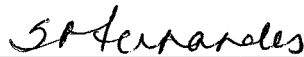


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 618 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 5th day of July, 2006.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 27th day of July, 2006.

Certificate of Approval

AMENDMENT No. 618

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 5, 2006.

Date:

July 17, 2006



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 353-2004

A By-law to adopt Amendment Number 618 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 618 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
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 618 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 6th day of December, 2004.

"Michael Di Biase"

Michael Di Biase, Mayor



"J.D. Leach"

J. D. Leach, City Clerk

**AMENDMENT NUMBER 618
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 618 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 618.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #600, as amended by OPA #604, by permitting a severance of the subject lands.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 618". The lands are located at the northeast corner of King-Vaughan Road and Keele Street, (12295 Keele Street), in Part of Lot 1 (former Township of King), Concession 3, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit the severance of the "Subject Land" is based on the following:

1. On October 12, 2004, Council approved Official Plan Amendment application OP.01.009 (David and Rose Beatty) to facilitate the severance of the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600, as amended by Amendment No. 604, to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Adding the following to Section 10.14 (ii) Lot Creation in Natural Core Area, Natural Linkage Area, Countryside Area and Settlement Area:

"f) Notwithstanding the above, two (2) additional residential lots along King-Vaughan Road shall be permitted for the lands subject to Amendment No. 618, as shown on Schedule #1 to Amendment No. 618, located at the northeast corner of King-Vaughan Road and Keele Street, (12295 Keele Street), in Part of Lot 1 (former Township of King), Concession 3, City of Vaughan. The following provisions apply to the subject lands:

1. A Site Plan is required and must include a landscape plan that identifies restoration of native species and replacement of lost vegetation.

2. Development envelopes must be established in the zoning by-law for the dwellings, private services, driveway and accessory structures. Lawn areas should be restricted to the front of the dwelling and should not exceed 2,000 sq.m in size.
3. A minimum 30 m setback from the CUP3 Coniferous Plantations will be established in the zoning by-law.
4. A silt fence around the development envelope will be required before and during construction.
5. Fences should be limited to the area of the development envelope."

- b) Deleting Schedule "F1" to OPA #600 and substituting Schedule "F1" attached hereto as Schedule #2.

V IMPLEMENTATION

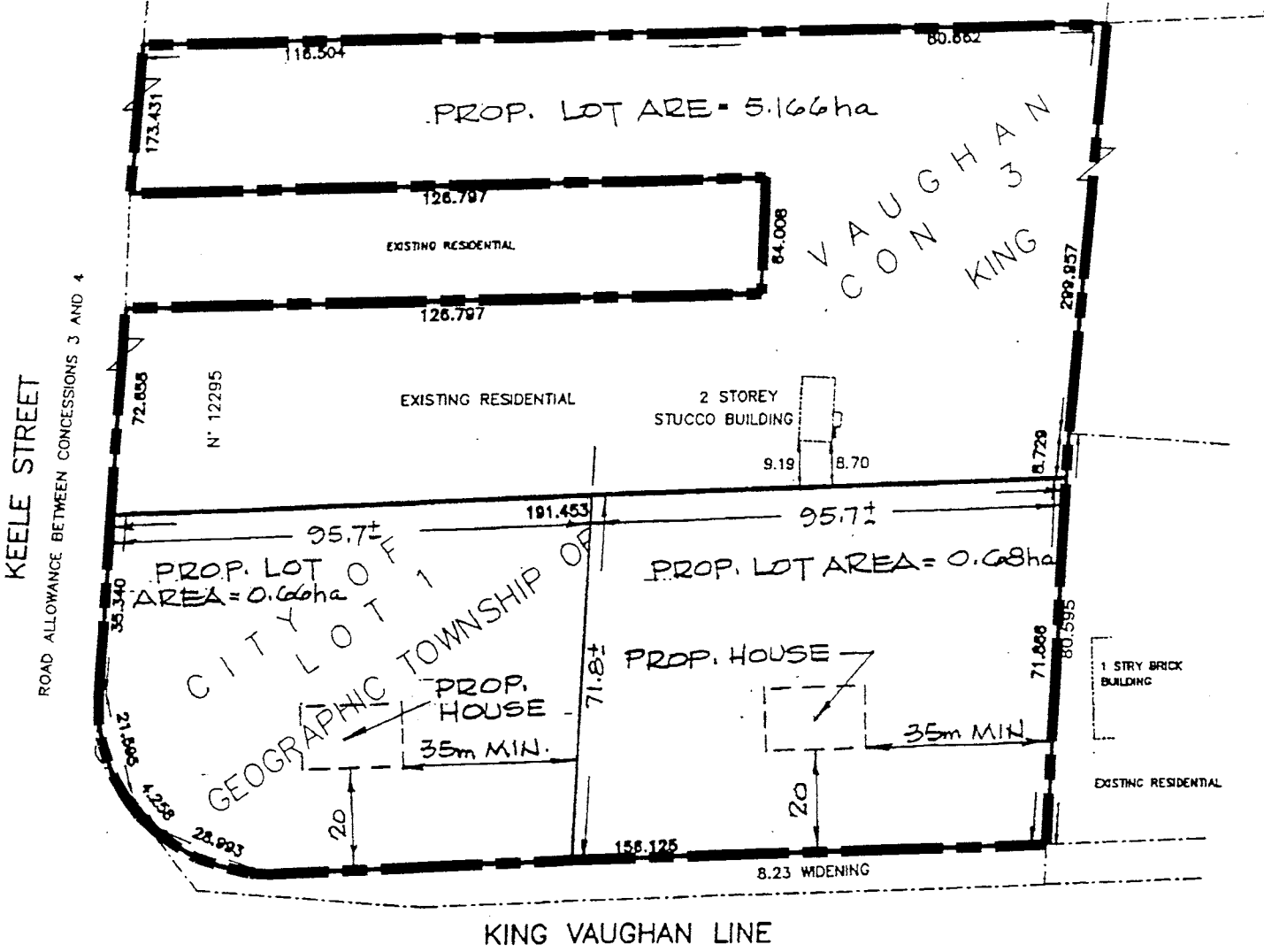
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law and Site Plan approval, pursuant to the Planning Act.

