

THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 267-91

A By-law to adopt Amendment Number 374 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 374 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 374 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 11th day of September 1991.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area, is to provide for a site specific amendment to Amendment Number 330 to the Official Plan of the Vaughan Planning Area in order to permit a "Club" having a maximum gross floor area of 139.35 square metres.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located southeast of Jane Street and Langstaff Road, on the north side of Pippin Road, in Block 11, Plan 65M-2696 and are municipally known as 40 Pippin Road, in Lot 10, Concession 4, City of Vaughan. The amendment applies specifically to Unit #17 of York Region Condominium 746 which is shown as "Area Subject to Amendment No. 374" on Schedule "1" attached hereto.

III BASIS

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

1. The Subject Lands are designated "Industrial" by Official Plan Amendment No. 107 (Vaughan-400 Industrial Park). The proposed Club is not a permitted use, therefore an amendment to the official plan is required.
2. The Club is located in the interior of the industrial area and does not abut any major arterial roads or provincial highways.
3. The Club will be operating during off peak hours and as such, would not conflict with the daytime industrial operations.
4. Parking has been provided on-site for the Club at the current "club" parking standard set out in the City's Zoning By-law 1-88.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

Amendment Number 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. 374, being Unit #17 of York Region Condominium 746, in the building located on Block 11, Plan 65M-2696, may be used for a "Club", 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.

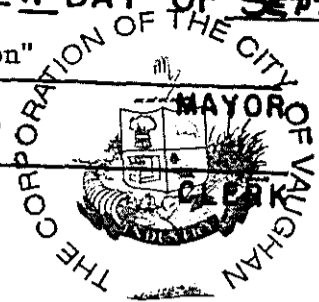
VI INTERPRETATION

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. 374
ADOPTED THE 11 DAY OF SEPT., 1991.

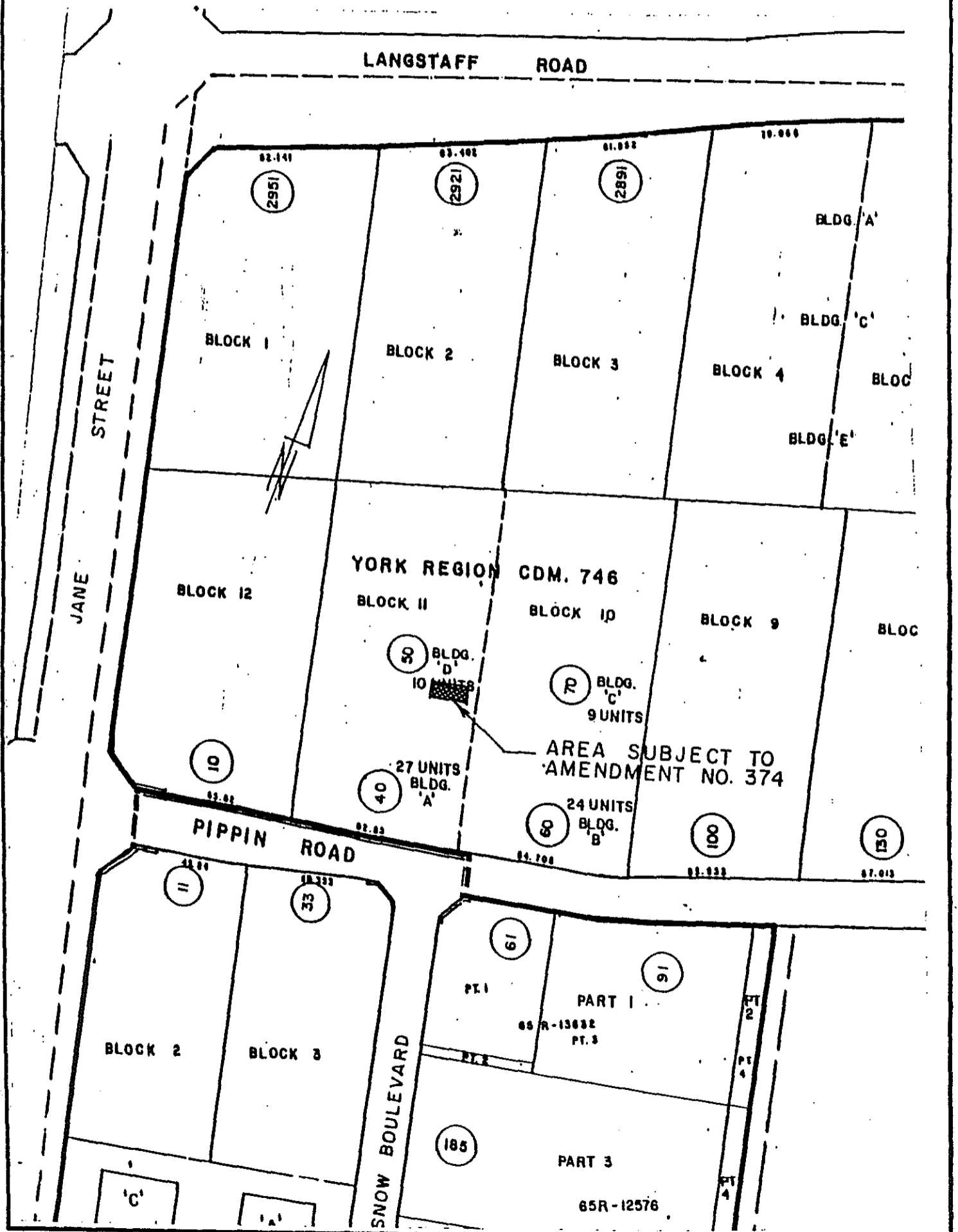
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF BLOCK II, PLAN 65M-2696

SCALE: 0 100m



APPENDIX 1

The subject lands are located southeast of Jane Street and Langstaff Road on the north side of Pippin Road, being Block 11, Plan 65M-2696 and known municipally as 40 Pippin Road, Unit #17 of York Region Condominium Plan 746, in Lot 10, Concession 4, City of Vaughan.

The Official Plan Policies in OPA Number 330 do not permit a "Club" in a Industrial designation and therefore, an amendment to the Official Plan is required.

Vaughan Council at its April 15, 1991 Public Hearing resolved:

"THAT Zoning By-law Amendment Application Z.13.91 (Circolo DiLago), BE DEFERRED to a future Council Public Hearing meeting."

Vaughan Council at its June 3, 1991 Public Hearing resolved:

"THAT Official Plan Amendment Application OP.28.91 and Zoning By-law Amendment Application Z.13.91 (Circolo DiLago), BE APPROVED, subject to the following condition:

- a) The Official Plan Amendment and implementing by-law add the proposed use of a "CLUB" as a permitted use in Unit #17 of York Region Condominium Plan No. 746."