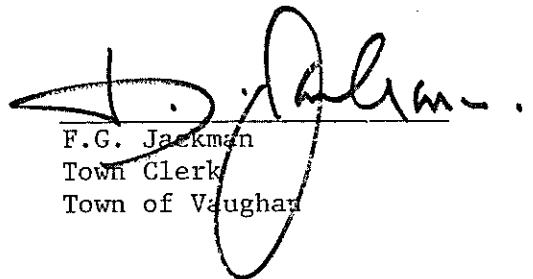


I, F.G. JACKMAN, Town Clerk of The Corporation of the the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 191 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing on the 12th day of September, 1984, without modification.



F.G. Jackman
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 28th day of September, 1984.

THE CORPORATION OF THE TOWN OF VAUGHAN


BY-LAW NUMBER 230-84

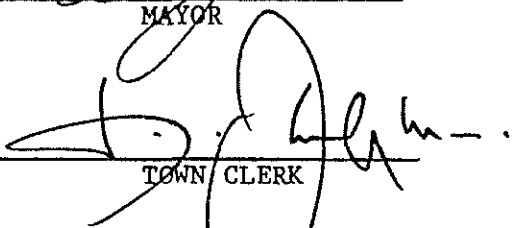
A By-law to adopt Amendment Number 191 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 191 to the Official Plan of the Vaughan Planning Area, consisting of the attached text is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 191 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 9th day of July, 1984.

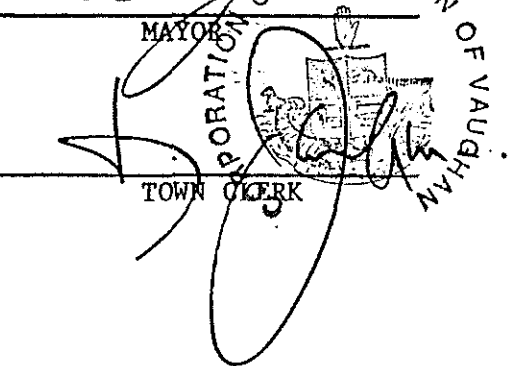


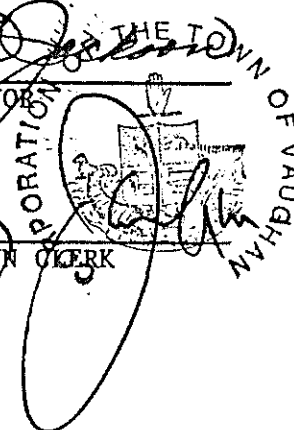
MAYOR


TOWN CLERK

READ a THIRD time and finally passed, this 9th day of July, 1984.



MAYOR


TOWN CLERK


AMENDMENT NUMBER 191

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number 191.

Also attached hereto but not constituting part of this Amendment are Appendices 1 and 2.



I PURPOSE

The purpose of this Amendment is to include limited business and professional offices as a permitted use along Pine Valley Drive within the lands subject to Amendment No. 135 to the Official Plan of the Vaughan Planning Area.

II LOCATION

This Amendment applies to all lots designated "Industrial Area" within the Amendment No. 135 area which abut the east side of Pine Valley Drive, between Highway Number 7 and proposed Highway Number 407, being part of Lots 4 and 5, Concession 6, in the Town of Vaughan.

III BASIS

The land uses identified on Schedule "B" to Amendment No. 135 to the Official Plan of the Vaughan Planning Area are subject to the specific land use policies contained within Section 2.2 of that Amendment. In this respect, subsection 2.2.1(a) of Amendment No. 135 permits various industrial uses and related uses, including offices associated with an industrial use. Furthermore, subsection 2.2.1(c) permits major office development on the industrial lands abutting Highway Number 7, to a maximum in total area of 4 hectares, provided that each office site does not exceed .8 hectares, and that the maximum gross floor area of the building does not exceed 1 times the lot area.

Since business and professional offices are a traditional use within industrial areas, the existing office space restrictions within Amendment No. 135 are considered too rigid in nature, since they have the effect of prohibiting individual business and professional offices along Pine Valley Drive, which is considered an arterial road.

In this respect, it is considered appropriate for the Town to review each application for an individual business and/or professional office along Pine Valley Drive on its own merit, to review, among other things, the availability of required parking areas. Since business and professional offices tend to locate along major provincial highways and arterial roads, it is considered appropriate to amend the provisions of Official

Plan Amendment No. 135 to include limited business and professional office uses along Pine Valley Drive, subject to site specific zoning by-law amendments.

This will permit flexibility in determining the location of specific business and professional office uses within the Amendment Area, and will negate the need for a site specific Official Plan Amendment.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THEREIO

Amendment No. 135 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following sentence to the end of subsection 2.2.1(c):

"Limited business and professional office use will be permitted on lots abutting Pine Valley Drive subject to site specific zoning by-law amendments, provided that the predominant use of a building in an Industrial Area shall remain clearly industrial."

V 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.

