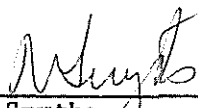
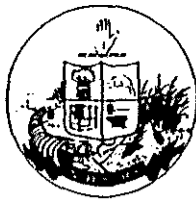


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 351 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modifications, on the 27th day of March, 1991.

  
\_\_\_\_\_  
N. Smyth  
Deputy Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 3rd day of April, 1991.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 211-90

A By-law to adopt Amendment Number 351 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 351 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 351 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.

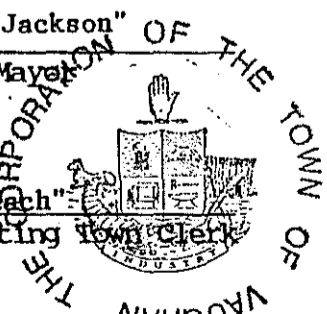
"L.D. Jackson"  
\_\_\_\_\_  
L.D. Jackson, Mayor

"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" OF THE TOWN OF VAUGHAN  
\_\_\_\_\_  
L.D. Jackson, Mayor

"J.D. Leach" OF THE TOWN OF VAUGHAN  
\_\_\_\_\_  
J.D. Leach, Acting Town Clerk



AMENDMENT NUMBER 351  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 351 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 351.

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

June 14/90  
LEGAL  
APPROVED  
CONTENTS ✓  
EJHM ✓  
HAW/AL

## I PURPOSE

The purpose of this Amendment is to provide for a site specific amendment to Amendment Number 4 to the Official Plan of the Vaughan Planning Area in order to allow a retail commercial use described as a "Flea-Market" and an office use in an existing building having a maximum area of 2,298 sq.m, or less based on the parking provided. The amendment will permit an existing building to be used partially as a flea-market and office with the remainder to be used for warehousing (372 sq.m) purposes.

## II LOCATION

The lands subject to this Amendment are located on the east side of Maplecrete Road, south of Doughton Road, being Lot 17, Registered Plan 8070 and known municipally as 91 Maplecrete Road, Town of Vaughan.

## III BASIS

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

1. The Subject Lands are designated "Industrial" by OPA #4, as amended. The predominant use of the land in areas so designated shall be for industrial purposes. The proposed commercial use (flea-market) does not conform to the "Industrial Area" provisions of the plan area, therefore, an amendment to the Official Plan is required.
2. The subject property is located within an industrial area east of Jane Street and north of the proposed Highway #407, which may be a future redevelopment area. A combination of the aging buildings and the increased locational advantages once Highway #407 is opened, may encourage renewal of the area in the future. Therefore, the flea-market may be considered acceptable in anticipation of redevelopment of the lands in the future.
3. On April 18, 1990, the Council of the Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan Amendment application.

IV DETAILS OF THE ACTUAL AMENDMENT AND  
POLICIES RELATIVE THERETO

Amendment Number 4 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subsection to Section 5.1.b:

"Notwithstanding the provisions of paragraph 5.1.b, the lands located on the east side of Maplecrete Road, south of Doughton Road being Lot 17, Registered Plan 8070 and known municipally as 91 Maplecrete Road in the Town of Vaughan and shown as "Area Subject to Amendment No. 351" on Schedule "1" to Amendment No. 351 may be used for a "flea-market" having a maximum gross floor area of 2298 sq.m. The implementing zoning by-law shall provide for a definition of a "flea-market" and shall establish an appropriate parking standard.

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 by way of an amendment to the Vaughan Zoning By-law.

