
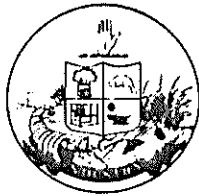


I, JOHN D. LEACH, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 311 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 15th day of July, 1989.



J.D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 22nd day of August, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 84-89

A By-law to adopt Amendment Number 311 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 311 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 311 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.

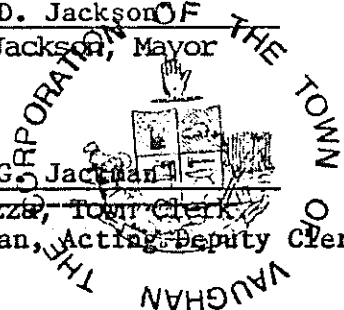
"L.D. Jackson"
Lorna D. Jackson, Mayor

"F.G. Jackman"
~~R.A. Parizza, 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

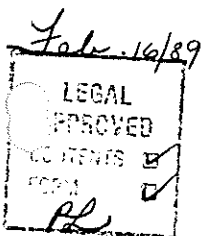
"F.G. Jackman"
~~R.A. Parizza, Town Clerk~~
F.G. Jackman, Acting Deputy Clerk



**AMENDMENT NUMBER 311
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 311 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 311.

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



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 restaurant and office uses in an industrial building on the Subject Lands. 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 land subject to this Amendment is Block 16, Plan 65M-2456, municipally known as 11 Cidermill Avenue, at the southwest corner of Cidermill Avenue and Jane Street in the Vaughan-400 Industrial Estates.

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, and the predominant use of the land in areas so designated shall be for industrial purposes. The proposed restaurant and office space use (unrelated to an industrial use) do not conform to the "Industrial Area" provisions of the plan, and, therefore, an amendment to the Official Plan is required.
2. On October 6, 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 (h) Notwithstanding the provisions of paragraph 2.2.1 (a) on the lands located at the southwest corner of Jane Street and Cidermill Avenue and subject to Amendment Number 311, one restaurant having a maximum gross floor area of 232.35 sq.m may be located on the ground floor, and furthermore, offices not accessory to an industrial use, having a maximum gross floor area of 897.8 sq.m may be located on the second floor of the industrial building existing at the time of approval of OPA #311."

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

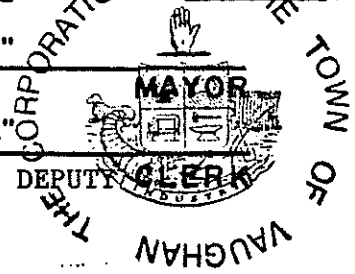
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO.311
ADOPTED THE 20TH DAY OF FEBRUARY, 1989.

"L.D. Jackson"

"F.G. Jackman"

