
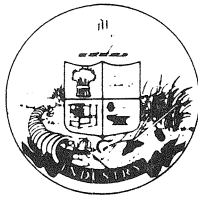


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 402 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs without modification on the 24th day of April, 1993.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 29th day of April, 1993.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 200-92

A By-law to adopt Amendment Number 402 to the Official Plan of the Vaughan Planning Area.

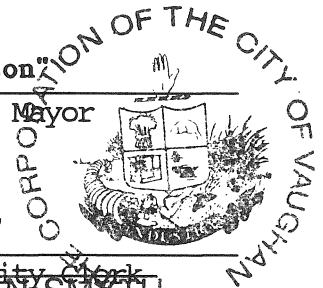
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 402 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 402 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 22nd day of June 1992.

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

"N. Smyth"
J. D. Leach, City Clerk
NORMAN SMYTH
DEPUTY CITY CLERK



AMENDMENT NUMBER 402
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 402 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 402.

Also attached hereto but not constituting part of the amendment are Appendices "I", "II" and "III".



I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, by providing a site specific amendment to permit a take-out eating establishment and business or professional offices in an existing 1,326.02 m² local convenience plaza.

II LOCATION

The lands subject to this amendment are located on the northwest corner of Astona Boulevard and Weston Road, being Blocks 217 and 218, Plan 65M-2701, and known municipally as 9000 Weston Road, in Lot 14, Concession 6, in the City of Vaughan. The lands are shown as "AREA SUBJECT TO AMENDMENT NO. 402" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

III BASIS

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

1. The Subject Lands are currently designated "Local Convenience Commercial" by Official Plan Amendment No. 240 (Woodbridge Community Plan). The proposed uses do not conform to the Official Plan and therefore, an amendment is required.
2. Planning Staff are of the opinion that it is appropriate to widen the range of uses for the subject site. There are few local convenience commercial opportunities in the immediate area at this time. Commercial areas will be provided with the development of the lands to the east, however, the timing of this development is unclear. Therefore, a wider range of uses could be of benefit to the community.
3. On March 2, 1992, Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Council Public Hearing Meeting. At the meeting, Council approved the Official Plan Amendment.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES
RELATIVE THERETO

Official Plan Amendment No. 240 to the Official Plan of the Vaughan Planning Area as amended by Amendment No. 345, is hereby further amended by adding the following paragraph to Section 4.10(h) Commercial Specific Policies:

4.10(h) In addition to the uses permitted by 4.6 Local Convenience Commercial, the lands designated "Local Convenience Commercial" on the northwest corner of Astona Boulevard and Weston Road, being "Area subject to Amendment No. 402" may also be used for a take-out eating establishment, and business or professional offices. The maximum amount of floor space devoted to each use shall be established in the implementing zoning 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.

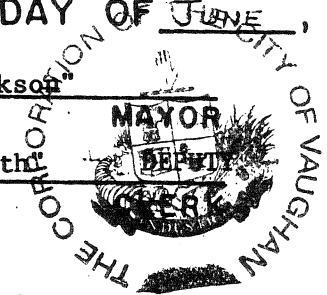
VI INTERPRETATION

The provisions of 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 'I'
 TO AMENDMENT NO. 402
 ADOPTED THE 22 DAY OF JUNE, 1992.