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.



EXISTING AGRICULTURAL
LOT 2

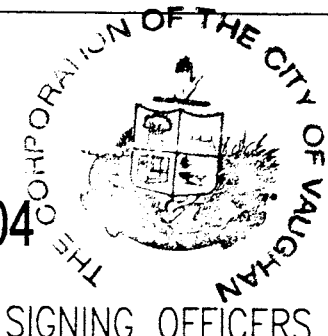


KEELE STREET
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

VAUGHAN
CON
KING

**AREA SUBJECT TO
AMENDMENT No. 618**

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 618
ADOPTED THE 6th DAY OF Dec, 2004**



FILE No. OPA #618
RELATED FILE No's. OP.01.009 & Z.00.063
LOCATION: Lot 1 (former Township of King),
Concession 3
APPLICANT: DAVID & ROSE BEATTY
CITY OF VAUGHAN

"Michael Di Biase"

SIGNING OFFICERS

MAYOR

"J.D. Leach"




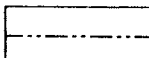
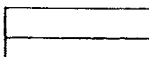
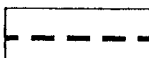
CLERK

AREA SUBJECT TO
AMENDMENT No. 618

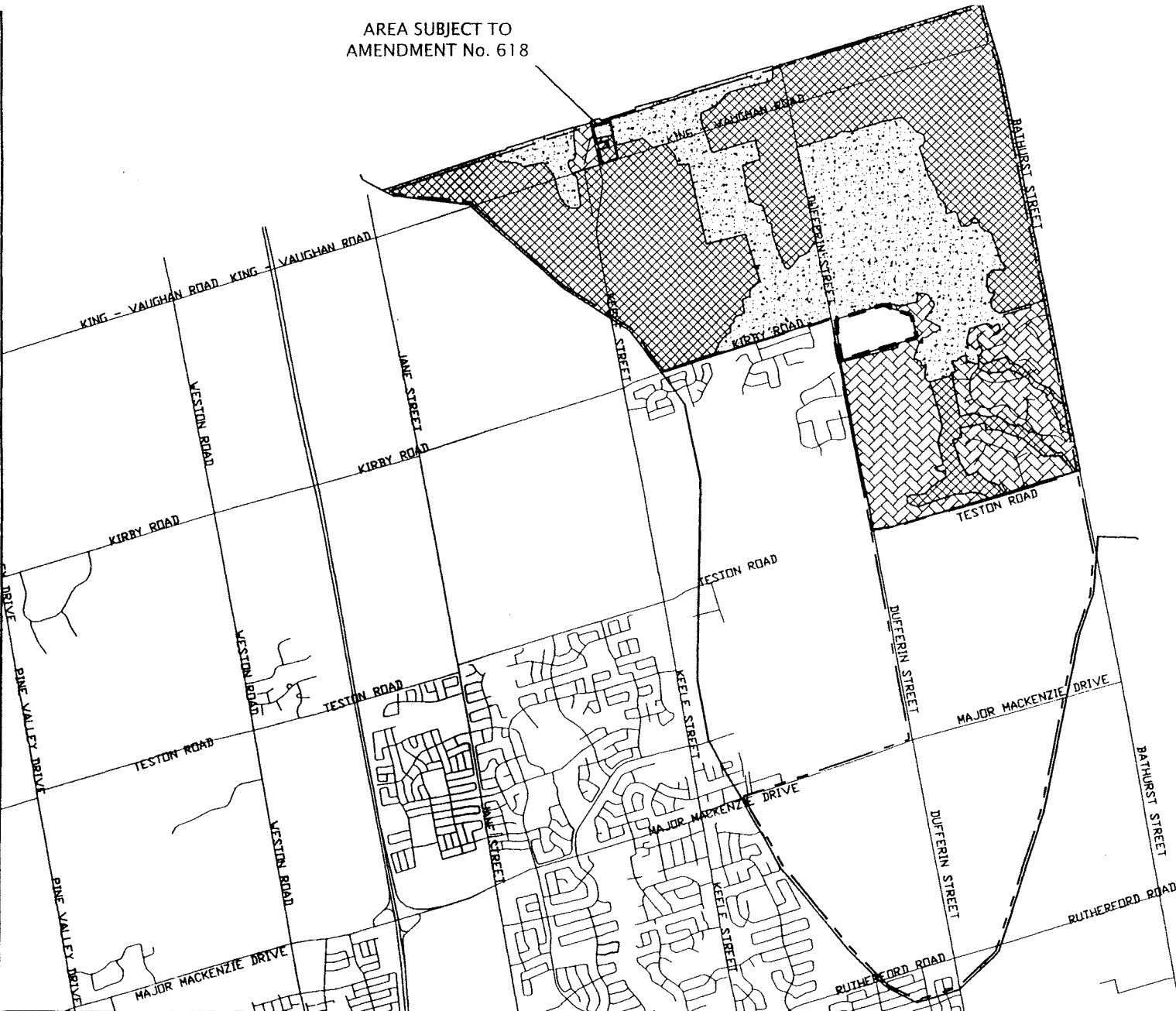


NOT TO SCALE

LEGEND

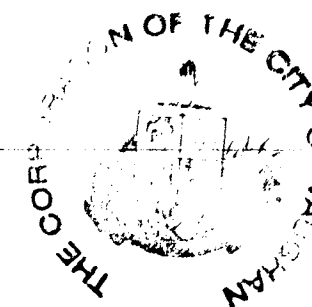
-  NATURAL CORE AREA
-  NATURAL LINKAGE AREA
-  COUNTRYSIDE AREA
-  LANDS SUBJECT TO OAK RIDGES MORaine
RURAL AREA GENERAL
-  OAK RIDGES MORaine
ONTARIO REG 1/02
-  REFER TO
MINISTER'S DECISION

THIS IS SCHEDULE F1 TO AMENDMENT NO. 600
OAK RIDGES MORaine - RURAL AREA GENERAL



FILE No. OPA #618
RELATED FILE No's. OP.01.009 & Z.00.063
LOCATION: Lot 1 (former Township of King), Concession 3
APPLICANT: DAVID & ROSE BEATTY
CITY OF VAUGHAN

THIS IS SCHEDULE '2' TO
AMENDMENT No. 618
ADOPTED THE 6th DAY OF Dec., 2004



SIGNING OFFICERS
"Michael Di Biase" MAYOR
"J.D. Leach" CLERK

APPENDIX I

The subject lands are located at the northeast corner of King-Vaughan Road and Keele Street (12295 Keele Street), in Part of Lot 1 (former Township of King), Concession 3, City of Vaughan. At the Council Meeting of October 12, 2004, Council considered applications to amend the Official Plan and resolved:

