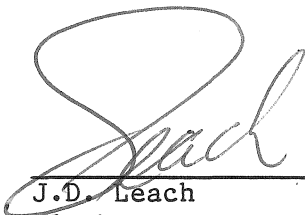
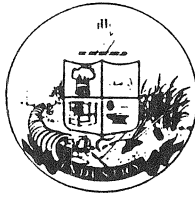


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 390 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 7th day of May, 1993. The attached text incorporates said modifications which are typed in script.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 13th day of May, 1993.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 139-92

A By-law to adopt Amendment Number 390 to the Official Plan of the Vaughan Planning Area.

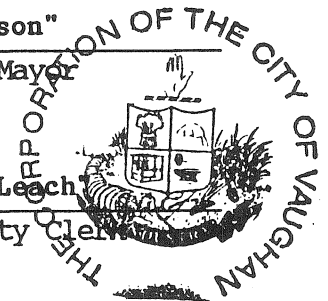
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 390 to the Official Plan of the Vaughan Planning Area, consisting of the attached text is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 390 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, SECOND and THIRD time and finally passed this 4th day of May 1992.

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

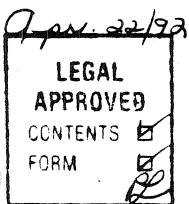
"J.D. Leach"
J. D. Leach, City Clerk



**AMENDMENT NUMBER 390
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text of Amendment Number 390 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 390.

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



I. PURPOSE

The purpose of this Amendment is to amend Amendment No. 330 to the Official Plan of the Vaughan Planning area in order to set out guidelines respecting the location of "Clubs" within Vaughan's industrial areas.

II. LOCATION

The lands subject to this amendment are those lands designated "Industrial", "Special Purpose Industrial" and "Service Commercial" within Vaughan's industrial areas.

III. BASIS

This Official Plan Amendment was initiated in response to a number of applications the City has received to permit clubs in the City's industrial areas. The Official Plans for most of the industrial areas do not permit clubs in the City's industrial parks. The term "Clubs" is interpreted to mean not-for-profit social or private clubs.

Within the City's industrial areas, there has been an increased demand for social clubs. Many of these clubs have been approved on an ad-hoc basis, with issues such as parking, location and proximity to neighbouring uses being evaluated on their individual merits. It is expected that the City will continue to receive such applications. Current policy required an official plan amendment to permit clubs. In order to eliminate the need for an amendment, it was considered to be appropriate to insert policies in the official plan to permit clubs in industrial areas subject to specific criteria.

At a Public Hearing held on February 24, 1992, the Council of the City of Vaughan considered a general amendment to Official Plan Amendment No. 330 to permit clubs in industrial areas. At the same meeting, Council adopted a motion to amend Official Plan Amendment No. 330 to permit clubs subject to specific criteria.

IV DETAILS OF THE ACTUAL AMENDMENT AND THE POLICIES RELATIVE THERETO

Amendment No. 330 to the Official Plan of the City of Vaughan Planning Area is hereby amended by adding the following subsections to Section III, BASIS and Section IV, DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO respectively.

"III. Clubs

Social clubs are already permitted by By-law 1-88 as "clubs" in many different industrial zones. "Clubs" are permitted in an M1 Restricted Industrial Zone, M2 General Industrial Zone, MW Special Purpose Industrial Zone, and two Parkway Belt Industrial Zones, PBM1 and PBM7, and also in a C7 Service Commercial Zone. By-law 1-88 also provides a clear definition of a "Club".

The purpose of this amendment, in part, is to permit restaurants and banquet halls in industrial areas. These uses are typically more intensive than a club. Restaurant uses peak during the middle of the day and have a higher parking demand. Clubs are usually smaller facilities and tend toward weekend and evening use. Typically, clubs do not generate the same level of parking demand as a restaurant or banquet hall use."

"IV. Clubs

The following policies shall apply to the location of clubs within lands designated "Industrial":

1. Clubs shall be permitted in all industrial designations, provided that no clubs shall be permitted in a building adjacent to a provincial highway, with the exception of Highway #7.
2. *Parking facilities shall be provided in accordance with the provisions of By-law 1-88.*
3. The structural design of the building is in accordance with the Ontario Building Code for a Club."

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 and where applicable site plan control, all pursuant to the Planning Act 1983.

VI. INTERPRETATION

The provisions of the Official Plan, as amended, regarding the interpretation of the official plan shall apply to this amendment.

APPENDIX I

On November 12th, 1990 Council Committee considered a Staff report responding to a request for comment from the Ministry of Municipal Affairs, in respect of several site specific Official Plan Amendments in the industrial area (OPA#'s 284, 339, 351 and 353). The amendments were to permit a variety of commercial uses in the industrial area, including one social club. Since that time, Council has also adopted OPA#'s 361, 374 and 378.

The Ministry is of the opinion that the approval of site specific amendments is inappropriate in light of Council's adoption of OPA #330, which permits restaurants, banquet halls and office uses in industrial areas. Any additional uses should be permitted only as amendments to OPA #330 and it would be preferable to provide policies for such uses in OPA #330. The approach taken by the Ministry is consistent with that of the Region of York.

On November 20th, 1990, Council adopted a motion advising the Ministry that it consented to the modification of certain amendments to bring them under OPA #330. In addition, Council directed that a public hearing be scheduled to consider the appropriateness of including social clubs as a permitted use under OPA #330. On April 15, 1991, a report was prepared by Planning Staff recommending a general amendment to OPA #330 to permit social clubs in industrial areas subject to locational criteria. Council received the public hearing.

On October 15, 1991, Council considered a second report from Planning Staff respecting Council's position on social clubs in industrial areas. In response to the Ministry's letter of July 4th, 1991, Council resolved the following:

"That the Ministry of Municipal Affairs BE ADVISED that the City of Vaughan is continuing to review its policies governing the location and development of social clubs in industrial areas".

On January 10, 1992, and February 5, 1992, the Planning Department received letters from the Ministry of Municipal Affairs stating that it wishes to receive more detail on the timing of Staff recommendations to Council and that once the Ministry has received assurances that this issue is being actively pursued by the City, the Ministry will be in the position to complete the processing of OPA #374.

On February 24, 1992, Council considered a further Staff Report respecting social clubs in industrial areas. On that date, Council resolved the following:

THAT proposed Official Plan Amendment File OP.14.91 (City of Vaughan), BE APPROVED, subject to the following:

1. That OPA #330 be amended to permit "Clubs" within all areas designated "Industrial" subject to the following restrictions:
 - a) For lands zoned MP1 Prestige Industrial, no Club shall be permitted in a building adjacent to a provincial highway with the exception of Highway #7.
 - b) Adequate parking facilities are available.
 - c) The structural design of the building is in accordance with the Ontario Building Code for a social club.

2. That a public hearing be held to consider an amendment to By-law 1-88 to permit social clubs in MP1 Prestige Industrial Zones, except for buildings abutting a provincial highway, with the exception of Highway #7, and to review the parking standards applicable to Social Clubs.
3. THAT the Ministry of Municipal Affairs be advised of Council's resolution.

CARRIED AS AMENDED