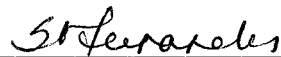


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 658 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 28th day of June, 2007.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of July, 2007.

Certificate of Approval

AMENDMENT No. 658

TO THE

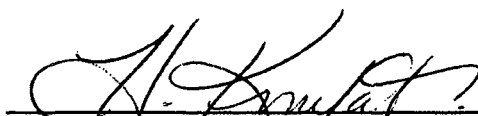
OFFICIAL PLAN FOR THE

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 June 28, 2007.

Date:

July 3, 2007



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

THE CITY OF VAUGHAN

BY-LAW

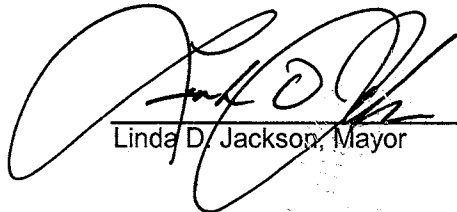
BY-LAW NUMBER 133-2007

A By-law to adopt Amendment Number 658 to the Official Plan of the Vaughan Planning Area.

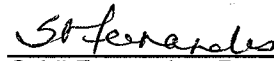
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 658 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 Regional Municipality of York for approval of the aforementioned Amendment Number 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 7th day of May, 2007.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 658
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 658 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 658.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 200 (City of Vaughan Site Plan Control Amendment), as amended by Amendment No. 553, to require Site Plan Control for new individual single-detached residential dwellings (excluding new single-detached residential dwelling developments proceeding through the subdivision approval process), located within the Kleinburg-Nashville Heritage Conservation District.

II LOCATION

Amendment No. 200, as amended, applies to all of the lands within the corporate boundaries of the City of Vaughan, however, the subject Amendment No. 658 applies specifically to those lands located within the Kleinburg-Nashville Heritage Conservation District, hereinafter referred to as the "Subject Lands", and shown as "Area Subject to Amendment No. 658" on Schedule "1", attached hereto, in Part of Lots 20 to 26, Concession 8, Part of Lots 22 to 26, Concession 9, and Part of Lots 25 and 26, Concession 10, City of Vaughan.

III BASIS

The decision to amend the Official Plan to allow Council to further define areas of Site Plan Control and address specific development concerns within a community specific official plan amendment is based on the following considerations:

1. Amendment No. 200, as amended, satisfies certain requirements of the Planning Act, regarding appropriate provisions for the use of site plan control. Amendment No. 200, as originally adopted, placed commercial, industrial, institutional, recreational, multi-residential and residential development including single and semi-detached lots with narrow frontages under the provisions of Site Plan Control.

Following a review of the City's Residential Design Standards in 2001, Amendment No. 200 was amended by Amendment No. 553, to exempt on a City-wide basis, all residential single detached, semi-detached and street townhouse dwellings and accessory structures from the requirement for Site Plan Control.

In 2002, the City commenced a study of the Kleinburg-Nashville Community with the intent of creating a Heritage Conservation District. The resulting report, entitled the "Kleinburg-Nashville Heritage Conservation District Study and Plan", identified the extent of the Kleinburg-Nashville Heritage Conservation District area, described the architecture of the existing buildings, and how the buildings

contribute to the landscape and heritage character of the District. The Kleinburg-Nashville Heritage Conservation District was established under Part V of the Ontario Heritage Act on June 23, 2003 by By-law No. 183-2003, as amended by By-law 268-2003. The Kleinburg-Nashville Heritage Conservation District Plan and Study was also adopted at that time, providing guidelines to preserve and enhance the character of the community and recommending that Site Plan Control be implemented for all classes of development within the Kleinburg-Nashville Heritage Conservation District.

The purpose of this Official Plan Amendment is to re-introduce the single-detached residential dwelling use (excluding new single-detached residential dwelling development(s) proceeding through the plan of subdivision approval process), as also to be subject to site plan control in the Kleinburg-Nashville Heritage Conservation District. This will give the City the authority to review and approve plans for the development of new individual residential dwellings to ensure among other matters that such new development will preserve and enhance the District's heritage character. Single-detached dwellings approved through the plan of subdivision approval process are subject to approved design guidelines and, therefore, are being excluded from this site plan control amendment.

The subject Amendment will ensure the objectives of the Kleinburg-Nashville Heritage Conservation District Plan are implemented.

2. Having received a statutory Public Hearing held on June 8, 2005, Vaughan Council on January 29, 2007, adopted the following resolution:

"That Official Plan Amendment File OP.05.014 (City of Vaughan) BE APPROVED, to amend OPA #200, as amended by OPA #553, to require Site Plan Control for new individual single-detached residential dwellings (excluding new single-detached residential dwellings proceeding through the subdivision approval process) located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1."

