

This Amendment No. 96 to the Official Plan for the Vaughan Planning Area which has been recommended by the Vaughan Planning Board and adopted by the Council of the Town of Vaughan, is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 96 to the Official Plan for the Vaughan Planning Area.

Date.....*Sept. 21/78*.....

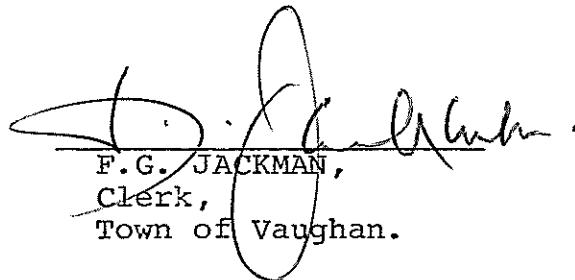
ORIGINAL SIGNED BY
G. M. FARROW

G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing

OPC 15 96

I, FREDERICK GARTH JACKMAN, Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a duplicate original copy of By-law Number 83-78 passed by the Council of the Town of Vaughan on the 15th day of May, 1978.

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F.G. JACKMAN,
Clerk,
Town of Vaughan.

Dated at Maple this 16th day
of May, 1978.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 83-78

A By-law to adopt Amendment
Number 96 to the Official Plan
of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan

ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 96 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Appendices 1 and 2 is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 96 to the Official Plan of the Vaughan Planning Area.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST and SECOND time this 15th day of May, 1978.

Gauvillians MAYOR
A. J. Johnson CLERK

READ a THIRD time and finally passed this 15TH day of MAY, 1978.

Gauvillians MAYOR
A. J. Johnson CLERK

OFFICIAL PLAN AMENDMENT NUMBER 96

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text constitutes Official Plan Amendment Number 96.

Also attached hereto, but not constituting part of this Amendment are Appendices 1 and 2 which contain the background of this Amendment.

PURPOSE:

The purpose of this Amendment is to delete all existing policies and schedules related to the staging of development as outlined in Official Plan Amendment No. 26 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area

LOCATION:

This Amendment applies to all lands affected by Official Plan Amendment Number 26 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) as amended by Official Plan Amendment Number 28.

BASIS:

1. The Woodbridge Community Plan was adopted in 1972. At the time of adoption, an Agreement between the Province of Ontario, Metropolitan Toronto and the Regional Municipality of York, permitted sewage capacity for a population equivalent of 10,000 persons by the end of 1974. It was therefore necessary to institute a staging plan in order that development keep pace with the allocation of sewage treatment facilities. This was done through the use of three stages: Stage 1 included approximately 10,000 persons, which corresponded to the population equivalent worked out in the above noted tri-party agreement; Stages 2 and 3 made provisions for the remaining population as more sewage capacity became available from Metropolitan Toronto.

In 1975 and 1976, the Town of Vaughan re-examined the servicing aspects of the Woodbridge Community Plan, and on December 15, 1976, by Resolution 50-76, requested the Regional Municipality of York to negotiate with the Municipality of Metropolitan Toronto for an increase in sanitary sewage capacity to satisfy the requirements for the total population of the Woodbridge Community Plan area. Metropolitan Toronto and the Region of York have both approved of an additional sewage capacity for the Woodbridge Community Plan Area to service a total population of 20,000 persons for the area shown on Appendix "2" attached hereto. Thereby, the very basis for staging of development in the Woodbridge Community area has been removed.

2. Stage 1 of the Woodbridge Community servicing plan provides for a population of approximately 10,000 by the year 1974. Although a 10,000 population equivalent has been allocated within

the lands subject to Official Plan Amendment Number 26 to the Town of Vaughan Planning Area, to date the population of the land in Official Plan Amendment Number 26 is 6,000. However, due to the provisions in Official Plan Amendment Number 26 that a stage may not commence until the previous stage is 80% complete, development has been impeded on lands designated stages 2 and 3 in the Woodbridge Community Plan.

3. The staging policy may lead to a monopolistic control position for owners of lands located in areas designated for early stages of development, since development of areas designated for later stages must await the 80% completion of the previous stage.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment Number 26 of the Official Plan of the Vaughan Planning Area, as amended, shall be further amended by:

- 1) deleting in its entirety, Paragraph 31 under the heading of "Specific Policies";
- 2) deleting in its entirety Paragraph 5 under the heading of "Implementation";
- 3) deleting in its entirety Paragraph 3 under the heading of "Interpretation";
- 4) deleting in its entirety "Schedule "B"," Staging of Future Development" and any references made therto.

INTERPRETATION

The provisions of the Official Plan as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

APPENDIX 1

SUMMARY OF PUBLIC HEARING

The lands affected by this Amendment comprise the former Village of Woodbridge, plus parts of Lots 6 to 12 in Concession 7 and parts of Lots 6 to 10 in Concession 8 in the Town of Vaughan, as shown on Appendix 2 to this Amendment.

