

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 347-97

A By-Law to adopt Amendment Number 490 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 490 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1, and 2," are hereby adopted. Also attached hereto, but not constituting part of the Amendment is Appendix "1".

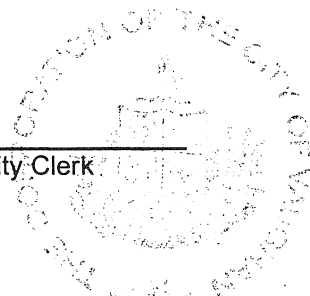
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 490 to the Official Plan of the Vaughan Planning Area.

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 20th day of October, 1997.

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

"V. Leskie"
V. Leskie, Deputy City Clerk



**AMENDMENT NUMBER 490
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" attached hereto constitute Amendment Number 490 to the Official Plan of the Vaughan Planning Area.

17/12/26
APPROVED
✓
17/12/26

I PURPOSE

The purpose of this amendment is threefold. Firstly, it will provide for the redesignation of the subject lands from "Rural Use Area" "Valley and Stream Corridor" and "Agricultural Area" to "Rural Use Area" and "Valley and Stream Corridor." Secondly, it will provide a site specific amendment to OPA #400 to allow a Cemetery and related uses, while recognizing certain natural features located on the subject lands. Thirdly, it will provide a site specific amendment to OPA #400 to add the subject amendment No. 490 to Section "6.0 iii) Rural Area - General policies."

II LOCATION

The lands subject to this amendment, hereinafter referred to as "Subject Lands", are comprised of 80.72 ha located between Dufferin Street and Bathurst Street being all of Lot 33, Concession 2, City of Vaughan. The lands are shown as "Area Subject to Amendment No. 490" on Schedules "1" and "2" attached hereto.

III BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. Pursuant to Section 6.2.1 a) of OPA No. 400, the following studies which were prepared in support of the application:
 - "Preliminary Hydrogeological Investigation";
 - "Environmental and Agricultural Impact Statement"; and
 - "Impact of Demographics on Cemetery Requirements of the Jewish Community of Greater Toronto."

These studies have demonstrated the need for a cemetery facility and have concluded that the subject lands are suitable for this type of use. Given the space intensive nature of cemetery uses planning needs to occur over a longer time frame to ensure their availability when needed.

2. The western portion of the subject lands are located within the Maple Uplands and Kettle Wetlands ANSI and McGill ESA. These environmental features can be protected by providing specific policies and buffer areas within the official plan amendment, zoning by-law and site development agreement.

IV Details of the Actual Amendment and Policies Relative Thereto.

Amendment No. 400 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Redesignating the lands shown on Schedule "F" as "Area Subject to Amendment No. 490" subject lands from "Rural Use Area" "Valley and Stream Corridor" and "Agricultural Area" to "Rural Use Area" and "Valley and Stream Corridor" as shown on Schedule 1 to OPA No. 490.
2. Adding the following paragraph to the end of Section 6.2.1:
 - d) A cemetery and associated facilities are permitted in Lot 33, Concession 2 subject to the following policies:
 - i) Appropriate buffer setbacks are required between any burial plot and the property boundaries. These setbacks must be acceptable to both the Region of York Health Department and the Ministry of the Environment and Energy.
 - ii) With the exception of burial plots and associated monuments and markers, no parking facilities, buildings or other structures shall be permitted within the area identified as Policy Area 1 on Schedule 2 to Amendment No. 490. A driveway may also be permitted within Policy Area 1 subject to the approvals of the MTRCA and City.
 - iii) Burial plots and associated structures, parking facilities, buildings or other structures shall not be permitted within the area identified as Valley and Stream Corridor on Schedule 2 to Amendment No. 490.
 - iv) Development of the cemetery, including administration building, accessory structures, landscaped buffers, internal roads and access locations, shall be subject to site plan approval specific development standards will be established in the implementing zoning by-law.
3. Amendment No. 400 to the Official Plan of the Vaughan Planning Area is hereby amendment by adding the Amendment No. 490 after the words "No. 476" in Section 6.0 iii).

