
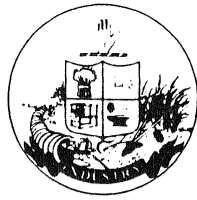


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 391 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 2nd day of October, 1992. 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 8th day of October, 1992.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 94-92

A By-law to adopt Amendment Number 391 to the Official Plan of the Vaughan Planning Area.

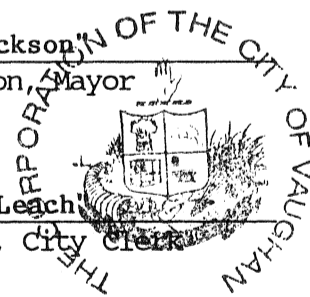
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 391 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" are 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 391 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 23rd day of March 1992.

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

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



**AMENDMENT NUMBER 391
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 391 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 391.

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



I. PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan) to:

1. Redesignate the lands shown as "Area Subject to Amendment No. 391 - Part "A" on the attached Schedules "1" and "2" from "Low Density Residential" to "Open Space" for the purposes of providing a 0.6 ha park block.
2. Permit nineteen (19) townhouse units on the lands shown on the attached Schedules "1" and "2" as "Area Subject to Amendment No. 391 - Part B".

II. LOCATION

The Subject Lands are located west of Bathurst Street, and approximately 200 metres north of Centre Street on the west side of the proposed New Westminster Drive, in Lot 6, Concession 2, City of Vaughan.

III. BASIS

The decision to amend Official Plan Amendment No. 210 is based on the following considerations:

1. The proposed medium density residential use is considered a minor change from the existing "Low Density Residential" designation. The proposed use is compatible with both the proposed and existing residential uses to the north and west.
2. The Subject Lands are bounded on the south by lands designated "General Commercial"; on the east by the New Westminster Drive which is a minor arterial road; and to the north and west by lands designated "Low Density Residential". Development of that part of the Subject Lands shown as Part "B" with 19 townhouse units is an appropriate land use given the locational characteristics of the site. There are both existing and proposed commercial and high density residential uses to the south and east and existing and proposed low density residential uses to the west and the north. The provision of a park to serve the recreational needs of the community is also considered desirable and appropriate.

3. The Subject Lands are presently vacant and are designated for both Low Density Residential and Medium Density Residential uses. This amendment permits additional medium density residential uses, and contains a neighbourhood park.
4. Given the current supply of parks and recreational facilities in the Thornhill/Vaughan Community and the anticipated parkland and recreational needs of the expected population of the Amendment Area, it is deemed appropriate for the City to accept approximately a 0.6 ha parkland block for development within the Amendment Area. This represents a parkland dedication of 1 ha per 300 dwelling units.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Redesignating the lands shown on the attached Schedules "1" and "2" as "Area Subject to Amendment No. 391 - Part A" from "Low Density Residential" to "Open Space".
2. Providing the following site specific policies for the Subject Lands shown as "Area Subject to Amendment No. 391".
 - a) The minimum size of the "Open Space" designation shown as "Area Subject to Amendment No. 391 - Part A" shall be .6 ha. The open space area shall be conveyed to the City free of all cost and encumbrance prior to the registration of an implementing draft plan of subdivision.
 - b) In addition to the uses permitted by the "Low Density Residential" designation, the lands designated "Low Density Residential" shown on the attached Schedules "1" and "2" as "Area Subject to Amendment No. 391 Part B" may be developed with a maximum of 19 townhouse units.

- c) Recognition is given to the value of the fisheries resource of tributary of the Don River, and as such, development is to take place in such a manner as to minimize negative impacts that can result from development including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site.

All alterations to the watercourse require application under the Lakes and Rivers Improvements Act prior review and approval to the satisfaction of The Ministry of Natural Resources.

V. IMPLEMENTATION

The policies of this Amendment shall be implemented through the amendment to the City of Vaughan Zoning By-law, draft plan of subdivision and Site Development Agreements, pursuant to the Planning Act, 1983.

