
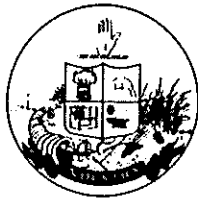


I, ROBERT A. PANIZZA, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 317 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modifications on the 18th, day of November , 1989.

  
\_\_\_\_\_  
R. A. Panizza  
Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 24th day of November ,  
1989.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 274-89

**A By-law to adopt Amendment Number 317 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 317 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 authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 317 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 24th day of July, 1989.

"L.D. Jackson"

\_\_\_\_\_  
L.D. Jackson, Mayor

"R. A. Panizza"

\_\_\_\_\_  
R.A. Panizza, Town Clerk

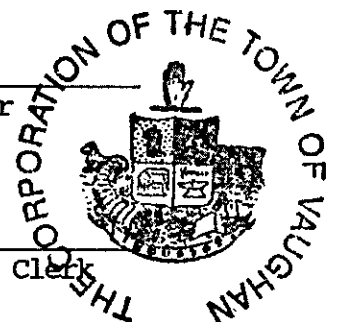
READ a THIRD time and finally passed this 24th day of July, 1989.

"L. D. Jackson"

\_\_\_\_\_  
L.D. Jackson, Mayor

"R. A. Panizza"

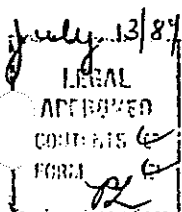
\_\_\_\_\_  
R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 317  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 317 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 317.

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



## I PURPOSE

The purpose of this Amendment is to amend Amendment Number 107 to the Official Plan of the Vaughan Planning Area (Vaughan-400 Industrial Estates) in order to provide an exception to the general industrial policies to exempt the subject lands from policies which restrict office uses in Industrial Areas.

## II LOCATION

The lands subject to this Amendment are Block 1, Plan 65M-2456, at the southwest corner of Langstaff Road and Millway Avenue, being Units #6 and #11 of the existing building located at 668 Millway Avenue, 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. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed office uses do not conform to the "Industrial Area" provisions of the plan and, therefore, an amendment to the Official Plan is required.
2. Planning Staff are satisfied that the proposed office use will not have a detrimental impact on transportation and the viability of existing and planned office centres in the surrounding area.
3. On March 29, 1989, the Council of 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 subparagraph to Section 2.2.1:

"2.2.1(1) Notwithstanding the provisions of sub-paragraph 2.2.1(a), on the lands being Block 1, Plan 65M-2456, located at the southwest corner of Langstaff Road and Millway Avenue, as shown on Schedule "1" attached, an office use may be permitted in Unit #6 and Unit #11 of the industrial building."

