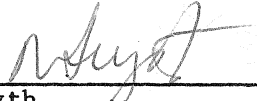


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 381 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 10th day of July, 1992.



N. Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 16th day of July, 1992.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 377-91

A By-law to adopt Amendment Number 381 to the Official Plan of the Vaughan Planning Area.

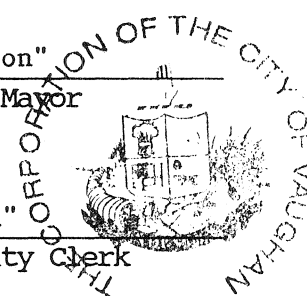
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 381 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 381 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 17th day of December 1991.

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

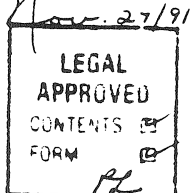
"J.D. Leach"
J. D. Leach, City Clerk



**AMENDMENT NUMBER 381
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedule 1 to Amendment Number 381 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 381.

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



I. PURPOSE

The purpose of this Amendment to the Official Plan, is to provide for a site specific amendment to Amendment No. 330 to the Official Plan of the Vaughan Planning Area, in order to permit a restaurant having a gross floor area of 157 sq.m.

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are located east of Jane Street, on the north side of Langstaff Road, being Lot 15 on Plan 65M-2724, municipally known as 100 Saramia Crescent, in Lot 11, Concession 4, City of Vaughan.

III. BASIS

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

1. The Subject lands are designated "Industrial" by Official Plan Amendment No. 107. This designation does not permit the restaurant use. The lands are subject to the restaurant policies contained in Official Plan Amendment No. 330. Official Plan Amendment No. 330 permits restaurants in industrial areas, subject to criteria relating to location and the provision of parking.

These policies provide in part that:

Restaurants are permitted within the interior of industrial areas subject to:

- a) The subject lands shall abut an internal road;
- b) The maximum size of a restaurant use shall be established in the implementing zoning by-law;
- c) Parking shall be provided on-site for eating establishments at the current eating establishment use parking standard set out in the City's Zoning By-law 1-88."

The subject lands abut Langstaff Road which is an arterial road. Therefore, the subject lands are not located in the interior of an industrial area. Further, the eating establishment does not meet criterion (c) above, as the required parking standards will not be met.

2. On September 16, 1991, Vaughan Council considered the Official Plan and Zoning By-law Amendment Applications, which proposed the restaurant use at a Public Hearing (Files: OP.36.91 and Z.48.91 - New Empire Group Development Corporation). At the meeting, Council deferred the applications to a future Council Committee meeting.

On September 25, 1991 at a Council Committee meeting, Council received a deputation from the owner's agent. At the meeting Council decided that the application be brought before Council at its meeting on October 8, 1991, with the appended report.

On October 8, 1991, at a meeting, the Council of the City of Vaughan again considered the Official Plan and Zoning Amendment Applications. At the meeting, Council approved the Official Plan and Zoning amendment applications.

IV. DETAIL'S OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment No. 330 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to Section IV, Paragraph 1:

"The lands subject to Official Plan Amendment No. 381, being Lot 15, Plan 65M-2724, may be used for a restaurant with a maximum gross floor area of 157 sq.m, subject to the zoning standards set out in an implementing by-law."

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.

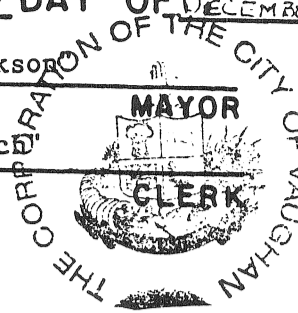
VI INTERPRETATION

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. 381
ADOPTED THE 17 DAY OF ~~DECEMBER~~ 1991.