VI. INTERPRETATION

The provision of Official Plan Amendment No. 210, as amended, to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

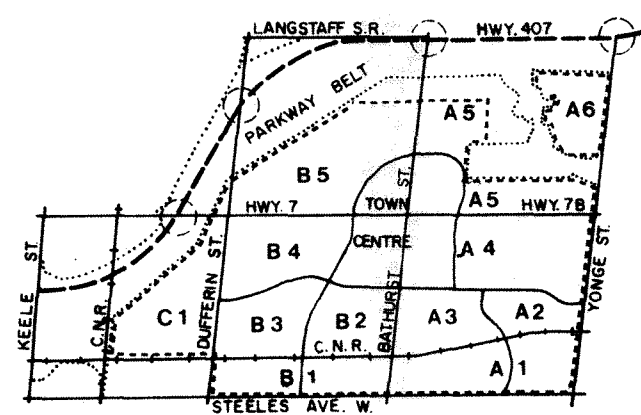
MODIFICATION #14

LAND USE Thornhill-Vaughan Community Schedule A

THIS IS SCHEDULE A
TO AMENDMENT NO. 391
ADOPTED THE 23rd DAY OF MARCH, 1992.

L. D. JACKSON
MAYOR
J. D. LEACH
CLERK
Langstaff Road

KEY PLAN



Legend

Residential

- Low Density
- Medium Density
- High Density
- Further Study Area
- Village of Thornhill Heritage District

Commercial

- General Commercial
- Neighbourhood Commercial
- Town Centre Commercial
- Service Station
- Mixed Commercial & Residential
- Local Convenience Commercial

Open Space

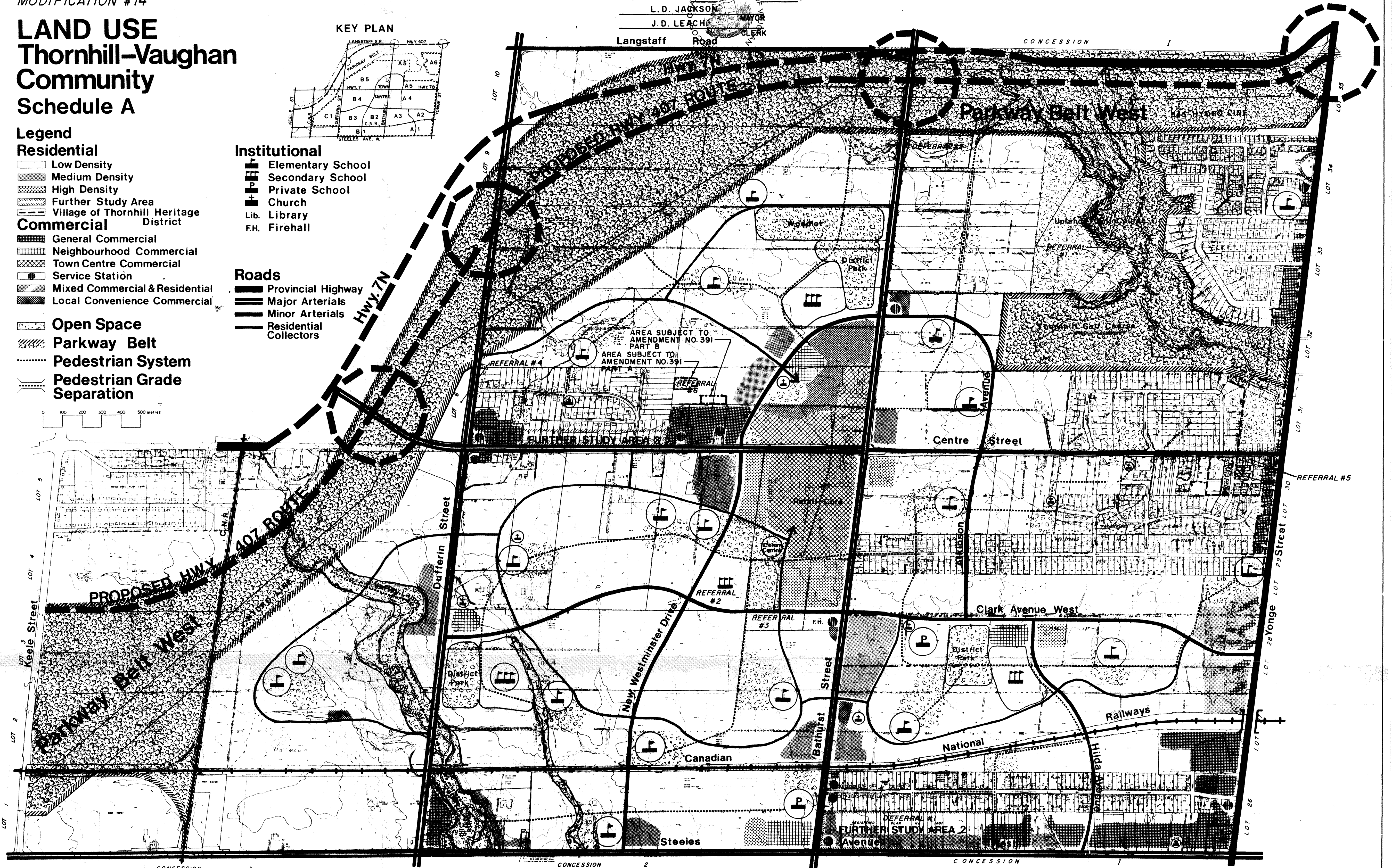
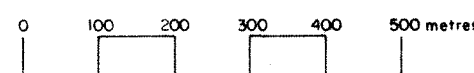
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

