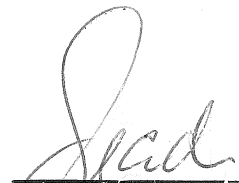


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Numer 446 to the Official Plan of the Vaughan Planning Area, as effected by an Order (0930130, 0930131) of the Ontario Municipal Board, dated the 31st day of January, 1994. The said Amendment Number 446 is attached as Appendix "1" to the Board Order.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 13th day of June, 1994.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 157-94

A By-law to designate by Number, Amendment Number 446 to the Official Plan of the Vaughan Planning Area, as effected by the Ontario Municipal Board.

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

1. THAT Amendment Number 446 to the Official Plan of the Vaughan Planning Area, as effected by an Order of the Ontario Municipal Board, dated the 31st day of January, 1994, (0930130, 0930131), a copy of which is attached, is hereby designated as By-law Number 157-94.

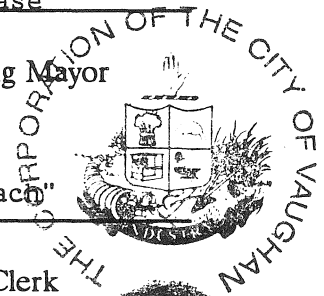
READ a FIRST, SECOND and THIRD time and finally passed this 30th day of May, 1994.

"M. Di Biase"

M. Di Biase, Acting Mayor

"J.D. Leach"

J. D. Leach, City Clerk



DB #	FOLIO #
ORDER ISSUE DATE	
MAY 03 1994	
OB # 1994-2	FOLIO # 64



Ontario
Ontario Municipal Board

Commission des affaires municipales de l'Ontario

MAY

Z 930026
O 930130
O 930131

Metrus Properties Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, of the City of Vaughan to rezone the land comprising Block 8, Registered Plan 65M-2018, in Lot 5, Concession 3, from "Industrial" to "Low Density Residential" and "Open Space" to permit the development of 20 semi-detached residential dwelling units
O.M.B. File No. Z 930026

At the request of Metrus Properties Limited, the Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 17(11) of the Planning Act, R.S.O. 1990, c. P.13, Proposed Amendment No. 397 to the Official Plan for the City of Vaughan
Minister's File No. 19-OP-1500-397
O.M.B. File No. O 930130

At the request of Metrus Properties Limited, the Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 22(1) of the Planning Act, R.S.O. 1990, c. P.13, Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate lands comprising Block 8, Registered Plan 65M-2018 from "Industrial" to "Low Density Residential" and "Open Space" to permit a development of 20 semi-detached residential dwelling units
Minister's File No. 19-OP-1500-A51
O.M.B. File No. O 930131

B E F O R E :

G.E. MORRIS) Monday, the 31st day of
Member)
) January, 1994
M.F.V. Eger)
Member)

THESE MATTERS having come on for public hearing and the Board having reserved its decision until this day;

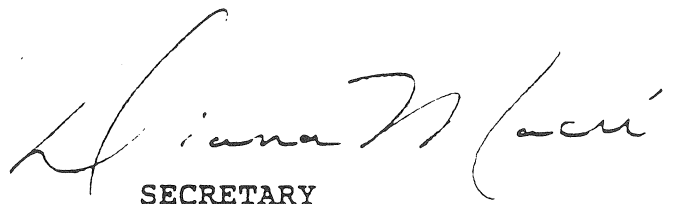
THE BOARD ORDERS that the proposed Official Plan Amendment No. 397, (OMB File No. 0930130) is hereby not approved;

AND THE BOARD ORDERS that the proposed Official Plan Amendment, (OMB File No. 0900131) is modified as set out in Appendix "1", attached hereto and forming part of this order and as modified is hereby approved;

AND THE BOARD FURTHER ORDERS that the appeal for an order amending Zoning By-law No. 1-88, (OMB File No. Z930026) is hereby amended as set out in Appendix "2", attached hereto and forming part of this order;

The conditions of approval of the plan of subdivision (O.M.B. No. S930039), as amended, are attached hereto as Appendix "3";

The municipality is hereby authorized to assign a By-law or other number to this document for record keeping purposes.


SECRETARY



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Appendix "1"

to the order of the Ontario Municipal Board
made on the 31st day of January, 1994

AMENDMENT NUMBER 446
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and schedule "1" to Amendment Number 446 to the Official Plan of the Vaughan Planning Area constitute Amendment No. 446

I. **PURPOSE**

The purpose of this Amendment is to provide for a site specific amendment to Amendment No. 4 to the Official Plan of the Vaughan Planning Area in order to redesignate certain lands from "Industrial" to "Low Density Residential".

II. **LOCATION**

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Rockview Gardens adjacent the CNR rail line, being Block 8, Registered Plan M-2018 in Lot 5, Concession 3, City of Vaughan and shown as "Area Subject to Amendment No.446 " on Schedule "1" attached hereto.

III. **BASIS**

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

1. The Subject Lands are designated "Industrial" under the provisions of Amendment No. 4, as amended. The predominant use of lands under this designation is manufacturing, storage and warehousing. Minor commercial uses are also permitted, as well as accessory recreational uses, open space uses and residences for caretakers.
2. The lands in the general area of the Subject Lands are developed primarily with single family dwellings. There is a park to the south of the Subject Lands and the Lands to the north were recently approved for a residential plan of subdivision. The proposed redesignation from "Industrial" to "Low Density Residential" would result in compatible low density residential development. Furthermore, the change from an industrial use to residential uses would eliminate the nuisances (i.e., truck traffic, noise, etc.) often associated with industrial uses.

IV. **DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO**

Amendment No. 4 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- (a) Amending Schedule "A" (Land Use) by redesignating the lands shown as "Area Subject to Amendment No.446 " on Schedule "1" attached hereto from "Industrial" to "Low Density Residential".
- (b) Adding the following paragraph to Section 5(b): The lands shown as "Area Subject to Amendment No.446" on Schedule "1" to Amendment No. 446 , being Block 8 of Registered Plan M-2018 in part of Lot 5, Concession 3, shall be developed for low density residential uses having a maximum net residential

density of 22 units per hectare and a walkway block. For the purposes of this paragraph, "Low Density Residential" uses shall mean single family, and semi-detached dwellings. Development standards shall be established in an implementing zoning by-law.

- (c) For the purposes of this Amendment, when calculating net residential density, a net residential hectare shall include local streets as well as the land for the dwelling units, but shall exclude parks, walkways and other open space public uses."

V. **IMPLEMENTATION**

it is intended that the policies of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the Vaughan Zoning By-law.

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.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 446
ADOPTED THE ___ DAY OF ___, 199

ONTARIO MUNICIPAL BOARD ORDER
(0930130, 0930131)

MAYOR

CLERK

LOCATION: BLOCK 8, PLAN M-2018

SCALE: 0  40 m

LEGEND

 LOW DENSITY RESIDENTIAL

AREA SUBJECT TO
AMENDMENT NO. 446

ROCKVIEW GARDENS

BALDWIN AVENUE

CANADIAN NATIONAL RAILWAY