On May 2, 1978 a public hearing was held to consider the proposed Official Plan Amendment Number 96 which is to remove all references and policies in the Woodbridge Community Plan to staging of development. There were no objections to the proposal.

At that meeting, it was resolved that Official Plan Amendment Number 96 be adopted and referred to Council for approval.

**APPENDIX 2 TO OFFICIAL PLAN
AMENDMENT N^o. 96**

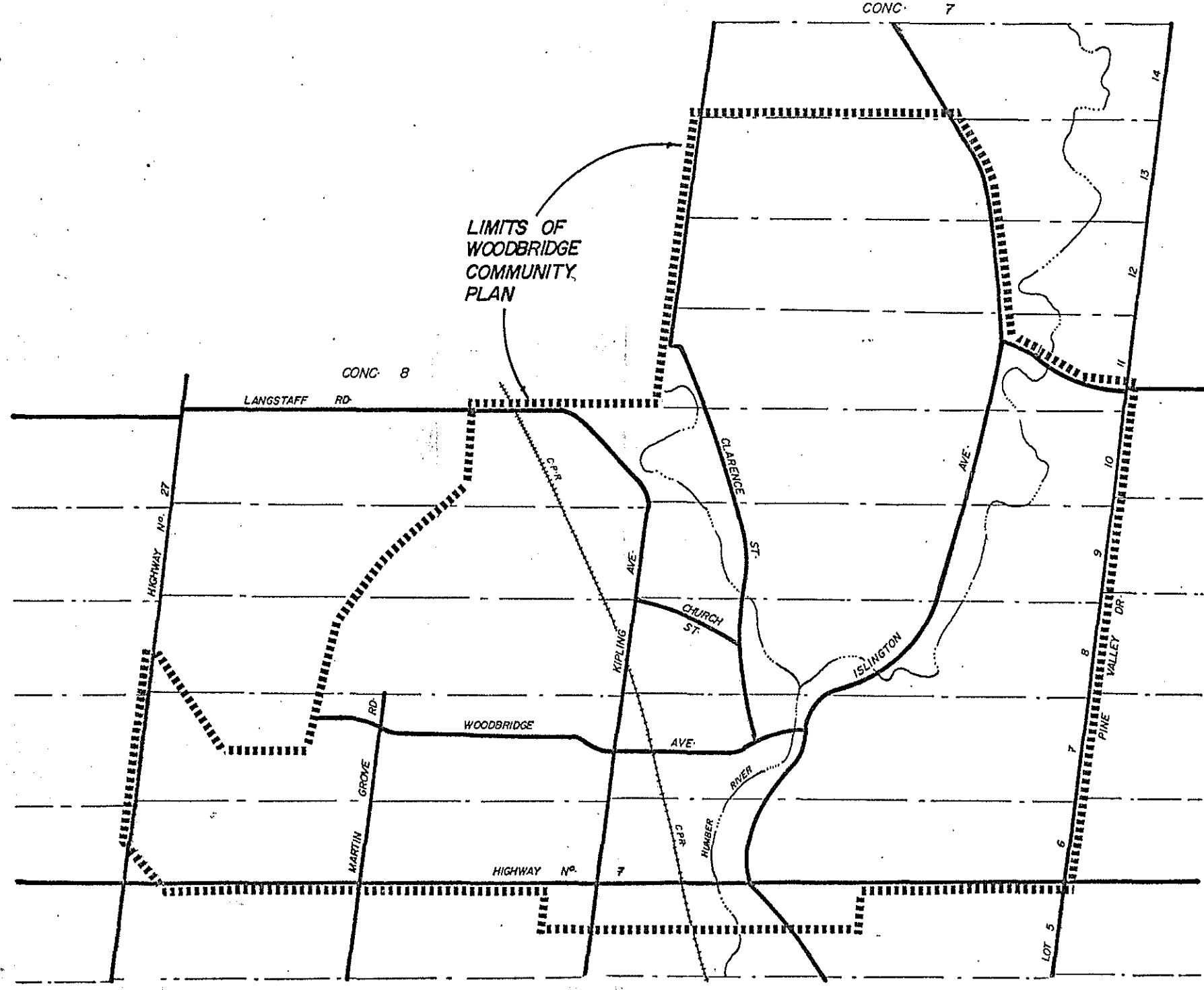
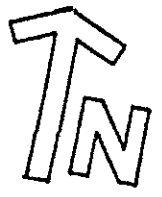
AN AMENDMENT TO THE VAUGHAN
OFFICIAL PLAN

SHOWING THE LIMITS OF THE
WOODBIDGE COMMUNITY PLAN

APRIL 1978

VAUGHAN PLANNING DEPT.

NOT TO SCALE



CONC. 7

CONC. 8

LANGSTAFF RD

HIGHWAY No. 27

C.P.R.

KIPLING AVE

CHURCH ST

CLARENCE ST

AVE.

ISLINGTON

WOODBIDGE

AVE.

MARTIN GROVE RD

HIGHWAY No. 7

C.P.R.

HUMBER RIVER

LOT 5

6

7

8

9

10

11

12

13

14

PINE VALLEY DR