ACTING DEPUTY

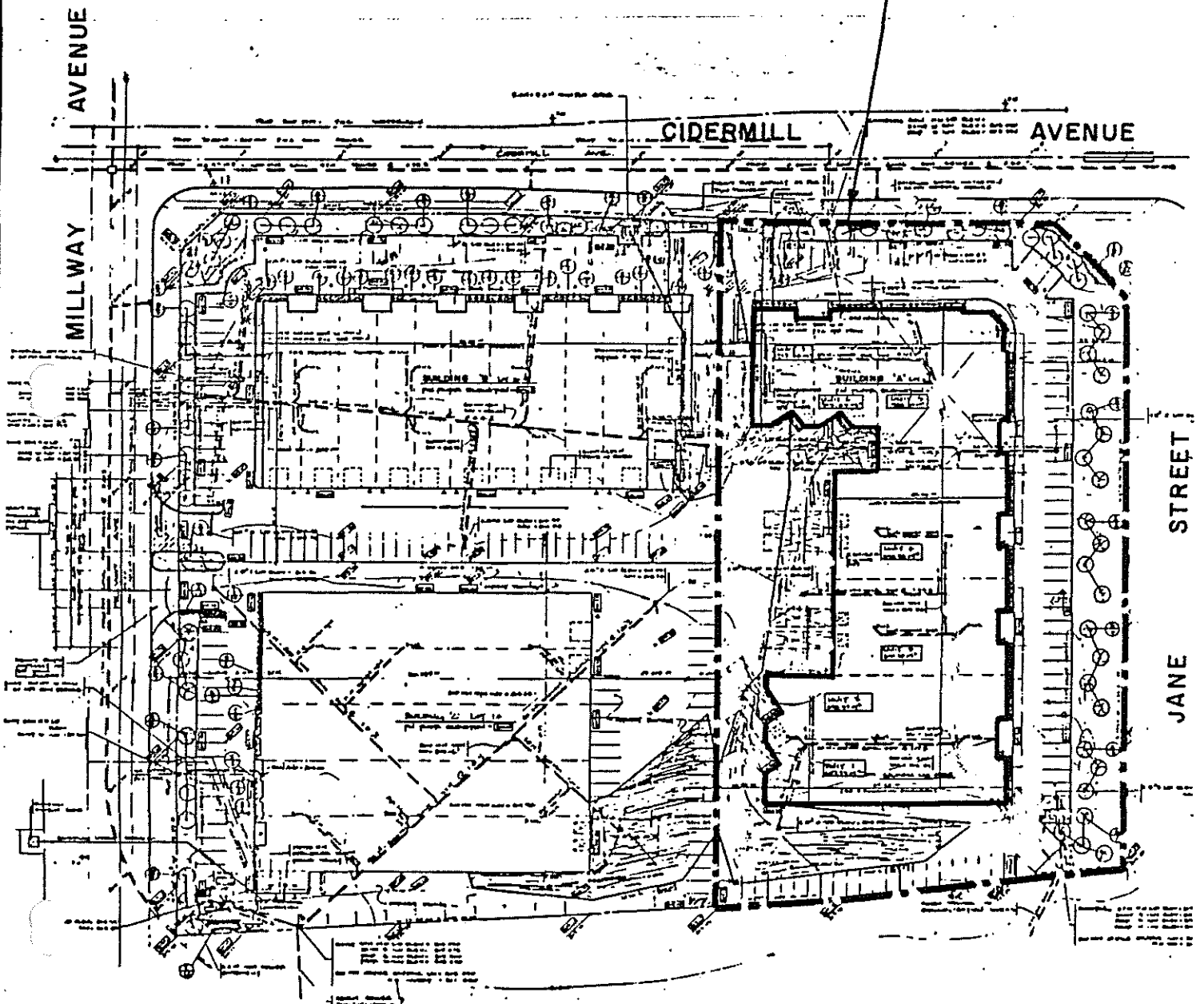


BLOCK 16, PLAN 65M-2456

NOT TO SCALE

DATE: 89 / 02 / 06

AREA SUBJECT TO
AMENDMENT NO.311



APPENDIX I

The subject lands are located within Building "A" at the southwest corner of Jane Street and Cidermill Avenue, being Block 16, Plan 65M-2456, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit office uses which are not accessory to an industrial use and 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 permit restaurant and office uses in Building "A" on this property.

Vaughan Council at its October 6, 1988, Public Hearing resolved:

"THAT Official Plan Amendment Application OP.46.88 and Zoning By-law Amendment Application Z.92.88 (Rocar Construction Co. Ltd.) BE APPROVED subject to Staff conditions and that the restaurant be a maximum of 2,500 square feet."

Council Committee at its January 23, 1989, meeting considered and approved Staff conditions as follows:

"That the implementing zoning by-law:

- a) restrict the restaurant use to 232.25 sq.m (2500 sq.ft.) on the ground level of the building;
- b) restrict the office use to 897.8 sq.m (9664 sq.ft.) on the second storey of the building."