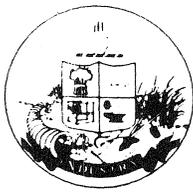


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 380 to the Official Plan of the Vaughan Planning Area which was approved, without modification, on the 15th day of May, 1992.



John D. Leach  
Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 26th day of May, 1992.



# THE CITY OF VAUGHAN

# BY-LAW

BY-LAW NUMBER 383-91

A By-law to adopt Amendment Number 380 to the Official Plan of the Vaughan Planning Area.

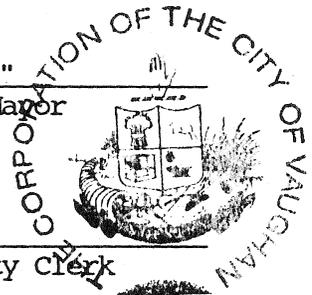
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 380 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 380 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 17th day of December 1991.

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

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



**AMENDMENT NUMBER 380  
TO THE VAUGHAN OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule 1 to Amendment Number 380 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 380.

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



## I. PURPOSE

The purpose of this amendment is to provide for a site specific amendment to Amendment Number 330 to the Official Plan of the Vaughan Planning Area in order to permit a bocce club having a maximum gross floor area of 2,701 m<sup>2</sup>.

## II. LOCATION

The lands subject to this Amendment are located on the south side of Langstaff Road, west of Millway Avenue and east of Edgeley Boulevard, being Block 9, Plan 65M-2611, known municipally as 3231 Langstaff Road and shown as "Area Subject to Amendment No. 380" on Schedule "1", attached hereto.

## III BASIS

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

1. The subject lands are designated "Industrial" by Official Plan Amendment #107. The proposed bocce club is not permitted under the Industrial policies of OPA #107.
2. The provisions of Official Plan Amendment Number 330 also apply to the subject lands. Official Plan Amendment Number 330 applies to all lands designated "Industrial" and contains policies and guidelines respecting the location of restaurants, banquet halls and professional and business offices within these areas. As the proposed use is not permitted, an amendment to OPA #330 is required to introduce such a commercial use to the site.
3. Normally, the intrusion of large scale non-industrial uses into the industrial area is discouraged. However, in this instance, there are very few places where such a space intensive use can be located. Space, to the extent that it is required for this use, is not normally available in commercial zones. A bocce club would experience peak patronage during the evening and on weekends, whereas industrial users operate mainly on weekdays during daytime hours. There would appear to be

limited conflicts between the existing industrial use and the proposed bocce club use. An amendment to the Official Plan is required. In addition, there is sufficient parking on site to accommodate the use.

4. On September 11, 1991, the Council of the City of Vaughan considered Official Plan and Zoning By-law Amendments to permit a 16-lane bocce club with a gross floor area of 2,701 sq.m in an existing industrial building on the subject lands. At the 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 No. 380, being Block 9, Plan 65M-2611, may be used for a commercial "'Bocce Club" with a maximum gross floor area of 2,701 sq. m".

#### 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.

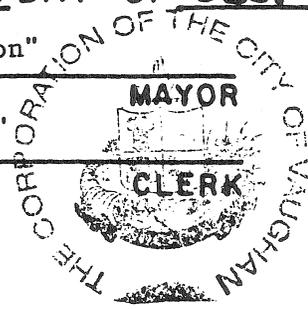
#### VI INTERPRETATION

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. 380  
 ADOPTED THE 17 DAY OF Dec.

