly, an exception to the general industrial policies will be provided to exempt the subject lands from policies which restrict commercial developments in industrially zoned areas.

II LOCATION

The lands subject to this Amendment is part of Block 69, Plan 65M-2545, at the southeast corner of Pennsylvania and Buttermill Avenues, being Unit #14 at 163 Buttermill Avenue, in the Vaughan-400 Industrial Estates in OPA #107.

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 does not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. On October 18, 1988, the Council of the 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 subsection to Section 2.2.1:

2.2.1(e) "Notwithstanding the provisions of paragraph 2.2.1(a), on the lands located at the southeast corner of Pennsylvania Avenue and Buttermilk Avenue and subject to OPA #309, a restaurant use shall be permitted in Unit #14 of the industrial building existing at the time of approval of OPA #309, provided that the amount of floor space devoted to customer seating area shall be limited to 55 square metres."

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 'I'
 TO AMENDMENT NO. 309
 ADOPTED THE 20TH DAY OF FEBRUARY, 1989.

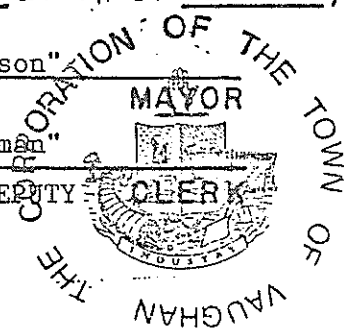
"L.D. Jackson"

MAYOR

"F.G. Jackson"