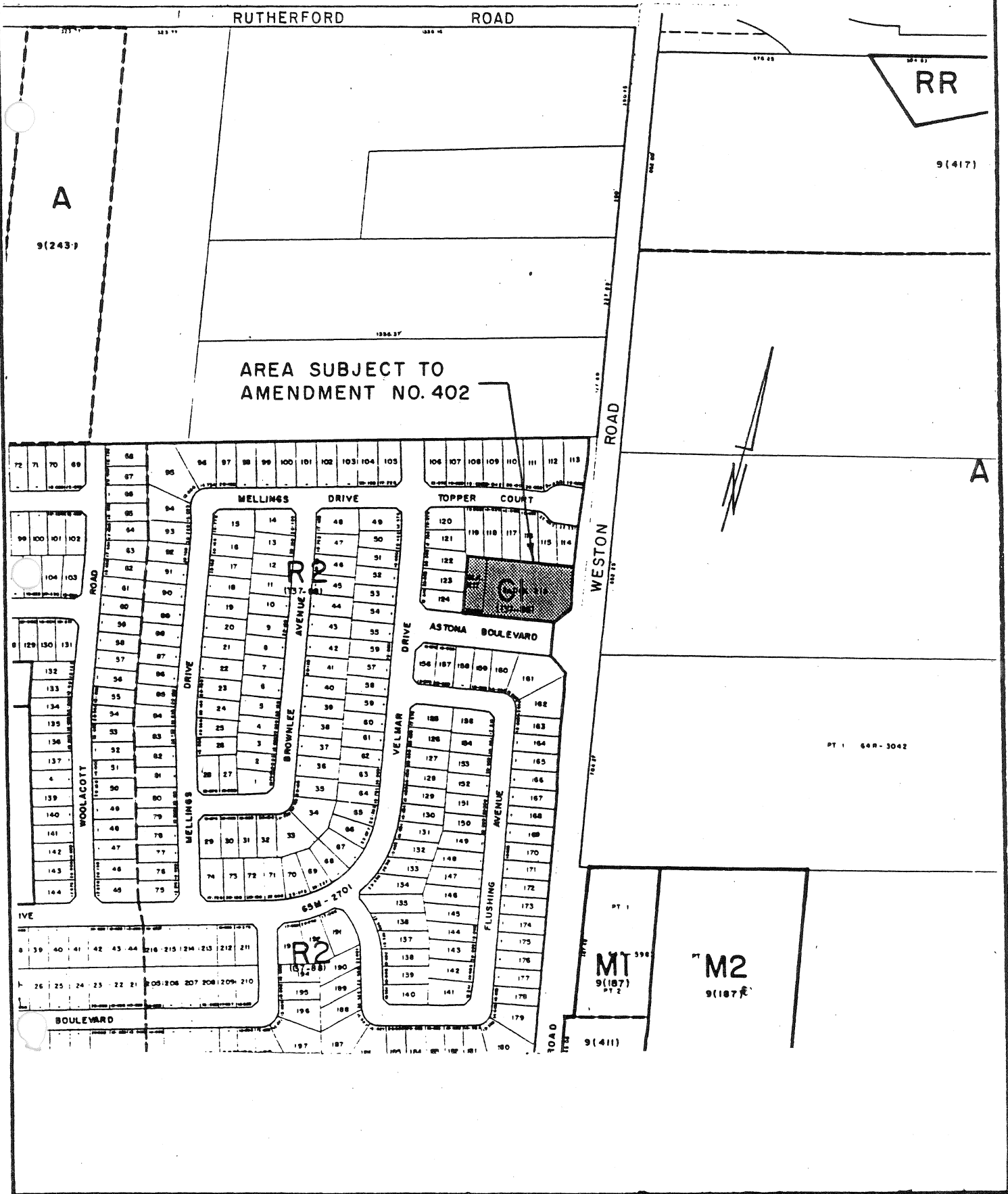
"L.D. Jackson"

"N. Smyth"



9000 WESTON ROAD
 LOCATION: BLOCKS 217 AND 218, PLAN 65M-2701, NORTHWEST CORNER OF
 ASTONA BOULEVARD AND WESTON ROAD

SCALE: 0 200 m



APPENDIX I

The subject lands are located on the northwest corner of Astona Boulevard and Weston Road, being Blocks 217 and 218, Plan 65M-2701, and known municipally as 9000 Weston Road, in Lot 14, Concession 6, in the City of Vaughan.

The Official Plan policies in Official Plan Amendment No. 240 (Woodbridge Community Plan), do not permit the proposed take-out eating establishment and the business or professional offices as permitted uses in the existing, 1,326.02m² plaza.

Vaughan Council at its September 16, 1992, Public Hearing Meeting resolved:

"THAT Official Plan and Zoning Amendment Applications OP.17.91 and Z.35.91 (Metrus Development Inc.), BE APPROVED, subject to the following:

1. THAT OPA #240 (Woodbridge Community Plan) be amended to permit the following uses on a site specific basis:
 - a) Business or Professional Offices;
 - b) Take-out Eating Establishment.
2. THAT the implementing by-law:
 - a) Add the following uses to the list of permitted uses for the subject lands.
 - i) Business or Professional Offices.
 - ii) Take Out Eating Establishment with a maximum gross floor area of 106.0 metres squared.
3. THAT appropriate filtering equipment be installed in any food preparation exhaust system."




