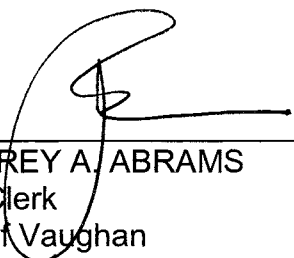


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 703 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board as per Order issued on the 5th day of October, 2009.



JEFFREY A. ABRAMS
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 20th day of November, 2009.

Bed

ISSUE DATE:

Oct. 05, 2009



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

RECEIVED

OCT 06 2009

PL060606

CITY OF VAUGHAN
CLERKS DEPARTMENT

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant: 10360 Islington Avenue Inc.
Appellant: Gioseffina (Josie) Greco-Alviani & Fabio Alviani
Subject: Proposed Official Plan Amendment No. 633
Municipality: City of Vaughan
OMB Case No. PL060606
OMB File No. O070059

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Frank Greco
Appellant: Elisa Vallescura
Subject: By-law No. 167-2006
Municipality: City of Vaughan
OMB Case No. PL060606
OMB File No. R060141

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant: 10360 Islington Avenue Inc. and J & F Alviani
Subject: Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District
Property Address: 10360 & 10384 Islington Avenue
Municipality: City of Vaughan
OMB Case No. MM080059
OMB File No. MM080059

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant: 10360 Islington Avenue Inc. and J & F Alviani
Subject: Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District, which revises the heritage permit application under OMB Case & File No. MM080059
Property Address: 10360 & 10384 Islington Avenue
Municipality: City of Vaughan
OMB Case No. MM090007
OMB File No. MM090007

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to include policies to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condominium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses on lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, designated as "Kleinburg Core" by Official Plan Amendment No. 601, as amended by Official Plan Amendment No. 633

Approval Authority File No. OP.07.004

OMB Case No. PL080178

OMB File No. PL080178

(OPA 703)

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, from "R1 Residential Zone" and "RM2 Multiple Residential Zone" to "OS1 Open Space Conservation Zone" and "RM2 Multiple Residential Zone", with the addition of Exceptions for the minimum lot area per unit requirement, parking requirements, parking and access requirements, permitted uses, maximum building height, setbacks, the amount of landscaped area and the landscaping strip requirements to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condominium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses

Approval Authority File No. Z.07.031

OMB Case No. PL080179

OMB File No. PL080179

APPEARANCES:

Parties

City of Vaughan

Counsel*/Agent

L. Townsend* and C. Storto*

10360 Islington Avenue Inc., Gioseffina
Greco-Alviani, Fabio Alviani and Frank
Greco

M. Flynn-Guglietti*

Daniel Rea

I. Kagan*

Toronto and Region Conservation Authority

J. Wigley*

**MEMORANDUM OF ORAL DECISION DELIVERED BY D. R. GRANGER
ON SEPTEMBER 23, 2009 AND PARTIAL ORDER OF THE BOARD**

This is a hearing of the appeals by Gioseffina Greco-Alviani, Fabio Alviani and Frank Greco, all now associated with 10360 Islington Avenue Inc., (Appellants), against City of Vaughan (City) Official Plan Amendment No. 633 (OPA 633) and By-law 167-2006 enacted for the Kleinburg Community Secondary Planning area and from the City Council's refusal to approve applications for an amendment to the City Official Plan, Zoning By-law I-88 (By-law) and to permit an alteration to property in the Kleinburg-Nashville Heritage Conservation District Plan to facilitate the development of a residential/institutional complex (Proposal) at 10360 and 10384 Islington Avenue (Subject Property).

This hearing was originally scheduled to commence on August 31, 2009. The parties, however, agreed to engage in a Board, otherwise constituted, mediation at that time.

At the commencement of the hearing on September 15, 2009, the Board was informed that following two weeks of intensive efforts to resolve the dispute, a Settlement in Principle had been reached between the parties. The settlement results in a considerably smaller proposal.

The Settlement in Principle was scheduled to go before City Council on September 21, 2009 in the form of Minutes of Settlement, a Heritage Easement Agreement and the final forms of the Official Plan and Zoning By-law amendments.

The parties consented to the Board adjourning to reconvene on Wednesday September 23, 2009 to hear evidence of the settlement. All parties and participants were to be able to review the proposal that results from the Settlement in Principle in the interim.

