


I, JOHN D. LEACH, 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 293 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 16th day of November, 1990.


J.D. Leach
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 27th day of November, 1990.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 204-90

A By-law to adopt Amendment Number 293 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 293 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
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 293 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 of June, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk


READ a THIRD time and finally passed this 19th day of June, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk

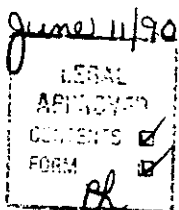


CORPORATION OF THE TOWN OF VAUGHAN

**AMENDMENT NUMBER 293
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number 293 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendices 1 and 2.



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide a site specific exception to the policies of Amendment No. 4 as amended by Amendment No. 142, in order to permit a combination of commercial uses, including a banquet hall, restaurant and business and professional offices.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located at the southwest corner of North Rivermede Road and Rivermede Road, being Lots 12 and 13 on Registered Plan M-2330, in the Town of Vaughan. The subject lands are shown on Schedule "1", attached hereto as "Area Subject to Amendment No. 293".

III BASIS

Vaughan Council considered Official Plan and Zoning Amendment applications submitted by 633246 Ontario Inc. at a public hearing meeting held on June 21, 1988. The application proposed that one of the two existing buildings on the subject lands be used for a banquet hall, business and professional office and a restaurant. Council, on consideration of the staff report and submissions by the applicant, approved the applications to amend the official plan and zoning by-law.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 4 to the Official Plan of the Vaughan Planning Area, as amended by Amendment No. 142, is hereby further amended by adding the following subparagraph to paragraph 4.A.2 of Amendment No. 142:

- "iv) In addition to the uses permitted in subparagraph ii) above, the lands subject to Amendment No. 293 being Lots 12 and 13, Registered Plan M-2330, may be used for the following purposes:
- a Banquet Hall having a maximum gross floor area of 525 sq.m;
 - an Eating Establishment having a maximum gross floor area of 122 sq.m;

- Business and Professional Offices having a maximum gross floor area of 693 sq.m; provided all such uses are located in the existing two storey building located on the northeast corner of the subject lands."

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an Amendment to the Town of Vaughan Restricted Area Zoning By-law and a site plan agreement in accordance with the provisions of the Planning Act.

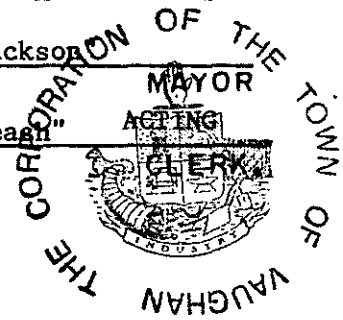
VI INTERPRETATION

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. 293
 ADOPTED THE 19TH DAY OF JUNE, 1990