- "1) That Official Plan Amendment application OP.01.009 and Zoning By-law Amendment application Z.00.063 (David and Rose Beatty) be approved;
- 2) That the following report of the Commissioner of Planning, dated September 20, 2004, be received; and
- 3) That the deputation of Mr. David Beatty, 12295 Keele Street, King City, L7B 1A9, be received.

Council, at its meeting of September 27, 2004, adopted the following:

- 1) That this matter be referred to the Committee of the Whole meeting of October 4, 2004, at the request of the applicant; and
- 2) That the deputation of Mr. David Beatty and written submission, dated September 16, 2004, be received.

Report of the Commissioner of Planning dated September 20, 2004.

Recommendation

The Commissioner of Planning Recommends:

THAT Official Plan Amendment application OP.01.009 and Zoning By-law Amendment application Z.00.063 (David and Rose Beatty) BE REFUSED.



Township
of King

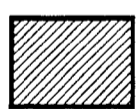
KEELE STREET

C.N.R.

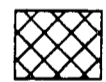
MCDONALD STREET

MALLOY STREET

KING - VAUGHAN ROAD



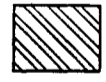
AREA SUBJECT TO
AMENDMENT No. 618



RESIDENTIAL



FARMLAND



COMMERCIAL /
INDUSTRIAL

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 618

NOT TO SCALE

LE No. OPA #618
RELATED FILE No's. OP.01.009 & Z.00.063
LOCATION: Lot 1 (former Township of King), Concession 3
APPLICANT: DAVID & ROSE BEATTY
CITY OF VAUGHAN