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and Site Development Agreement.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of the plan shall apply with respect to this Amendment.

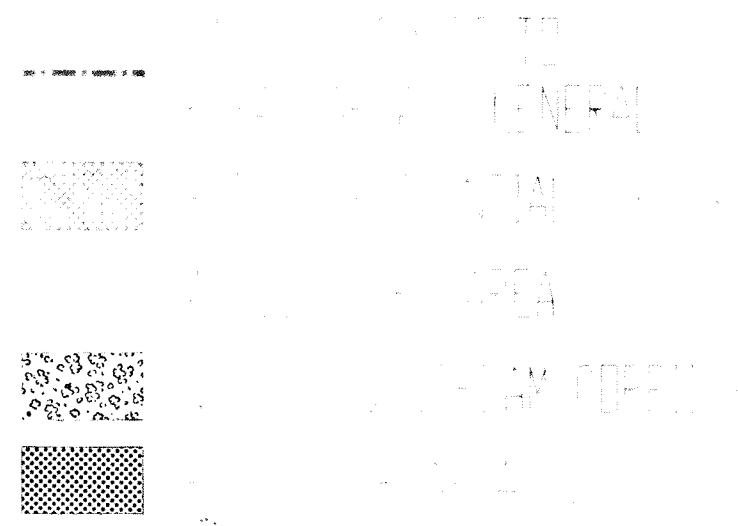
MODIFICATION
No. 230
UNDER SECTION 17(9) OF
THE PLANNING ACT

RURAL AREA GENERAL

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 490
ADOPTED THE 20th DAY OF OCTOBER, 1997.