APPENDIX I

BACKGROUND

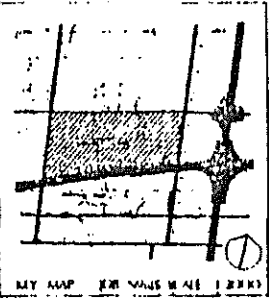
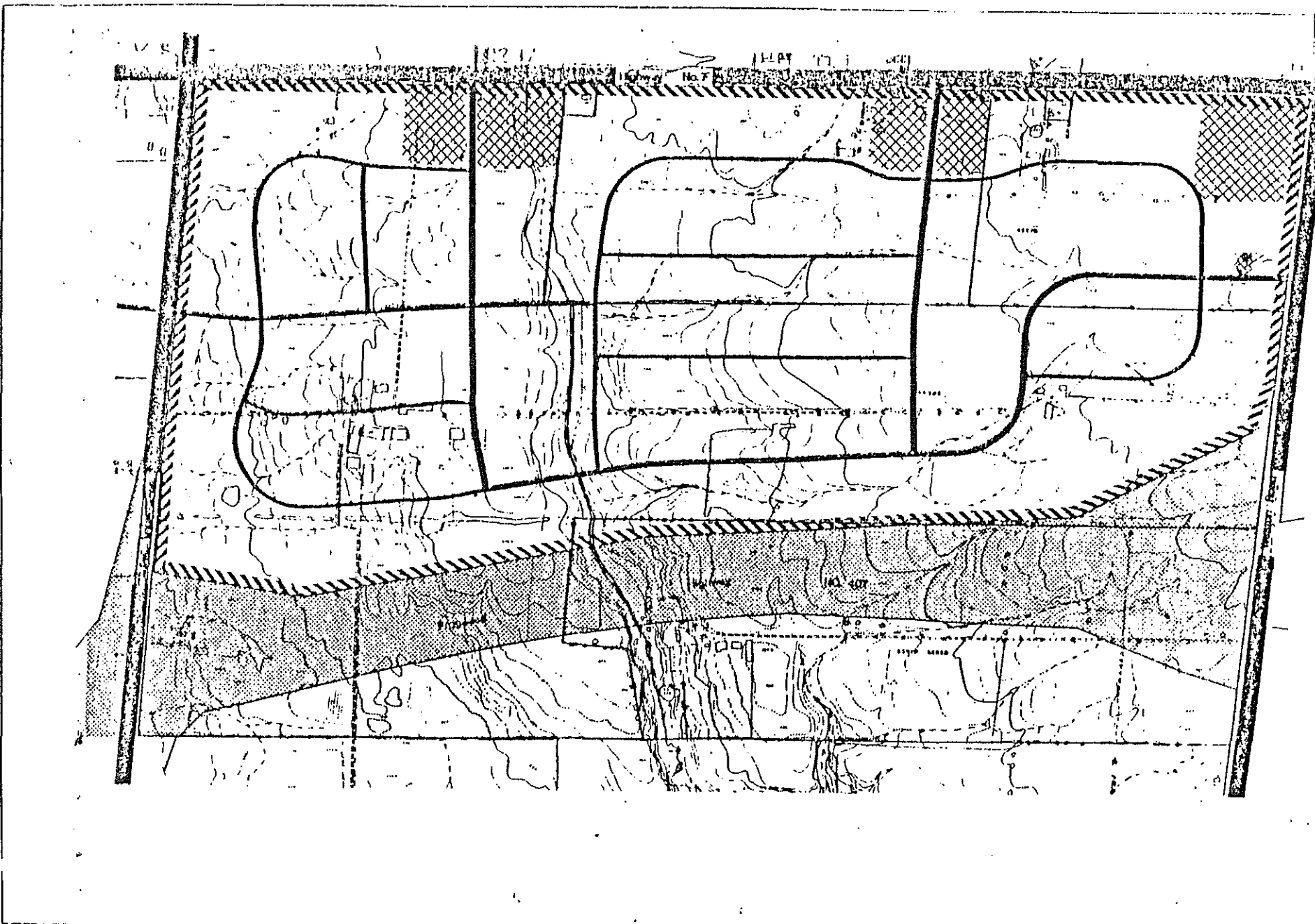
This Amendment arises from a decision by the Town of Vaughan to amend Amendment Number 135 to the Official Plan of the Vaughan Planning Area to include limited business and professional office use as a permitted use along Pine Valley Drive. Amendment Number 135 includes lands within part of Lots 4 and 5, Concession 6, in the Town of Vaughan.






The application was considered by Vaughan Council in conjunction with a site specific application (Files OP.15.84 and Z.20.84, Summitview Developments Ltd.) at a Public Hearing on May 15th, 1984. In preparation for the Hearing, the application was circulated to neighbouring property owners within 120 metres, and all property owners within the boundaries of Amendment Number 135.

The following is an excerpt from the Minutes of the Vaughan Council Meeting of May 15th, 1984 regarding this application:

"That this application be deferred until the next Council Committee meeting pending the report from the Planning Department regarding commercial uses in areas designated as industrial."

Subsequently, on June 4th, 1984, the subject application was approved by Vaughan Council Committee, and the decision of Council Committee was ratified by Vaughan Council on June 11th, 1984.



-  Designated Area
-  Industrial
-  Service Commercial
-  Proposed Highway no. 407
-  Parkway Belt

Schedule B
LAND USE
OFFICIAL PLAN
AMENDMENT 135