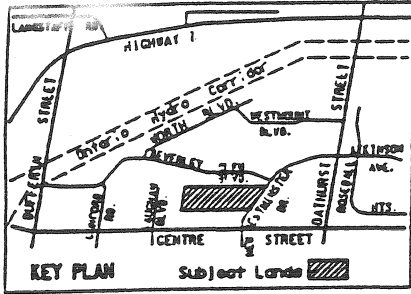
Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- F.H. Firehall

Roads

- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors

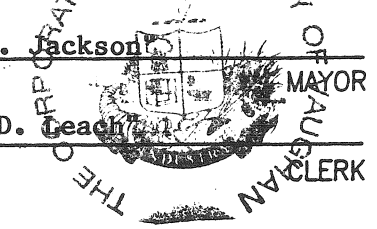




THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 391
 ADOPTED THE 23RD DAY OF MARCH, 1992

"L.D. Jackson"

"J.D. Leach"



MAYOR

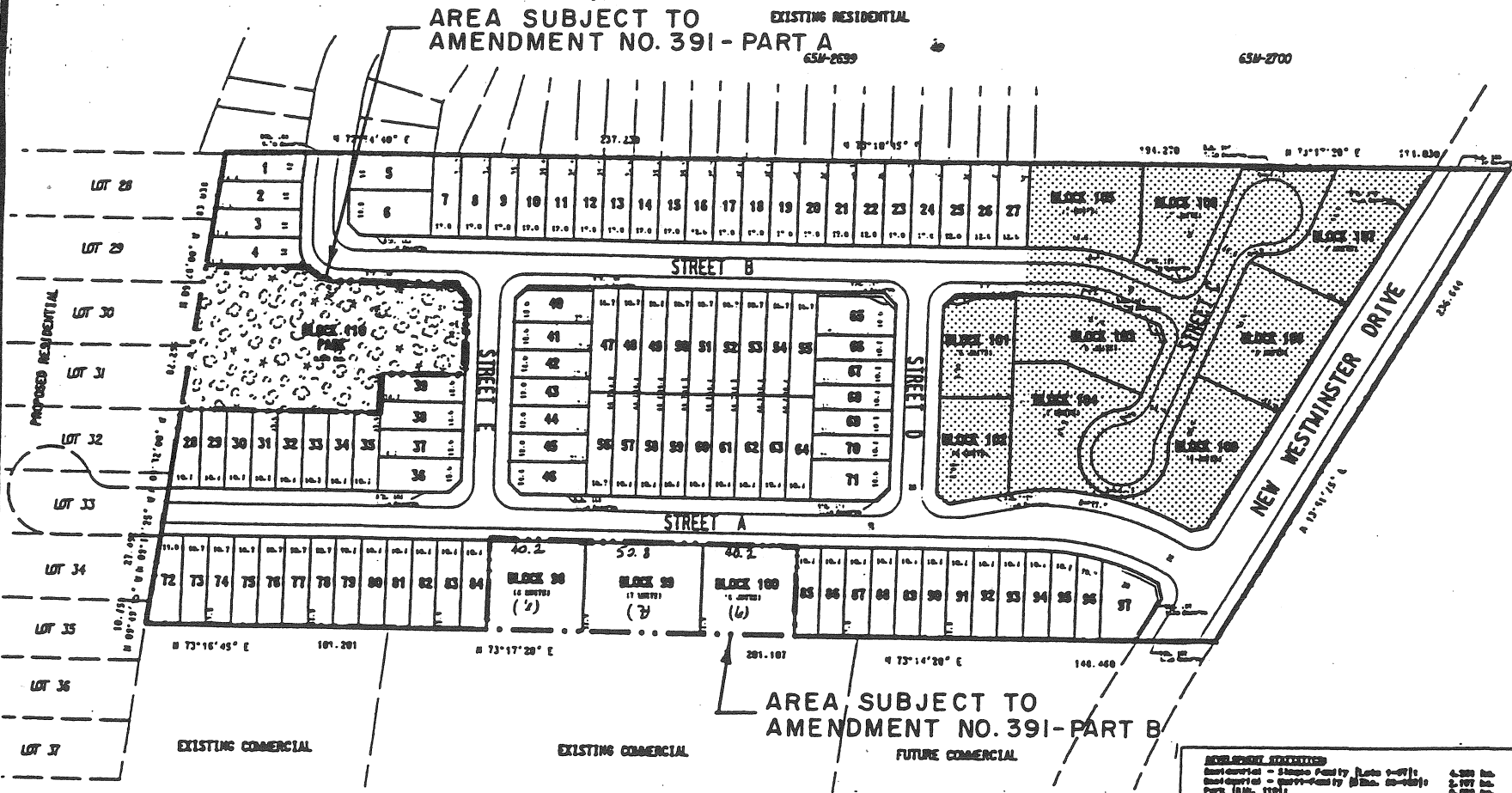
CLERK

AREA SUBJECT TO
 AMENDMENT NO. 391 - PART A



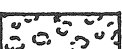
EXISTING RESIDENTIAL

65M-2639

65M-2700



LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE

AREA SUBJECT TO
 AMENDMENT NO. 391 - PART B

FUTURE COMMERCIAL

DEVELOPMENT STATISTICS	
Commercial - Single Family (Lots 1-27):	4.50
Commercial - Commercially Zoned (Lots 28-46):	2.00
Future Commercial (Lots 47-84):	1.50
TOTAL	8.00
TOTAL VALUE	
Commercial - Single Family (Lots 1-27):	110.00
Commercial - Commercially Zoned (Lots 28-46):	40.00
Future Commercial (Lots 47-84):	30.00
TOTAL	180.00

DRAFT PLAN OF SUBDIVISION
 Part of Lot 6,
 Concession 2,
 City of Vaughan
 Regional Municipality of York

SCALE 1:2500

19T-89022P

NOTES:
 1. Lot frontages calculated at the Building Line in accordance with the provisions herein before.
 2. All elevations relative to Canadian Geodetic Datum.
 3. Topographic Survey: Vislander Group Ltd.
 Ontario Land Surveyors

APPENDIX I

The subject lands are located west of Bathurst Street approximately 200 metres north of Centre Street on the west side of the proposed New Westminister Drive, in Lot 6, Concession 2, City of Vaughan.