L. D. JACKSON
MAYOR
V. LESKIE
DEPUTY CLERK

THIS IS SCHEDULE 'F'
TO AMENDMENT NO. 400



○ 125 HA DRAINAGE LIMIT

DEFERRED
UNDER
SECTION 17(10)
OF THE
PLANNING ACT
3

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
3

REFERRED
TO O.M.B.
8

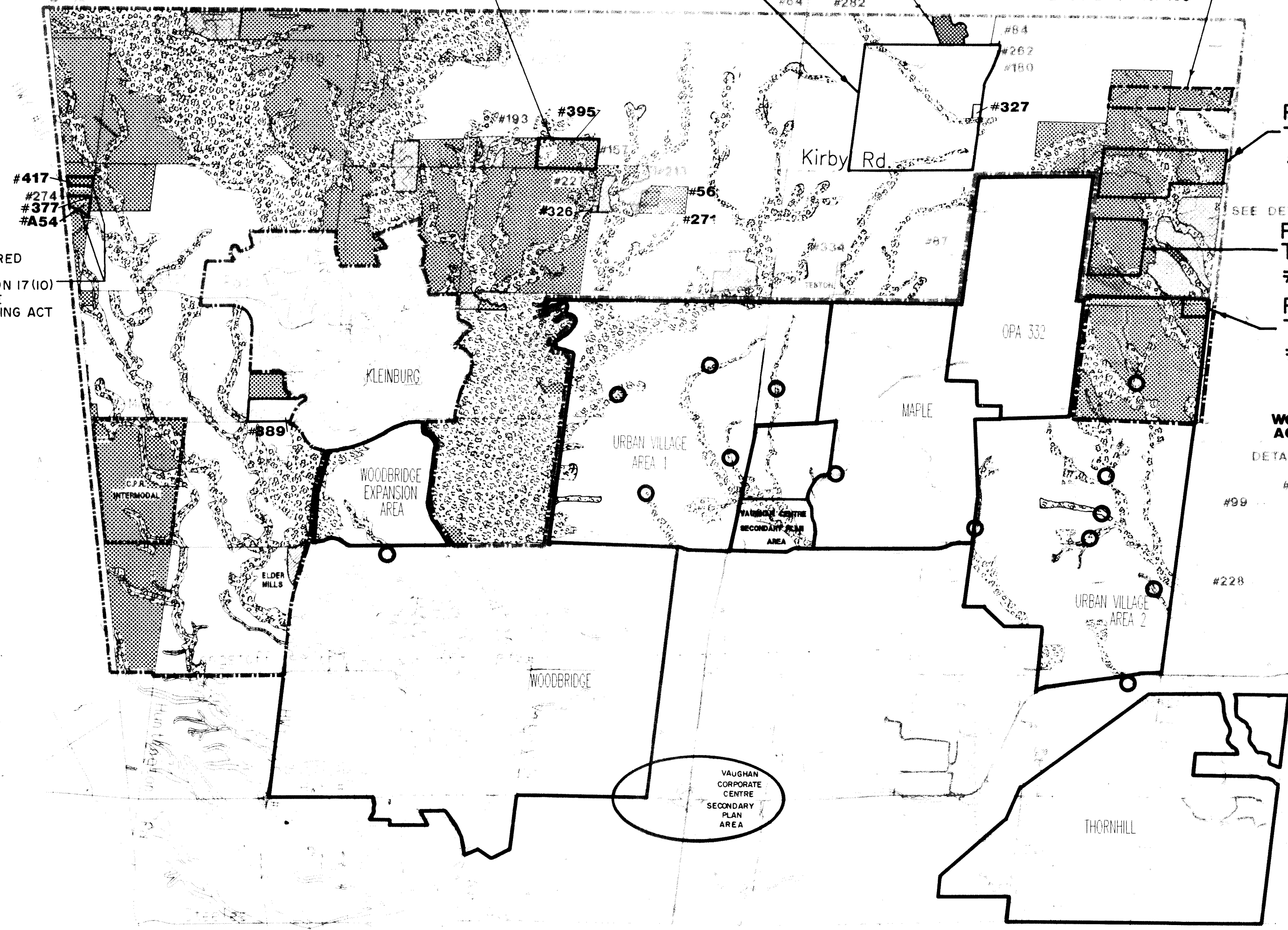
DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
3

AREA SUBJECT TO
AMENDMENT NO. 490

REFERRED
TO O.M.B.
6

REFERRED
TO O.M.B.
7

REFERRED
TO O.M.B.
2



LOCATION: LOT 33, CONCESSION 2

NOT TO SCALE

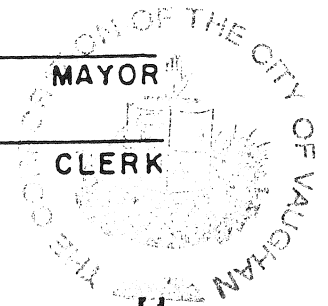
THIS IS SCHEDULE '2'
TO AMENDMENT NO. 490
ADOPTED THE 20th DAY OF OCT., 1997.

"L. D. Jackson"

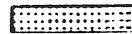
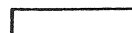
MAYOR

"V. Leskie"