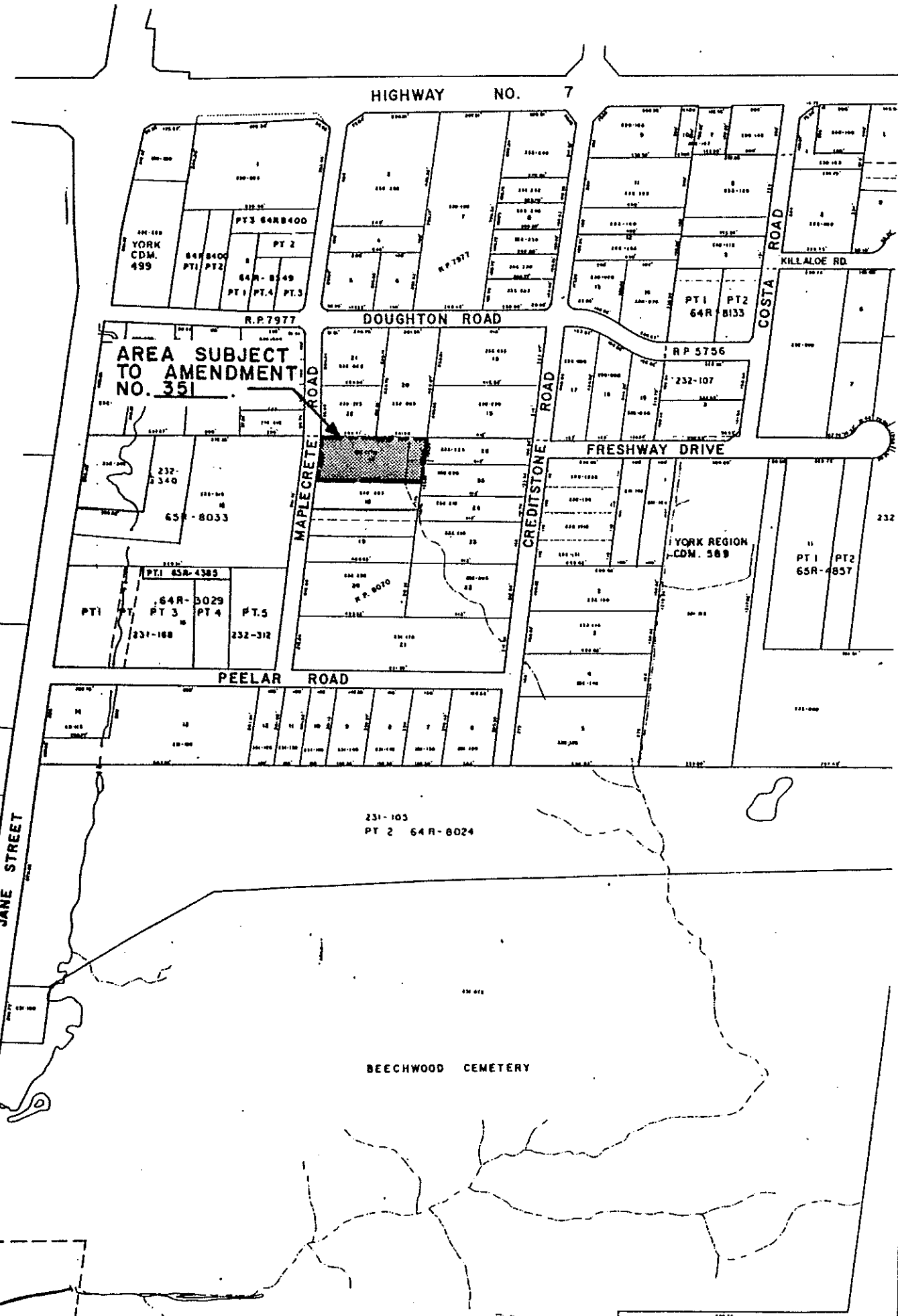
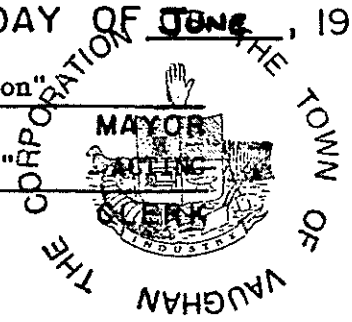
VI INTERPRETATION

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. 351  
ADOPTED THE 19 DAY OF ~~JUNE~~, 1990

"L.D. Jackson"

"J.D. Leach"



APPENDIX I

The subject lands are located within the existing industrial building located at 91 Maplecrete Road, being Lot 17, Registered Plan 8070, Town of Vaughan.

The Official Plan policies in OPA #4 do not permit a flea-market in industrially designated areas and therefore, an amendment to the Official Plan is required.

Vaughan Council at its April 18, 1990 Public Hearing resolved:

THAT Official Plan Amendment OP.62.89 and Zoning Amendment Z.135.89 (Salvatore Ragusa), BE APPROVED, subject to the following conditions:

1. That Council amend the Official Plan to permit a flea-market on the subject lands to be implemented by a Holding Zone by-law.
2. That pursuant to Section 35 of the Planning Act, Council enact a Holding Zone by-law.
  - a) to permit a flea-market specifying a maximum gross floor area of 2298 sq.m, or less based on the parking spaces provided;
  - b) to provide for the necessary exception to the aisle width requirement of By-law 1-88;
  - c) to provide for a Holding Zone pending improvements to the property.
3. That prior to enacting a by-law to lift the Holding Zone, the following conditions be undertaken to the satisfaction of the Town:
  - a) the owner submit all plans and complete all works as required to the satisfaction of the Building Standards Department and in accordance with the Ontario Building Code;
  - b) the owner allow the Fire Department to inspect the building and review as-built construction drawings in order to analyse Fire Code compliance and that the applicant comply with all requirements of the Fire Department;
  - c) the owner correct any existing By-law infractions with respect to the subject property to the satisfaction of the By-law Enforcement Department;
  - d) the owner submit a site plan application, particularly illustrating a two-way driveway and also the number of legal parking spaces that can be accommodated on-site, and that all improvements to the site be undertaken to the satisfaction of the Town.