"L.D. Jackson" MAYOR

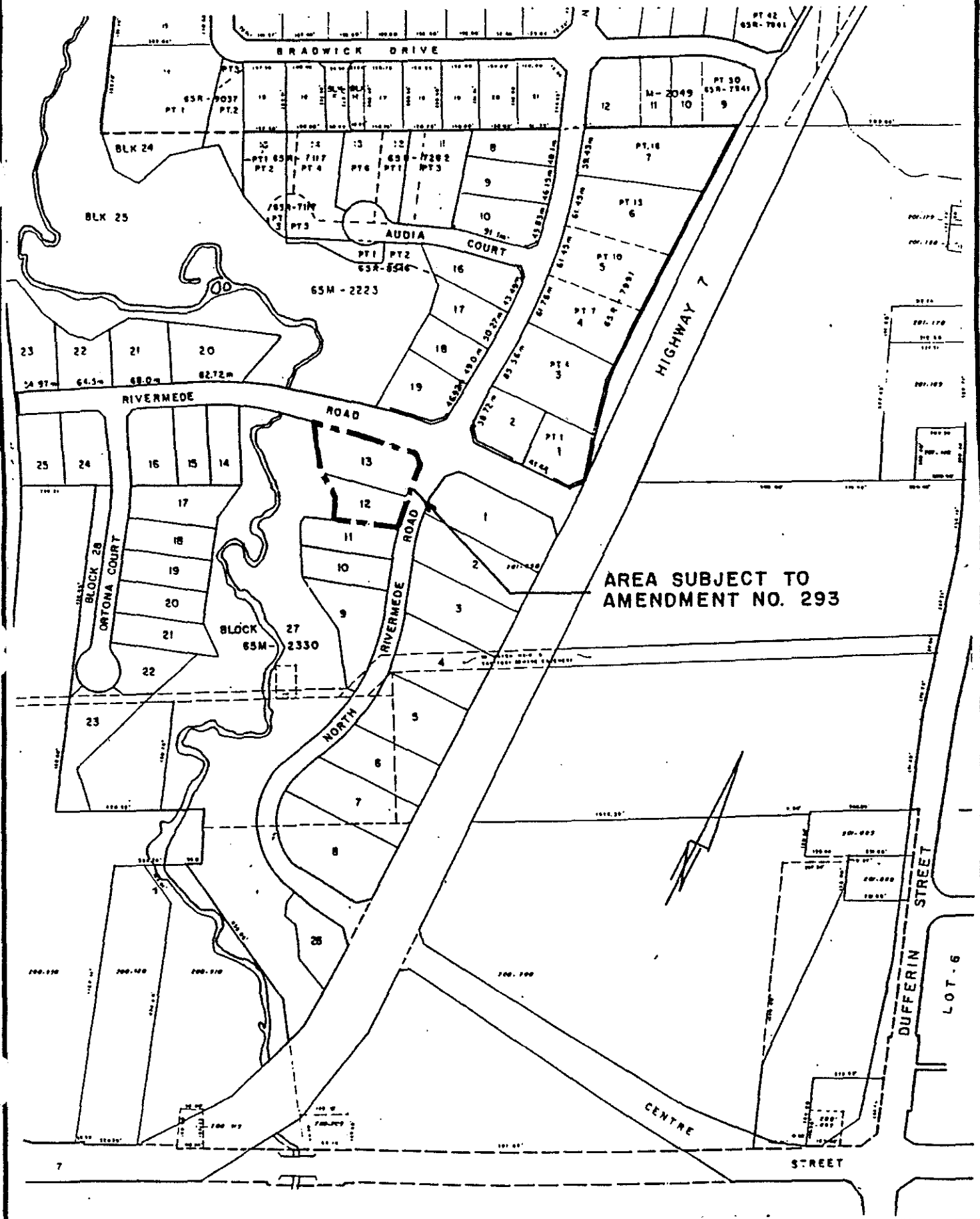
"J.D. Leagh" ACTING CLERK



LOTS 12 AND 13, PLAN 65M-2330

DATE: 88/08/17

SCALE: 0 500 FT.



APPENDIX I

Council Action

On June 21, 1988, Vaughan Council considered Official Plan and Zoning Amendment Application OP.35.88 and Z.177.87 (633246 Ontario Inc.) at a public hearing meeting. The following is the record of Council's action in this regard:

"ORIGIN

Pursuant to Sections 17 and 34 of the Planning Act, the applicant has submitted applications to amend the Vaughan Official Plan and Zoning By-law 375-84.

LOCATION

Southwest corner of North Rivermede Road and Rivermede Road, being Lots 12 and 13, Plan 2330.

PROPOSAL

To amend OPA #142 and Zoning By-law 375-84, to permit an existing 2-storey building on the site to be used for banquet hall and restaurant (ground floor), and office (second floor) purposes. The building subject to these applications is one of two buildings on site, the other being a single-storey industrial building.

Mr. C. Iacobelli, Solicitor, made submissions on behalf of the applicant and informed Council that he had received a written commitment from the property owners to the south which would allow the use of their property for parking during "off-peak" times.