CLERK

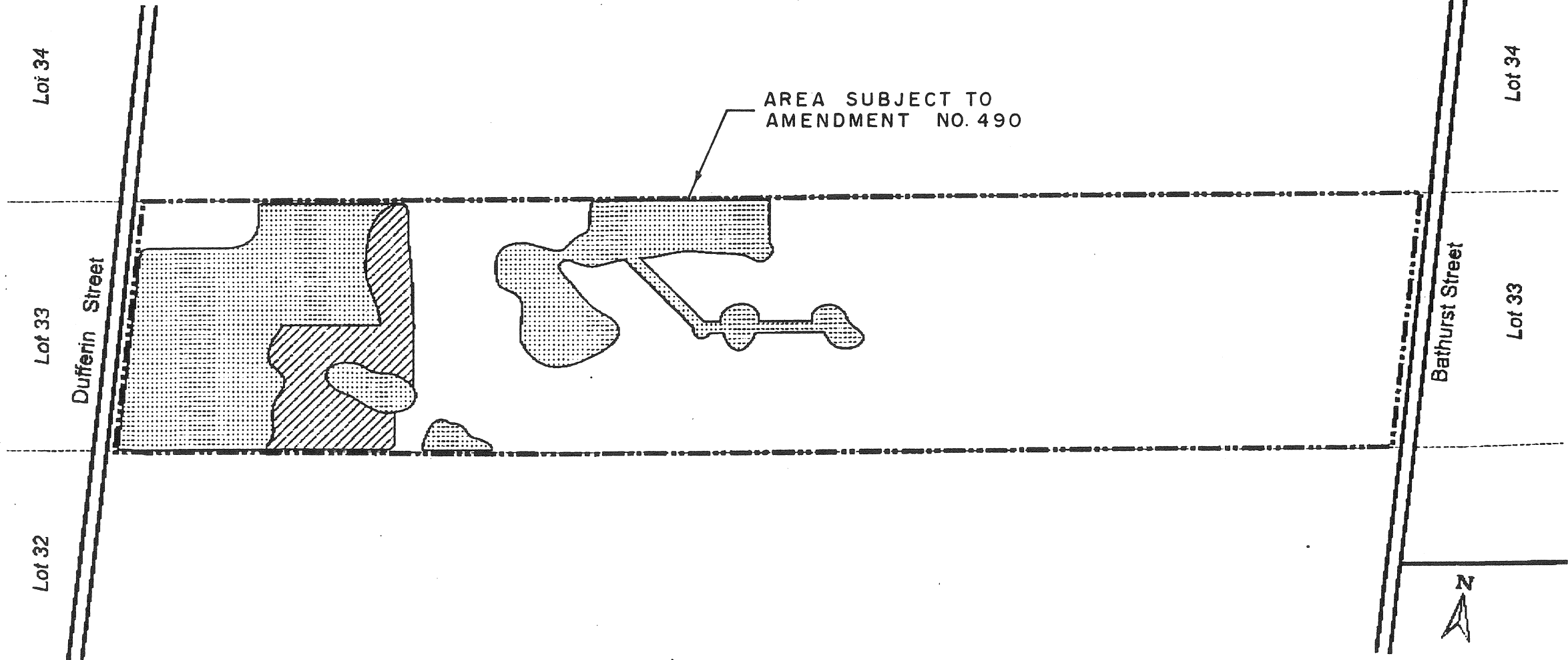


Proposed Land Use Designation

-  Valley & Stream Corridor
-  Rural Use Area

Proposed Overlay Designations

-  Policy Area "1"



APPENDIX I

The subject lands are located south of King Vaughan Road between Dufferin Street and Bathurst Street in all of Lot 33, Concession 2, in the City of Vaughan.

The purpose of the amendment is to redesignate a portion of the lands to Rural Use Area and to permit a cemetery and associated facilities. The amendment will also protect the environmental features within the "Valley and Stream Corridor" designation.

A Committee of the Whole meeting was held on August 18, 1997, for which Council adopted the following resolution:

"THAT Official Plan Amendment Application OP.96.010 (Jack Reingold, Trustee/Toronto Hebrew Memorial Park), BE APPROVED, subject to the following conditions:

1. **THAT the Official Plan Amendment include policies to:**
 - a) **redesignate the eastern half of the subject lands to "Rural Use Area" and to permit a cemetery use on the subject lands;**
 - b) **ensure the protection of the ESA and ANSI from the more intrusive aspects of the cemetery uses;**
 - c) **require a landscape buffer along the northern and southern lot lines; and**
 - d) **require the establishment of specific development standards through the review of subsequent zoning amendment and site plan applications, including access, landscaping, setbacks etc."**