Participants York Region District School Board (YRDSB), Kleinburg Area Ratepayers Association (KARA), John McMahon and Sandra DeZen were in attendance at the September 15, 2009 commencement of the hearing. Participants Richard Lorello, Jory Kesten and Nadia Lazzarino were not in attendance but the Board was informed by Counsel of their desire to continue to be listed as participants.

Participants originally listed, Tony Spina and Denis Nazzicone, have provided no indication of their continued status, have not filed Participant Statements nor have attended at the commencement of the hearing having being so notified. The Board removes their status as participants.

Upon reconvening on September 23, 2009, the Board was informed that a settlement had been reached with the City, Toronto and Region Conservation Authority (TRCA) and the Appellants. Counsel for the only other party, Daniel Rea owner of an abutting single family home to the south of the Subject Property, confirmed that he was not opposing the settlement.

As a result of the settlement, Counsel for the Appellants confirmed its withdrawal of its appeal against By-law 167-2006. There being no objection, the Board accepts the withdrawal of the appeal. The Board's file is now closed in that regard. By-law 167-2006 is in effect.

Participants KARA and Nadia Lazzarino attended on September 23, 2009 and presented evidence in opposition to the settlement. KARA expressed concerns including the loss of trees and the addition of another building on the property associated with the historic Martin Smith House. It believes that the scale of the proposal is still not consistent with the village of Kleinburg and that the Martin Smith House should remain as a single family home. Ms Lazzarino expressed her and her neighbours' concerns including the separation between the proposal and residential properties to the immediate south of the Subject Property, appropriate landscaping and

buffering, vehicular access and the garbage collection location. She believed the proposed coverage on the Subject Property to be excessive.

Participant YRDSB attended on September 23, 2009 and confirmed its satisfaction with the settlement.

Participants Sandra DeZen and Jory Kesten attended on September 23, 2009 and presented evidence in support of the settlement. Ms DeZen set out the expense and some frustration involved in trying to maintain heritage properties and the need to support business initiatives such as the Proposal in that regard. Mr. Kesten set out what he believed to be the need for alternative forms of housing, such as the Proposal, that would allow older residents with larger homes to be able to scale down and remain living in the community.

L. Jones, on behalf of the Appellants, provided expert land use planning ~~evidence~~ and opinion in support of the settlement that results in a site specific Official Plan Amendment No. 703 (OPA 703), presented as Exhibit No. 4, and a site specific By-law amendment, presented as Exhibit No. 5.

D. Birchall, on behalf of the City, provided expert land use planning and urban design policy evidence and opinion in support of the settlement including OPA 703, the proposed By-law amendment and a further modified OPA 633, presented as Exhibit No. 7.

No other expert land use planning evidence or opinion was proffered.

With respect to the appeals pursuant to the *Ontario Heritage Act*, the parties have requested that the Board withhold any Order pending completion and approval of the required site plan and agreement. They submit that a permit should only issue pursuant to subsection 42 (8) of the *Ontario Heritage Act* based on the development proceeding substantially in accordance with the Proposal as now settled and set out in Exhibit No. 3 subject to the satisfactory completion of the site plan approval process.

With respect to the other planning instruments, the parties seek the approval of OPA 703, acknowledged to be a Subject Property site-specific amendment to the applicable Official Plan Amendment No. 601 (OPA 601) being the Kleinburg-Nashville

Community Plan; the proposed site-specific By-law amendment; and, a modified OPA 633 being an amendment to OPA 601 that incorporates policies based upon the findings presented in the Kleinburg-Nashville Heritage Conservation District Study and Plan and to include policies recommended in the Kleinburg Core Area Policy Review with specific regard to more clearly defining "mainstreet commercial area."

Having considered all of the evidence presented, including the evidence of two qualified expert land use planners who were not contradicted, the Board finds that OPA 703, the proposed amendment to By-law 1-88 and OPA 633, as further modified, are consistent with the Provincial Policy Statement (PPS), conform to the Growth Plan for the Greater Golden Horseshoe (GP), conform to the Region of York Official Plan (ROP) and the City Official Plan (OP). The Board finds that these instruments are appropriate, represent good planning and to be in the overall public interest of the community.