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

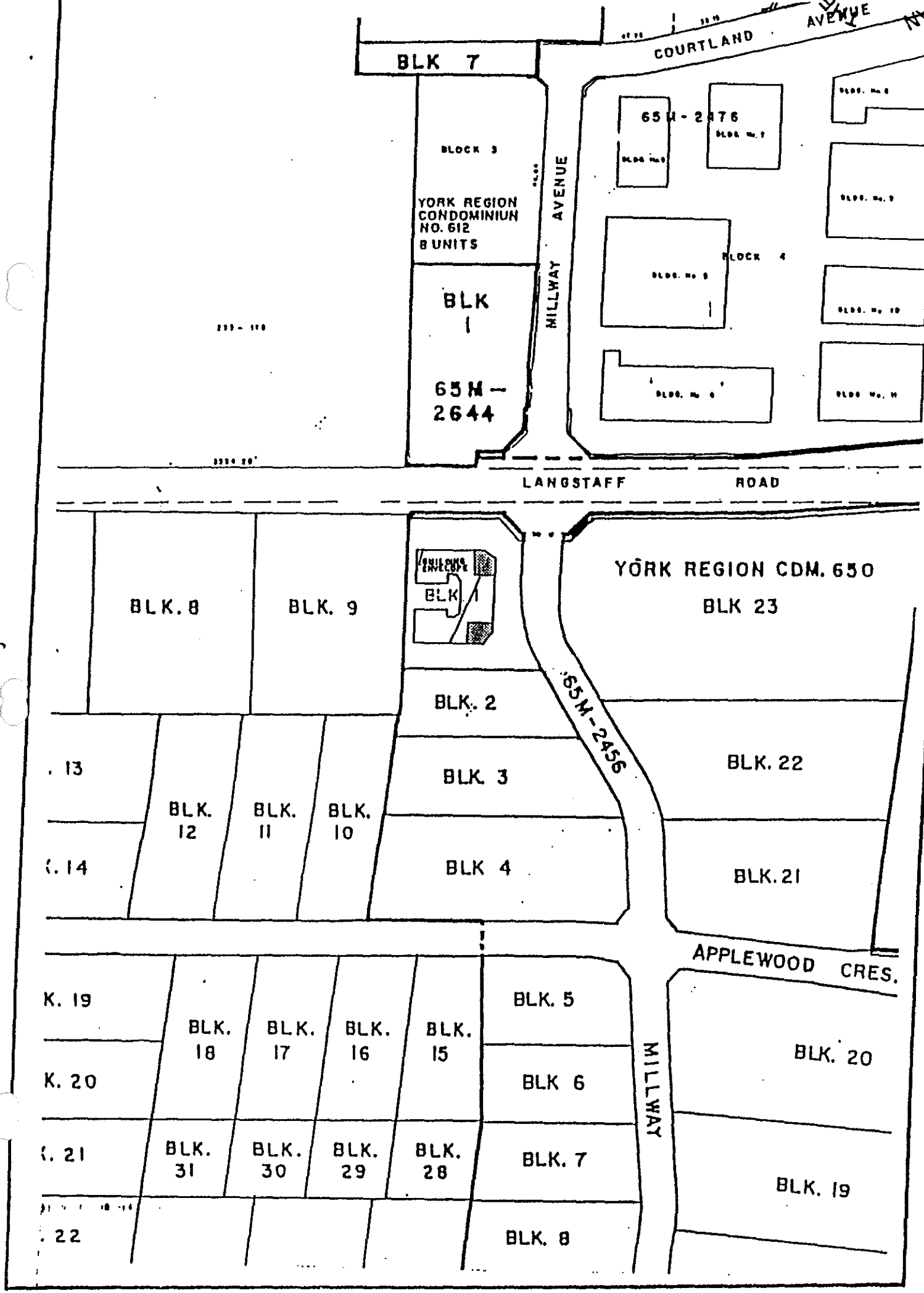
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE '1'  
 TO AMENDMENT NO. 317  
 ADOPTED THE 24 DAY OF JULY OF 1989



Location: Block J, Plan 65M-2456  
 Scale: 1" to 200'

"L. D. Jackson"  
 MAYOR  
 "R. A. Panizza"  
 CLERK



APPENDIX I

The subject lands are located within Unit #6 and Unit #11 at 668 Millway Avenue, at the southwest corner of Millway Avenue and Langstaff Road, being Block 1, Plan 65M-2456, Town of Vaughan.

The Official Plan policies in OPA #107 do not permit freestanding office uses outside of those areas designated as "Service Commercial" by OPA #107. This amendment provides an exception to the industrial area policies contained in OPA #107 to facilitate the use of Units #6 and #11 for office purposes.

Vaughan Council at its March 29, 1989 Public Hearing resolved:

"THAT Official Plan Amendment Application OP.57.88 and Zoning By-law Amendment Application Z.46.88 (730116 Ontario Inc.) BE APPROVED.

That the implementing zoning by-law include the following provisions:

- a) The gross floor area devoted to freestanding office use be limited to 400m<sup>2</sup> within this building;
- b) Only Units #6 and #11 within this building be used for freestanding office uses."