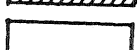
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 402

CITY OF VAUGHAN

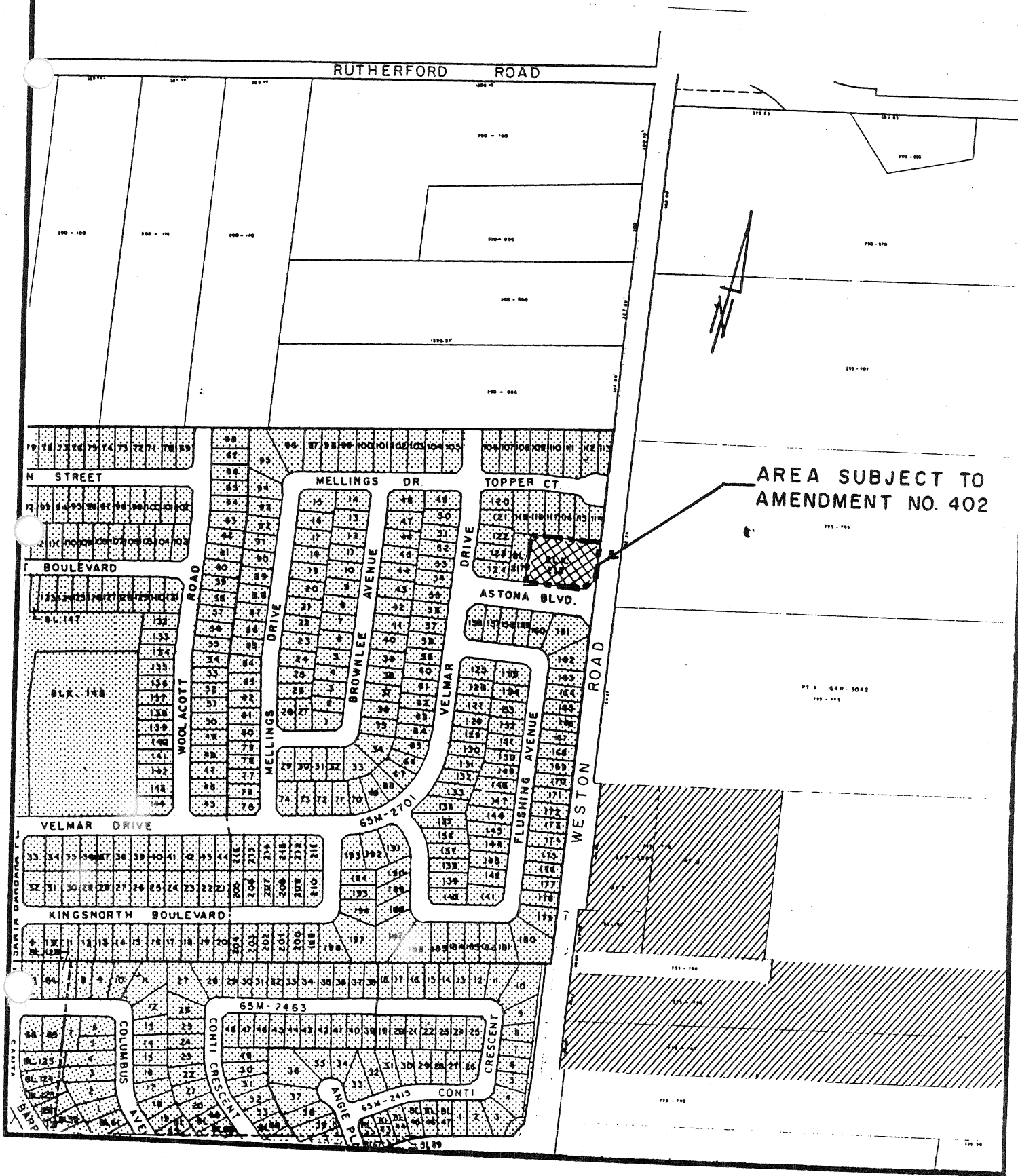
LOCATION: 9000 WESTON ROAD
BLOCKS 217 AND 218, PLAN 65M-2701, NORTHWEST CORNER OF ASTONA
BOULEVARD AND WESTON ROAD

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  AGRICULTURAL / VACANT

DATE: 92/06/02

SCALE: 0  500 FT.