~~The reasons follow.~~

The Board puts great weight on the fact that the Proposal set out in Exhibit No. 3 results from a settlement between the landowner, the City and the TRCA with the only other party, Daniel Rae, not opposing and providing no evidence at this hearing.

The Proposal now permits a multi-unit residential development with a maximum of 52 units and a maximum gross floor area of 4416 square metres or an apartment dwelling with a maximum of 80 residential suites (retirement home) and a maximum gross floor area of 4416 square metres and the use of the existing heritage structure (Martin Smith House 260.13 square metres) as amenity area. Building heights will transition from a two-storey façade facing Islington Avenue to three-storeys backing onto the Humber River valley. The site will be subject to a holding provision in the proposed By-law amendment related to servicing. A portion of the site related to the Humber River valley will be dedicated to the TRCA, including a 7.5-metre strip along and above the top-of-bank. No development, other than appropriate landscaping will occur within 10 metres of the top-of-bank.

The City carries the responsibility and has the jurisdiction to identify and protect, through the *Ontario Heritage Act* designation, properties of significant heritage importance as well as setting out through the *Planning Act*, land use designations

needed to satisfy matters of Provincial interest, in this case, development in the form of housing, natural heritage protection and cultural heritage protection.

Section 4.5 of the PPS sets out that the Official Plan is the most important vehicle for implementation of the PPS. Today, two well-qualified expert land use planners have unequivocally provided evidence and expressed their opinions that the Proposal, and resulting planning instruments noted previously, as settled between the parties, conform to the applicable Official Plans, including the applicable OPA 601, as well as conforming to and being consistent with the broader Provincial development, natural heritage and cultural heritage policies of the GP and of the PPS respectively. The evidence and opinions of these land use planners were not contradicted.

Four participants have come forward to have their evidence tested at this hearing. Two in favour of the proposal and two opposed.

KARA has been helpful in understanding the character of the village area of Kleinburg and its importance to the community. KARA has a long history of involvement in the planning process and through such experience has come to be wary of commitments made regarding proposed development. In this case, based on the evidence and submissions made, the Board is satisfied that the settlement has addressed protections to a level of detail that will ensure commitments being fulfilled. The evidence is clear. What is now proposed affords much more protection of the public interest over what presently is permitted as-of-right and over what is already approved and registered on the southern portion of the Subject Property. These protections include the preservation, restoration and ongoing maintenance of an existing designated heritage building; the rehabilitation and dedication to the TRCA of a significant area of Humber River valley land; and, the development of a relatively small scale low-rise condominium apartment or retirement unit complex. This is a proposal that has now been endorsed by the City Council and one that presents a form of housing that may afford a greater choice for older residents in the community being able to stay in the community.


Many of the concerns expressed by the participants in opposition to the Proposal are matters to be considered and resolved through the site planning approval process. The City confirmed it a normal practice to consider input from area residents prior to

final site plan approval and in this case assured that KARA and Ms Lazzarino would be afforded that opportunity.

The land use planner for the Appellant confirmed her opinion in support of the Proposal relying on several professional reports submitted with the application including a Heritage Impact Assessment, Functional Servicing Study, Traffic Analysis, Geotechnical Study, Scoped Environmental Study and Archaeological Study. None of these studies were called into question by any other evidence presented. She confirmed her opinion that in light of the extensive study undertaken, the Proposal represents good planning and recommended approval.

The land use planner for the City confirmed that an extensive open, public process preceded the adoption of OPA 633 including the Kleinburg Core Area Study undertaken by Ted Davidson (Consultants) Inc. With respect to the site-specific ~~planning instruments, she relied upon~~ the evidence of the land use planner for the Appellant and supported the settlement achieved.

The Board has carefully considered all of the evidence presented. The evidence of the two land use planners was not contradicted nor put into question as a result of the evidence presented by those participants opposed to the Proposal. Their evidence was succinct and carefully addressed the applicable policies as required by Provincial, Regional and City planning instruments. The Board adopts and relies on that evidence.

 In conclusion, with respect to the appeal from the City's refusal to enact a proposed amendment to the City OP, on consent of the parties, the Board **Orders** that the appeal is allowed and the City of Vaughan Official Plan (specifically Official Plan Amendment No. 601) is amended as now set out in Official Plan Amendment No. 703 presented as Exhibit No. 4.