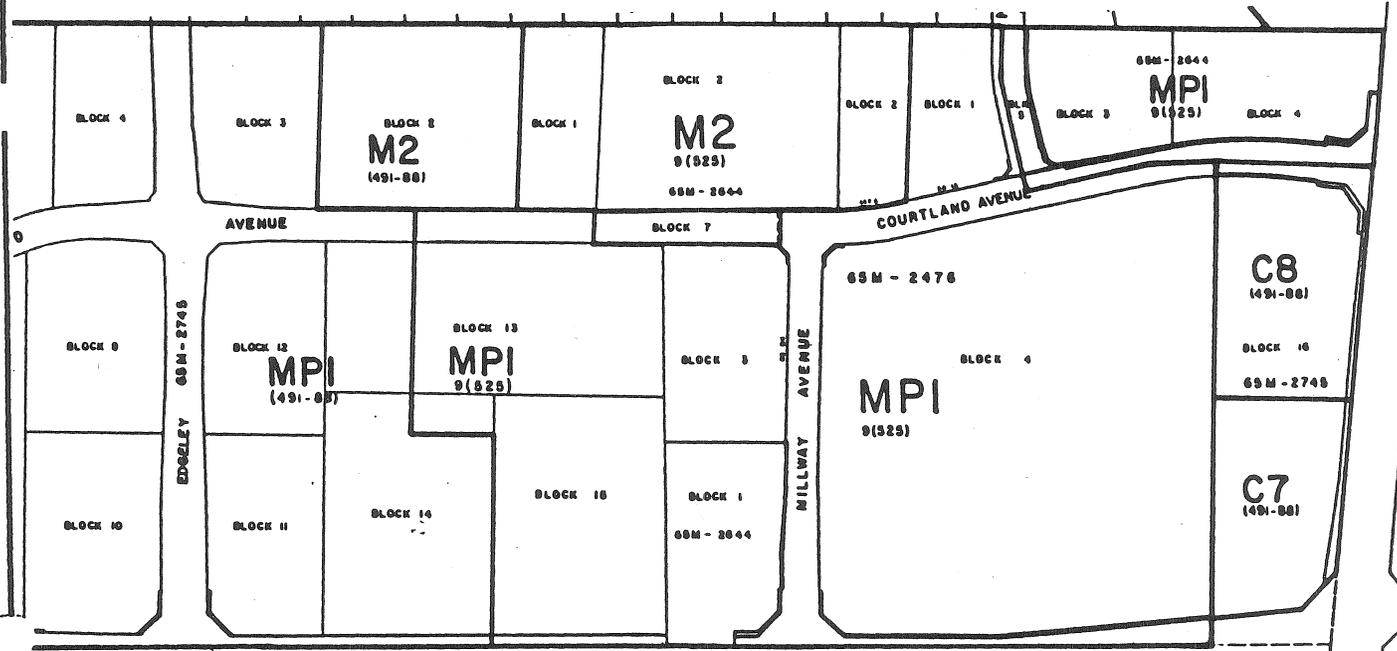
"L.D. Jackson"

"J.D. Leach"



LOCATION: BLOCK 9, PLAN 65M-2611

SCALE: 0 200m



APPENDIX I

The subject lands are located on the south side of Langstaff Road, west of Millway Avenue, east of Edgely Boulevard, being Block 9, Plan 65M-2611, known municipally as 3231 Langstaff Road, City of Vaughan.

The Official Plan policies in OPA #330 and OPA #107 do not permit a bocce club use in those areas designated "Industrial Area" by OPA #107. This Amendment provides a site specific additional use to the industrial area policies contained in OPA #107 and OPA #330 to permit the additional commercial use of a bocce club with a maximum gross floor area of 2,701 sq. m in an existing industrial building.

Vaughan Council at its September 11, 1991 Public Hearing resolved:

"THAT Official Plan Amendment Application OP.30.91 and Zoning Amendment Application Z.72.91 (Eagleview Estates Inc.), BE APPROVED, subject to the following conditions:

1. That the Official Plan be amended to:
  - a) provide for the Bocce Club use with a maximum gross floor area of 2,701 m<sup>2</sup>.
2. The implementing Zoning By-law shall:
  - a) Limit the maximum gross floor area of the Bocce Club to 2,701 m<sup>2</sup> and limit the number of courts to 16.
  - b) That parking be calculated on the basis of 4 parking spaces per lane.
  - c) Limit the extent of the accessory uses.
3. Prior to the enactment of the implementing by-law;
  - a) The site plan agreement shall be amended to indicate a total gross floor area of 7606.18 m<sup>2</sup> and indicate a total of 152 parking spaces on site.
  - b) Staff shall confirm that the required parking spaces have been marked on the subject property."