The Official Plan policies for the "Low Density Residential" designated portion of the site, permits single family detached units only. The remaining portion of the subject lands is designated "Medium Density Residential" and permits on-street townhouses, en-block townhouses, quadraplexes, maisonettes, stacked townhouses and garden apartments.

At the February 4, 1991 Public Hearing, Council resolved (in part):

"That the Public Hearing be received."

Subsequently, at the Council Meeting of March 5, 1991, Council resolved (in part):

"THAT Official Plan Amendment Application OP.58.90 and Zoning By-law Amendment Application Z.121.90 (Pinecliff Homes Inc.), BE APPROVED, subject to the following conditions:

1. That the Official Plan Amendment redesignate a portion of lands from "Low Density Residential" to "Medium Density Residential" and "Open Space", as shown on the March 1st, 1991. Plan prepared by Weston and Associates, and include the following provision:
 - a) That land and cash-in-lieu be conveyed to the City for a park or other public purposes at a rate of 1 ha for each 300 dwelling units proposed, on the subject lands.
2. That prior to the enactment of the implementing zoning by-law, Council shall have adopted the Official Plan Amendment and the Region of York shall have draft approved the revised plan of subdivision.
3. That the implementing by-law rezone the lands from A Agricultural Zone to R3, R4 and RM1 Residential Zones and OS2 Open Space Park Zone, as shown on Attachment #10 to the item on the Council Committee agenda dated February 25, 1991, and as modified by the March 1, 1991 Plan prepared by Weston and Associates, with allowance for minor adjustments pursuant to the approval of the draft plan."