With respect to the appeal from the City's refusal to enact an amendment to By-law I-88, on consent of the parties, the Board **Orders** that the appeal is allowed and By-law I-88 is amended in the form of Exhibit No. 5. The municipal clerk is authorized to assign a number to this by-law for record keeping purposes.

With respect to the appeal against Official Plan Amendment No. 633, on consent of the parties, the Board **Orders** that the appeal is allowed, in part, and Official Plan Amendment No. 633 is modified as set out in Exhibit No. 7 and as modified is approved. In all other respects, the appeal against Official Plan Amendment No. 633 is dismissed.

As noted previously, the appeal against By-law 167-2006 is withdrawn. By-law 167-2006 is in effect.

With respect to the appeals pursuant to subsection 42 (6) of the *Ontario Heritage Act*, on consent of the parties, the appeals are allowed and a permit will be issued subject to the development occurring substantially in the form of the drawings set out in Exhibit No. 3 and subject to the approval of a site plan and agreement by the City. At the request of the parties, the Board will withhold its Order that a permit be issued pursuant to subsection 46 (8) of the *Ontario Heritage Act* pending approval of the site plan and agreement by the City until June 25, 2010, acknowledged by the parties to be a reasonable time frame to accomplish same. Should difficulties arise, the Board may be spoken to. This Board Member is seized in that regard.

The Board commends the efforts of the parties in settling this dispute.

"D. R. Granger"

D. R. GRANGER
VICE CHAIR

Exhibit No. 4 to Ontario Municipal Board Order issued on October 5, 2009

**AMENDMENT NUMBER 703
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 703 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 703.

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 the provisions of the Official Plan of the Vaughan Planning Area respecting Official Plan Amendment 601 (Kleinburg-Nashville Community Plan).

The subject Amendment will facilitate the development of the Subject Lands shown as "Area Subject to Amendment No. 703" on Schedule "1" attached hereto, with the following:

- a 2-storey building that may achieve a maximum of 3-storeys at the rear and side of the Subject Lands adjacent to the Valley, having a maximum Gross Floor Area of 4416m², with the following uses:
 - an Apartment Dwelling with a maximum of 52 units; or
 - an Apartment Residence Dwelling with Residence Suites with a maximum of 80 units;
 - the existing 260.13m² heritage structure on the site, (Martin Smith House) will be used as ancillary amenity space to the permitted uses.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 703". The Subject Lands are located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue in the Village of Kleinburg, in Part of Lot 23, Concession 8 (Ward 1), City of Vaughan.

III BASIS

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

1. The Subject Lands are currently designated "Kleinburg Core" by Official Plan Amendment #601 (Kleinburg-Nashville Community Plan). An amendment to the Official Plan is required in order to permit the size, scale and massing of the proposed building, and the conversion of the existing Martin Smith House on the property for ancillary amenity purposes.
2. Provincial Policy Statement encourages cost-effective development patterns by focusing growth in urban areas, including towns and villages, while maintaining the integrity of a Heritage Conservation District. The Provincial Policy Statement (PPS) encourages intensification within the existing urban areas on main roadways and on full municipal services, and requires protection of significant natural resources and cultural heritage resources. The proposed development as outlined in this Amendment is consistent with the Provincial Policy Statement.

3. The Provincial policies outlined in "The Growth Plan" (Places to Grow) for the Greater Golden Horseshoe establish principles that encourage compact built form, a mix of housing types, address cultural heritage preservation and direct growth to settlement areas that offer municipal water and wastewater systems. The proposed development addresses these principles by providing a form of alternative housing choice, while maintaining the integrity of the Kleinburg-Nashville Heritage Conservation District.
4. The York Region Official Plan encourages growth in designated Towns and Villages. The proposed development conforms to the Regional Official Plan.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment #601 (Kleinburg-Nashville Community Plan) to the Official Plan of the Vaughan Planning Area as amended, is hereby amended by:

1. Permitting a site-specific development on the Subject Lands shown as "Area Subject to Amendment No. 703" on Schedule "1" in the manner shown on Schedule "2".
2. Adding the following paragraph to the end of Subsection 4.4.2.4, Development Standards:

“(OPA #703) Notwithstanding the above, for the lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue, in Part of Lot 23, Concession 8, and subject to OPA #703, the built form may consist of one (1) building having a maximum Gross Floor Area of 4416m². The existing 260.13m² (Martin Smith House) heritage dwelling shall be used as an ancillary amenity space and shall not be included in the above stated maximum Gross Floor Area. The development shall be a maximum of 2-storeys on all east elevations facing Islington Avenue. A maximum of 3-storeys will be permitted adjacent to the Valley located at the rear of the Subject Lands (west elevation). A transition to 3-storeys may be permitted at the side of the building where the change in grade permits. Specific details respecting height and mass shall be established in the site-specific zoning by-law, and shall be in accordance with the Ontario Municipal Board (OMB File PLO60606 and related files) approved proposal. (OPA #703)”
3. Adding the following to the end of Sub-section 4.7.6.7 Built Form a) Building Compatibility and b) Building Heights;

"(OPA #703) Notwithstanding the above, for the lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue, in Part of Lot 23, Concession 8 and subject to OPA #703 the following shall apply:

- a) a maximum height of 9 metres, contained in 2-storeys and having the scale of a single residential building must be achieved on all east elevations of the building, facing Islington Avenue. The rear of the building will be permitted a maximum building height of 12 metres, contained in 3-storeys (west elevation). A transition to 3-storeys may be permitted at the side of the building where the change in grade permits. These development details are more specifically depicted in the implementing zoning by-law and the OMB approved proposal (OMB File PL060606 and related files). (OPA #703)"

4. Adding the following to the end of Sub-section 4.10.10.1 Valley and Stream Corridors – Policies

"(OPA 703) Notwithstanding the above, for the lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue, in Part of Lot 23, Concession 8 and subject to OPA #703, the following shall apply:

- a) the Subject Lands shall contain a 7.5 metre buffer from the staked top-of-bank, which shall form part of the valley system and shall be zoned OS1 Open Space Conservation Zone. An additional 2.5 metre landscaped buffer shall be provided adjacent to the Open Space Conservation Zone, and be used for no other purposes than landscaping. (OPA #703)"

5. Adding the following to the end of Sub-section 6.0 – 3) Interpretation

"(OPA #703) Notwithstanding the above, for the lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue, in Part of Lot 23, Concession 8 and subject to OPA #703, the following shall apply:

- a) All statistics contained in the Ontario Municipal Board approved development proposal (OMB File PL060606 and related files) shall be adhered to. (OPA #703)"