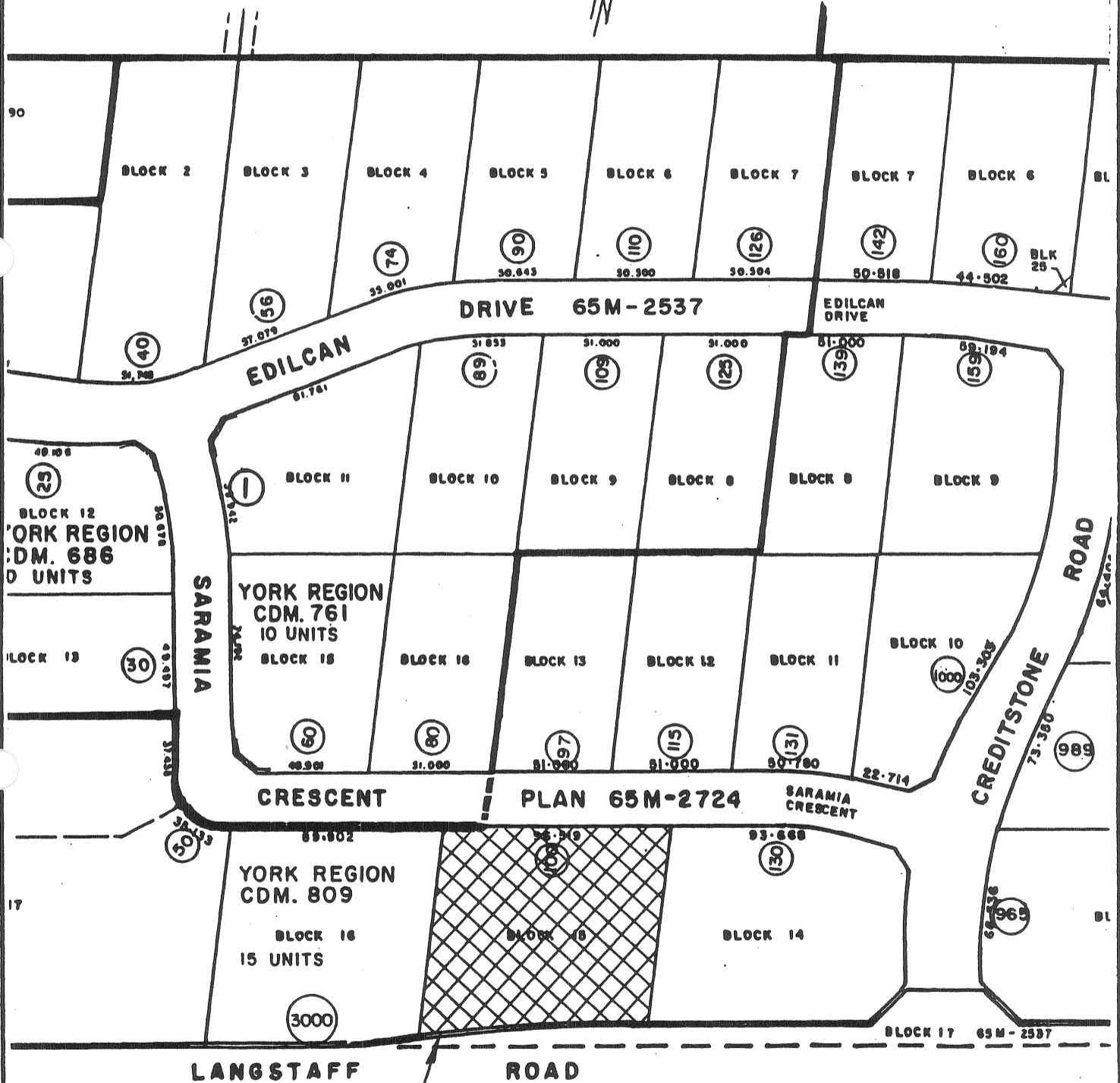
"L.D. Jackson

"J.D. Leach



LOCATION: LOT 15, PLAN 65M-2724

SCALE: 0 200 FT.



AREA SUBJECT TO
AMENDMENT NO. 381

APPENDIX 1

The subject lands are located east of the Jane Street, on the north side of Langstaff Road, being Lot 15, Plan 65M-2724 and known municipally as 100 Saramia Crescent, unit #20, in Lot 11, Concession 4, City of Vaughan.

The Official Plan Policies in OPA No. 330 requires that restaurants abut internal roads, and that servicing be provided on-site at the current eating establishment use parking standard set out in the City's Zoning By-law 1-88. As the Restaurant does not meet the above-mentioned criteria, an amendment to the Official Plan is required.

Vaughan Council at its September 16, 1991, Public Hearing resolved:

"THAT Official Plan Amendment OP.36.91 and Zoning Amendment Z.48.91 (New Empire Group Development Corporation), BE REFUSED."

"THAT Official Plan Amendment OP.36.91 and Zoning Amendment Z.48.91 (New Empire Group Development Corp.), BE RECEIVED."

"THAT Official Plan Amendment OP.36.91 and Zoning Amendment Z.48.91 (New Empire Group Development Corporation), BE REFERRED to staff to be brought back to a future Council Committee meeting to resolve the concerns."

Vaughan Council at its September 25, 1991, Council Committee meeting resolved:

"THAT the deputation be received;

AND THAT this item be brought before Council at its meeting on October 8, 1991, with the appended report;

AND FURTHER THAT all individuals in attendance at the Council Public Hearing of September 16, 1991, be notified accordingly."

Vaughan Council at its October 8, 1991, Council meeting resolved:

"THAT Official Plan Amendment OP.36.91 and Zoning Amendment Z.48.91 (New Empire Group Development Corporation), BE APPROVED SUBJECT TO CONDITIONS."