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 200, as amended, is hereby further amended as follows:

1. Adding the following paragraph to "Site Plan Control", Section IV, A, 4 as follows:
 - "iii) Notwithstanding Paragraph ii) above, new single-detached residential dwellings located within the Kleinburg-Nashville Heritage Conservation District, established by By-law No. 183-2003, as amended, shall be subject to Site Plan Control, but this

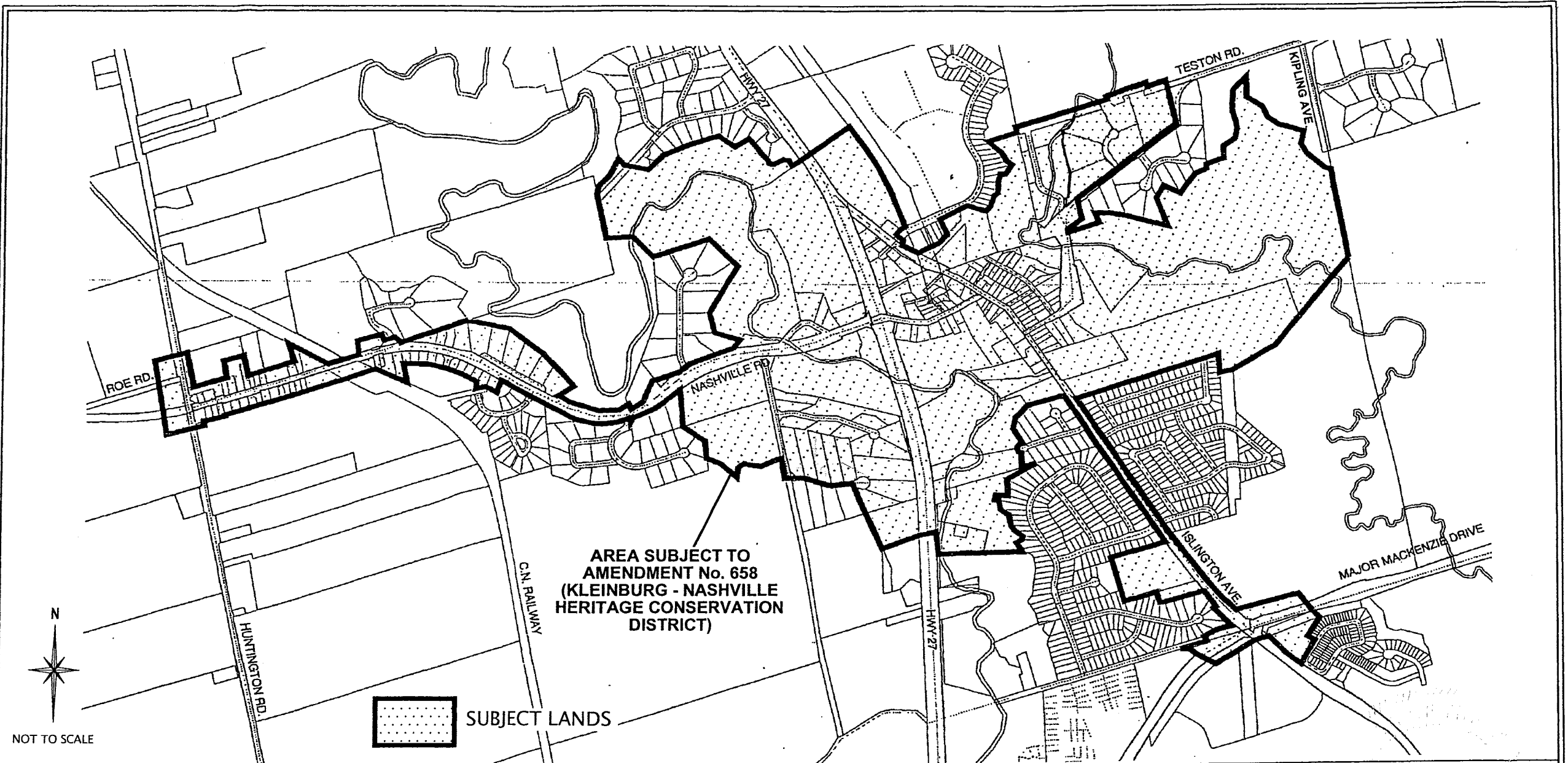
shall not include single-detached residential dwelling development(s) that are or will be proceeding through the plan of subdivision approval process and comply with the approved design guidelines.”

V IMPLEMENTATION


It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City's Site Plan Control By-law, pursuant to the Planning Act.

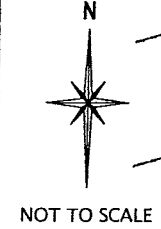
VI INTERPRETATION

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



AREA SUBJECT TO
 AMENDMENT No. 658
 (KLEINBURG - NASHVILLE
 HERITAGE CONSERVATION
 DISTRICT)


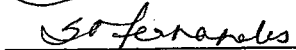
 SUBJECT LANDS



FILE No. OP.05.014
 & FILE: Z.05.024
 LOCATION: Part of Lots 20 to 26, Concession 8
 Part of Lots 22 to 26, Concession 9
 Part of Lots 25 & 26, Concession 10
 CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\opa658

THIS IS SCHEDULE '1'
TO AMENDMENT No. 658
 ADOPTED THE 7th DAY OF MAY, 2007

SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

The subject lands are located within a portion of the Kleinburg-Nashville Community, being Part of Lots 20 to 26, Concession 8, Part of Lots 22 to 26, Concession 9 and Part of Lots 25 and 26, Concession 10, City of Vaughan.

On January 29, 2007, Vaughan Council considered applications to amend the Official Plan and By-laws to require Site Plan Control for new individual (excluding new single-detached residential proceeding through the subdivision approval process) single-detached residential dwellings located within the Kleinburg-Nashville Heritage Conservation District, and Tariff of Fees by-law, and resolved the following:

“THAT Official Plan Amendment File OP.05.014 (City of Vaughan) BE APPROVED, to amend OPA #200, as amended by OPA #553, to require Site Plan Control for new individual (single-detached) single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1.

THAT the City's Site Plan Control By-law (#228-2005) be amended to require Site Plan Control for new individual (excluding new single-detached residential development(s) required to proceed through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1.