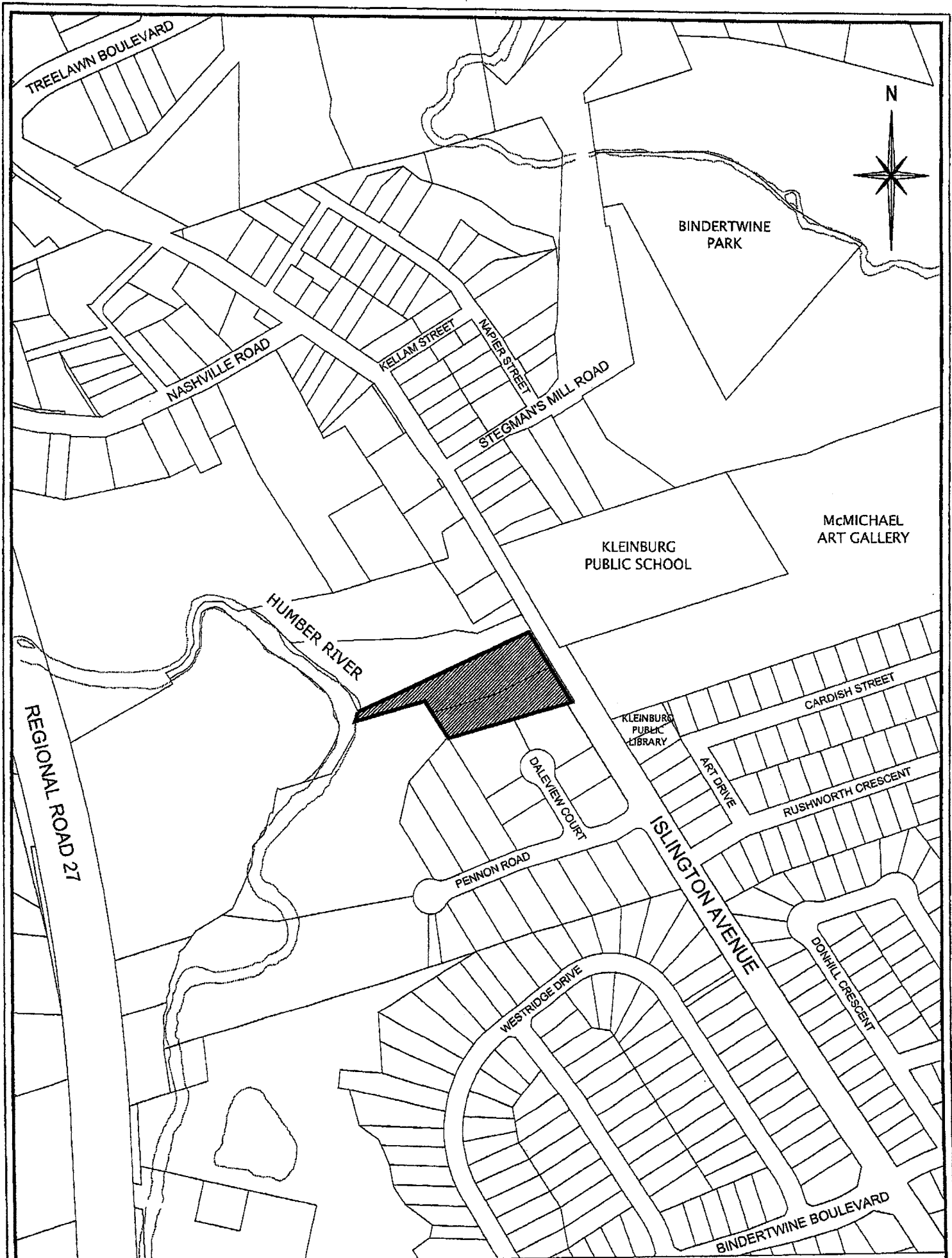
6. Deleting Schedule "A" in Official Plan Amendment #601 and substituting therefor the Schedule "A" attached hereto as Schedule "3".

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 of Vaughan Comprehensive Zoning By-law 1-88, and in accordance with the Ontario Municipal Board approved development proposal (OMB File PL060606 and related files).

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.



NOT TO SCALE

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 703
ADOPTED THE ___ DAY OF ___, 2009**

AREA SUBJECT
TO AMENDMENT
No. 703



SIGNING OFFICERS

FILES: OPA #703, OP.07.004 & Z.07.031
LOCATION: Part of Lot 23, Concession 8
APPLICANT: 10360 ISLINGTON AVENUE INC. &
 JOSIE & FABIO ALVIANI
CITY OF VAUGHAN