MOVED by Councillor Chapley
seconded by Councillor DiBiase

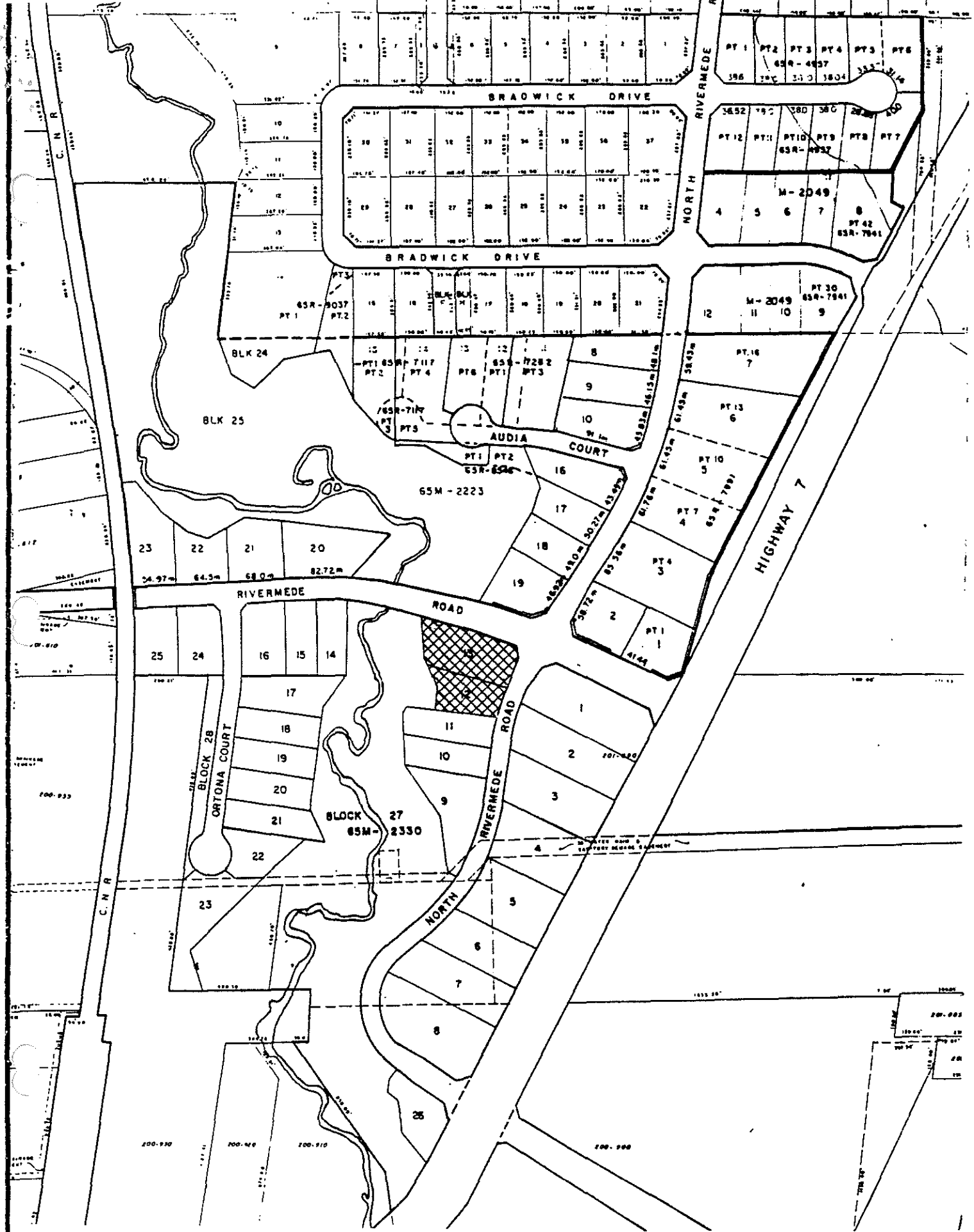
THAT Official Plan Amendment Application OP.35.88 and Zoning By-law Amendment Application Z.177.87 (633246 Ontario Inc.), BE REFUSED.

MOVED by Councillor Reale
seconded by Councillor Cameron

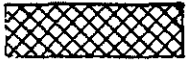
THAT Official Plan Amendment Application OP.35.88 and Zoning By-law Amendment Application Z.177.87 (633246 Ontario Inc.), BE APPROVED, subject to the following conditions:

1. That the applicant enter into a site plan agreement, to be registered on title, for the subject site to the satisfaction of Vaughan Engineering, Building Standards and Planning Departments and MTRCA, and that any remedial measures recommended by the above authorities be incorporated by the applicant to resolve the issues discussed in this staff report respecting parking requirements and protection of the adjacent floodplain lands.
2. That the alternate uses proposed in this application be limited to Building "B", with the floor area established in this report.
3. That garbage storage for Building "B" be dealt with in the above-noted site plan agreement, to the satisfaction of the Vaughan Planning, Building Standards and Engineering Departments.

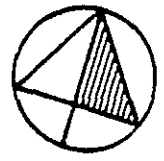
CARRIED UPON A RECORDED VOTE"



LOCATION MAP
O.P.A. No. 293



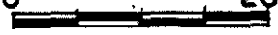
SUBJECT LANDS



FILE NO. OP-35-88

LOCATION: LOTS 12 AND 13, REGISTERED PLAN 65M-2330

SCALE : 0 200 m



TOWN OF VAUGHAN PLANNING DEPT.