On May 21, 1991, Council adopted Official Plan Amendment #370 redesignating the subject lands in the manner which would permit the development of the applicant's revised subdivision 19T-89022 (Pinecliff Homes) as recommended by Council for approval on March 5, 1991.

On October 21, 1991, Council reconsidered the applications to amend the official plan and zoning by-law and for approval of the draft plan of subdivision.

Council Resolved:

"THAT Official Plan Amendment Application OP.58.90 and Zoning By-law Amendment Application Z.121.90 (Pinecliff Homes Inc.), BE REFUSED;

AND THAT By-law 138-91 adopting OPA #370, be rescinded, and appropriate By-law be placed on the next available Council meeting for enactment;

AND THAT the resolution of March 5, 1991, as well as any relevant documentation recommending draft plan of subdivision for this proposal be rescinded;

AND FURTHER THAT the Regional Municipality of York be so advised."

The applicant has since referred Council's decision to the Ontario Municipal Board.

On March 2, 1992, Council considered revised applications:

1. To amend OPA #210 to redesignate a portion of the lands from "Low Density Residential" to "Medium Density Residential" and "Open Space".
2. To amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone to R3, R4 and RM1 Residential Zones and OS1 Open Space Zone.
3. To amend draft plan of subdivision approval. A draft plan dated October 28, 1991 was originally submitted in support of the above noted applications. This plan contains 208 units comprised of 115 townhouse units and 93 single detached units. Subsequently, revised plan were received. The most recent plan dated February 25, 1992 proposes 181 units comprised of 84 townhouse units and 97 single detached units.

Council Resolved;

A. THAT Official Plan Amendment and Zoning By-law Amendment Applications (OP.46.91 and Z.107.91) (Pinecliff Homes Inc.), BE APPROVED, as modified subject to the following conditions:

1. That the Official Plan Amendment:

- a) include a maximum of 19 townhouse units as a permitted use on Blocks 98, 99 and 100;
- b) designate a .6 ha area as Open Space based on a parkland standard of 1 ha/300 dwelling units.

2. That prior to final approval and registration of the Plan of Subdivision, Council be satisfied with respect to the disposition and withdrawal of the outstanding referrals to the Ontario Municipal Board.

B. That prior to the enactment of the implementing zoning by-law Council shall have adopted the Official Plan Amendment and the Region of York shall have draft approved the revised plan of subdivision.

C. That the implementing by-law:

1. Rezone the subject lands from A Agricultural Zone to R3, R4, and RM1 Residential Zones and OS2 Open Space Zone, as shown on Attachment #3 to the Council Public Hearing Agenda of March 2, 1992, with allowance for minor adjustments pursuant to the approval of the draft plan.
2. That Blocks 98 to 100 inclusive be zoned RM1 Residential Zone which will also allow for the development of single family residential dwellings constructed in accordance with R4 single family standards as outlined in this report.

D. That the Neighbourhood Plan, as adopted at the Council Public Hearing of June 17, 1986, be amended to designate the road option as shown on Attachment #13 to the Council Public Hearing Agenda of March 2, 1992, to provide a connection of the future southerly extension of MacArthur Drive to Street "A" on the Pinecliff Homes Inc. lands (19T-89022R), to be the road pattern in this areas.

E. That the Region of York be advised to amend the draft plan conditions of approval for draft plan of subdivision 19T-89022(R) (Pinecliff Homes Inc.) and substitute therefor the following draft plan conditions to reflect the revised plan as prepared by Weston and Associates Ltd., as revised on February 25, 1992, as red-lined dated February 26, 1992, (Attachment #17 to the Council Public Hearing Agenda of March 2, 1992), BE RECOMMENDED FOR DRAFT APPROVAL, subject to the following conditions:

AND THAT Attachment #3 of the Council Public Hearing Agenda of March 2, 1992, be amended to designate both sides of Street "E" as R3, as per the agreement with the residents.

AND FURTHER THAT Attachment #17 of the Council Public Hearing Agenda of March 2, 1992, be amended to indicate that the park size be .60 ha.

CARRIED AS AMENDED

AMENDMENT

MOVED by Regional Councillor Di Biase
seconded by Councillor Green

THAT the following Condition #24 be added:

"THAT external services be approved to the satisfaction of the City of Vaughan Planning Staff."

CARRIED