*BOARD ORDER
ISSUED OCT. 5, 2009*

MAYOR

CLERK

**THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 601**

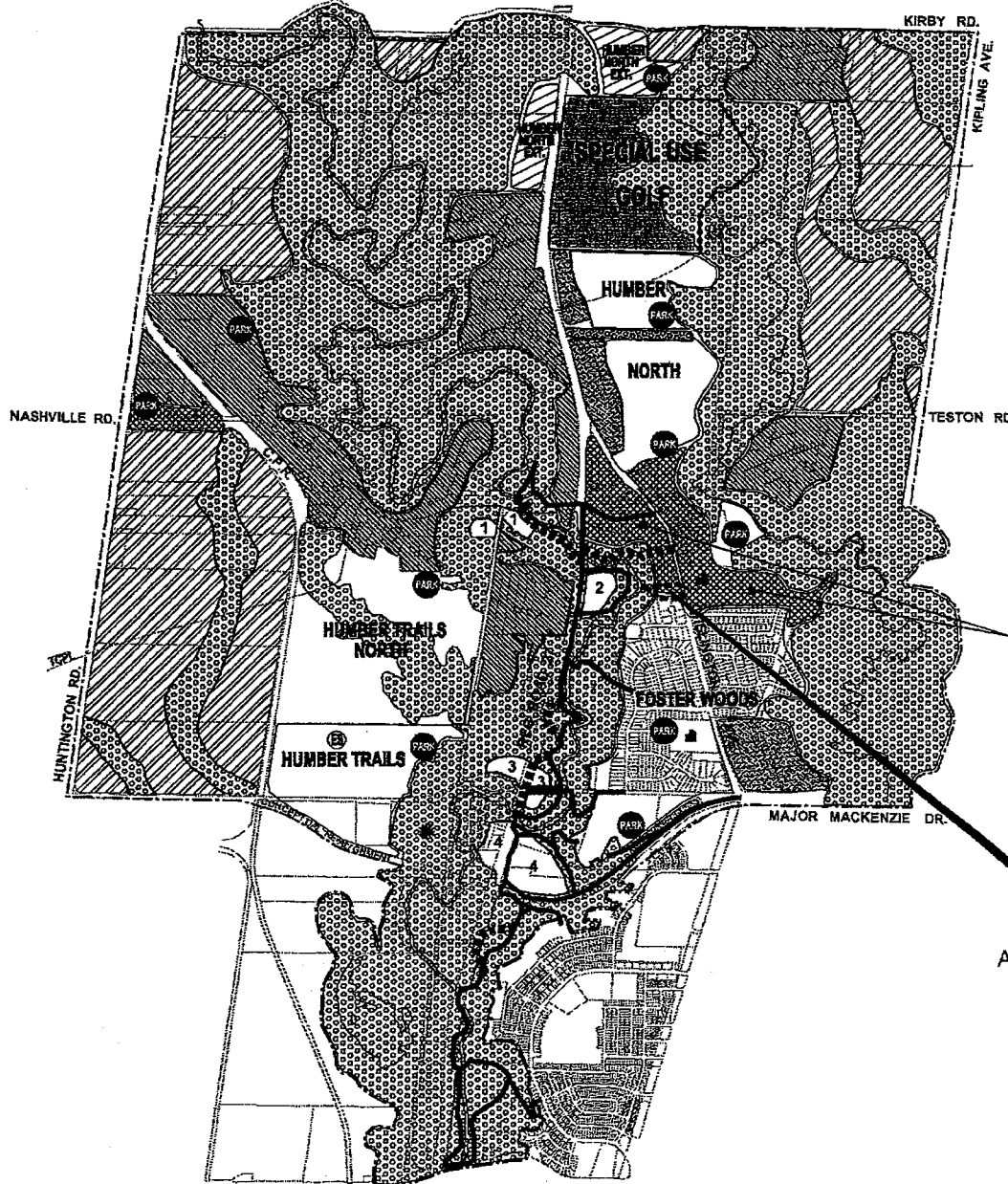
ADOPTED THE _____ DAY OF _____, 2001

LEGEND

-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY & STREAM CORRIDOR
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
-  REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA
-  VALLEY POLICY AREAS 1 TO 4



SCALE



**KLEINBURG
NASHVILLE
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE**

KLEINBURG CORE AREA and
MAINSTREET COMMERCIAL
SEE FURTHER
SCHEDULE "A1"

AREA SUBJECT TO
AMENDMENT No. 703

FILES: OPA #703, OP.07.004 & Z.07.031
LOCATION: Part of Lot 23, Concession B
APPLICANT: 10360 ISLINGTON AVENUE INC. &
JOSIE & FABIO ALVANI
CITY OF VAUGHAN

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**THIS IS SCHEDULE '3'
TO AMENDMENT No. 703**
ADOPTED THE _____ DAY OF _____, 2009