EXISTING LAND USE

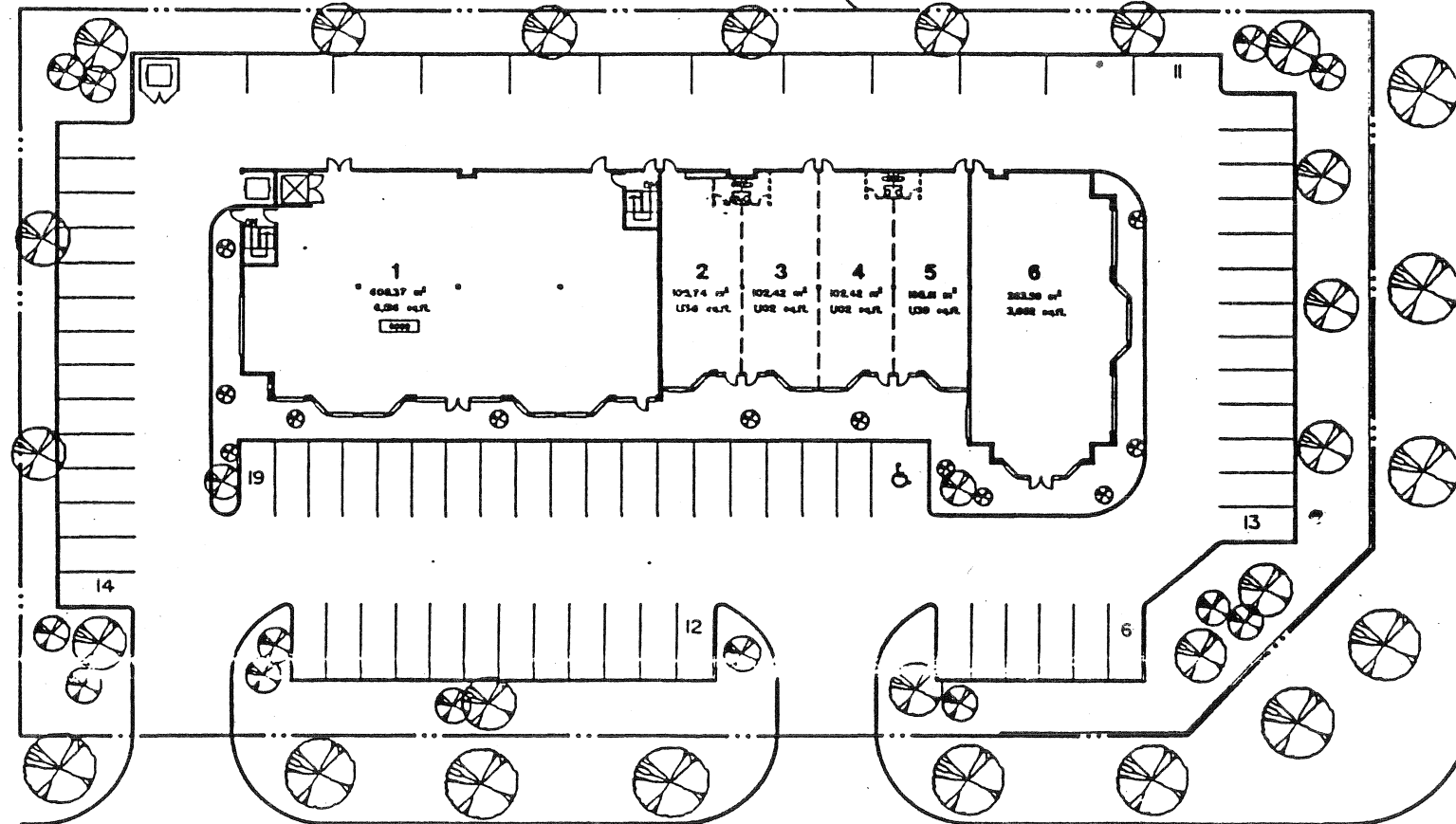
OFFICIAL PLAN AMENDMENT NO. 402

CITY OF VAUGHAN

AREA SUBJECT TO
AMENDMENT NO. 402

9000 WESTON ROAD
LOCATION: BLOCKS 217 AND 218, PLAN 65M-2701, NORTHWEST CORNER
OF ASTONA BOULEVARD AND WESTON ROAD

NOT TO SCALE



WESTON ROAD

ASTONA BOULEVARD