ACTING DEPUTY

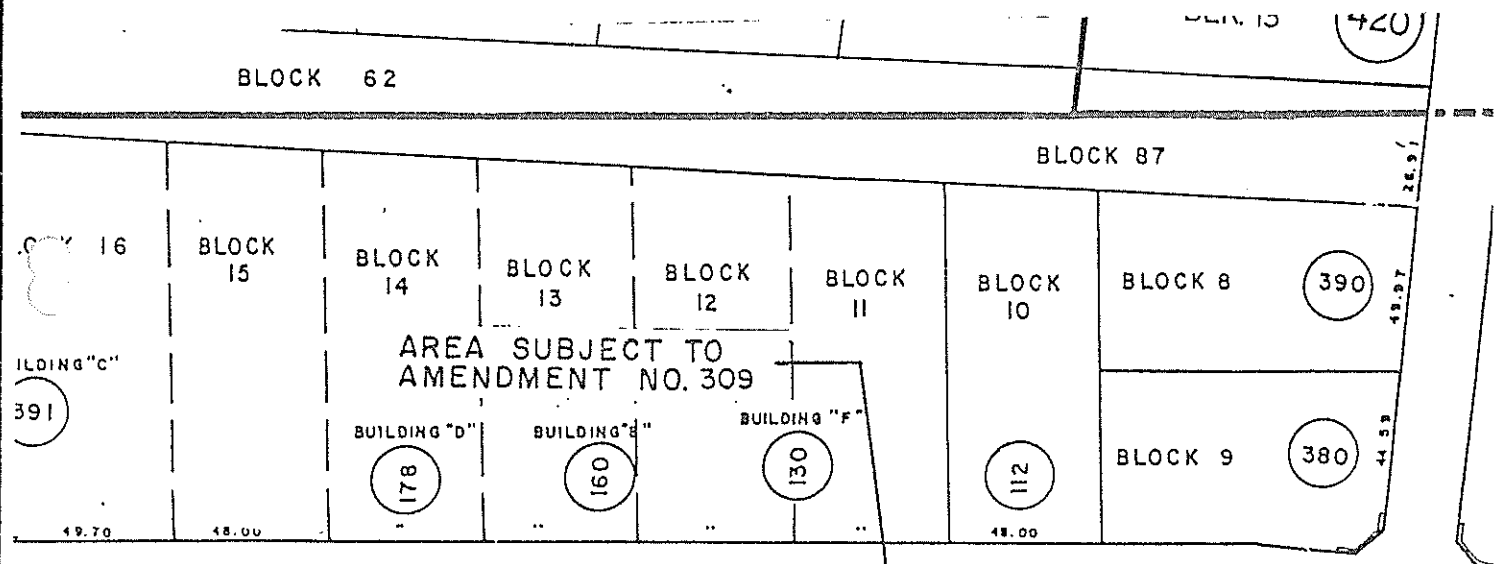
CLERK



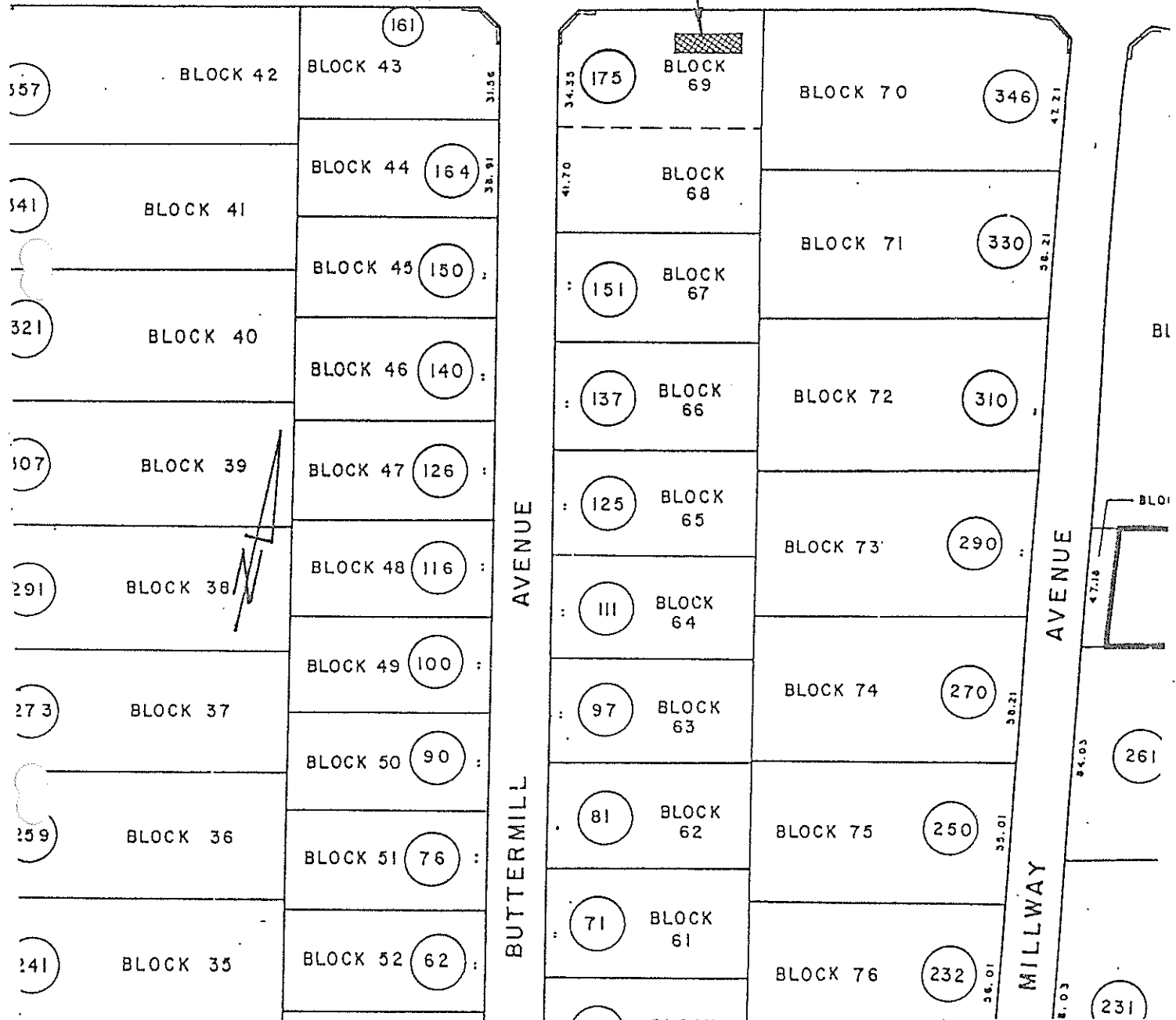
LOCATION: BLOCK 69, PLAN
 65M-2545

SCALE : 0 60m

DATE : 89 / 01 / 18



65 M - 2545 PENNSYLVANIA AVENUE



BUTTERMILL AVENUE

MILLWAY AVENUE

APPENDIX I

The subject lands are located within Unit #14 at 163 Buttermill Avenue at the southeast corner of Pennsylvania and Buttermill Avenues, being on part of Block 69, Plan 65M-2545, Town of Vaughan.

The Official Plan policies in OPA #107 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 Unit #14 of the building on this property as a restaurant.

Vaughan Council at its October 18, 1988, Public Hearing resolved:

"THAT Official Plan Amendment Application OP.56.88 and Zoning By-law Amendment Application Z.71.88 (S. Torchia), BE APPROVED, subject to:

- a) the restaurant use shall be exclusive to Unit #14 located at 163 Buttermill Avenue;
- b) the proposal shall conform to the parking requirements of By-law 189-86, by limiting the amount of floor space devoted to customer use to 55 sq.m."