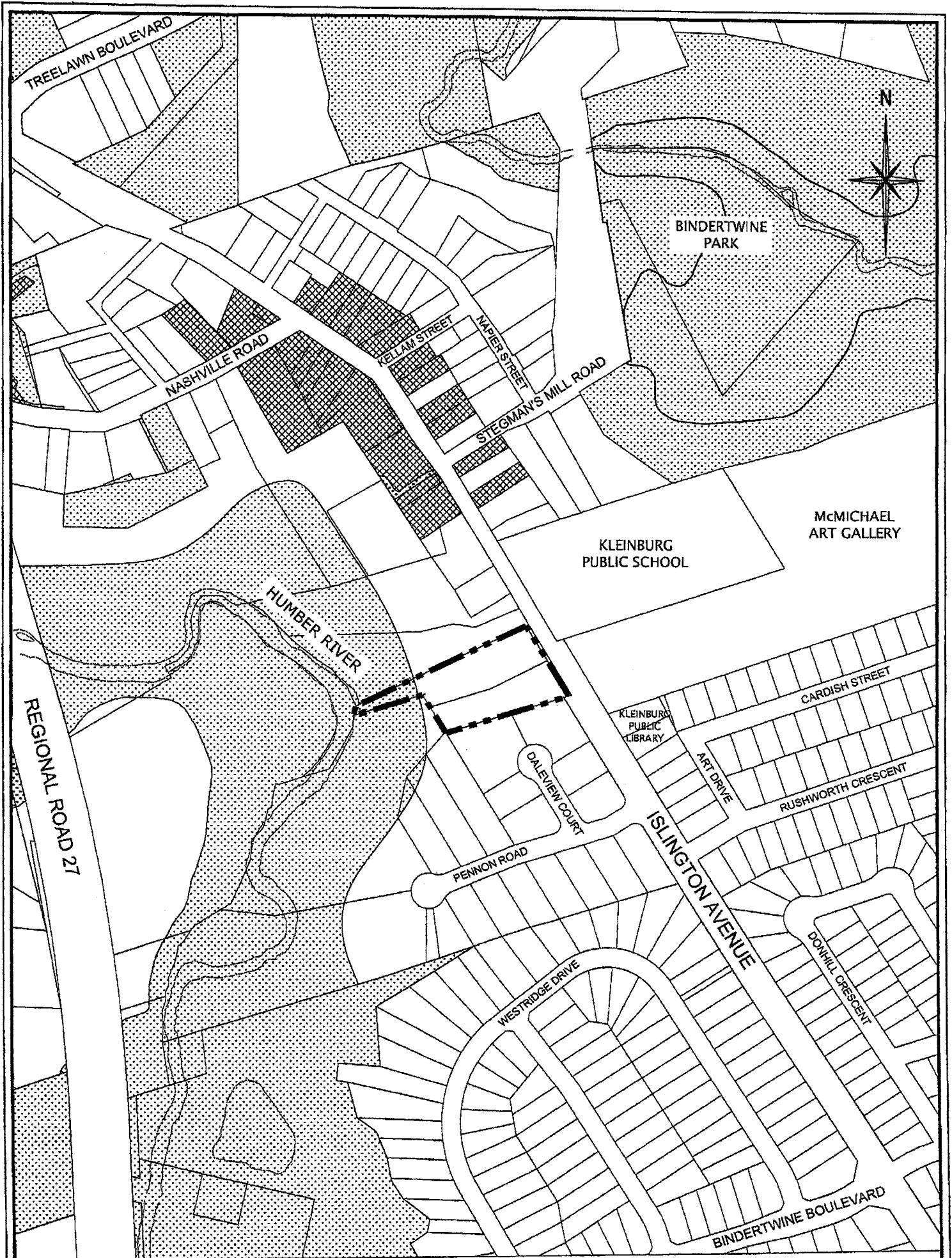
SIGNING OFFICERS

BOARD ORDER
ISSUED OCT. 9, 2009
MAYOR
CLERK

APPENDIX I

The subject lands are located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue in the Village of Kleinburg, in Part of Lot 23 , Concession 8, City of Vaughan.

On September 21, 2009 Council considered and endorsed a settlement of the OMB appeals related to the Subject Lands. This amendment to the Official Plan reflects the settlement as set out in the planning instruments approved by the OMB (OMB File P1060606 and related files).



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 703

FILES: OPA #703, OP.07.004 & Z.07.031
 LOCATION: Part of Lot 23, Concession 8
 APPLICANT: 10360 ISLINGTON AVENUE INC. &
 JOSIE & FABIO ALVIANI
 CITY OF VAUGHAN

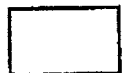
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NOT TO SCALE

AREA SUBJECT
TO AMENDMENT
No. 703



LOW DENSITY
RESIDENTIAL



COMMERCIAL



OPEN SPACE

