

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 261-82

A By-law to adopt Amendment Number 154 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 154 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day of the final passing hereof.

READ a FIRST and SECOND time this 26th day of October, 1982.

"L.D. Jackson"
ACTING MAYOR

"F.G. Jackman"
TOWN CLERK

READ a THIRD time and finally passed, this 26th day of October, 1982.

"L.D. Jackson"
ACTING MAYOR

"F.G. Jackman"
TOWN CLERK



RESCINDED BY BY-LAW 167-83
ADOPTED BY COUNCIL JULY 25/83

AMENDMENT NUMBER 154
TO THE
OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment Number 154 to the Official Plan of the Vaughan Planning Area" constitutes Amendment Number 154.

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

I PURPOSE

The purpose of this Amendment is to change the land use designation of certain lands shown as the "Area subject to Amendment Number 154" on Schedule "A" attached hereto from "Medium Density Residential" to "Low Density Residential" under the provisions of the Official Plan Amendment Number 70 to the Vaughan Official Plan, being the Thornhill/Vaughan Community Plan.

II LOCATION

The area subject to this Amendment is located on the northwest corner of Bathurst Street and the Canadian National Railway Line, east of Mullen Drive, being Block "F" on Registered Plan M-1925. The total area of Block "F" is 3.692 hectares.

III BASIS

The decision to amend the Official Plan to permit the redesignation of the subject lands from "Medium Density Residential" to "Low Density Residential" is based upon the following:

1. It is considered that the Low Density designation is more compatible with the adjoining land uses presently in existence.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

1. Schedule "A" of Official Plan Amendment Number 70 of the Vaughan Planning Area is hereby amended by redesignating the lands indicated as "Area subject to Amendment Number 154" on Schedule "A" attached hereto from "Medium Density Residential" to "Low Density Residential".

V IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area pertaining to the site shall be implemented through amendment to the Town of Vaughan Restricted Area (Zoning) By-law and the execution of a Site Plan Agreement pursuant to Sections 39 and 40 of the Planning Act, R.S.O. 1980, Chapter 379, as amended.

VI INTERPRETATION

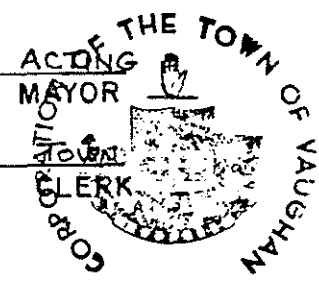
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE "A"
 TO AMENDMENT NO. 154
 ADOPTED THE 26TH DAY OF OCTOBER 1982.

"L.D. Jackson" _____

"F.G. Jackman" _____



BLOCK F, REGISTERED PLAN M-1925
 BEING PART OF LOT 2, CONCESSION 2, TOWN OF VAUGHAN

SCALE: 0 500m

DATE: 82/09/24

Legend

Residential

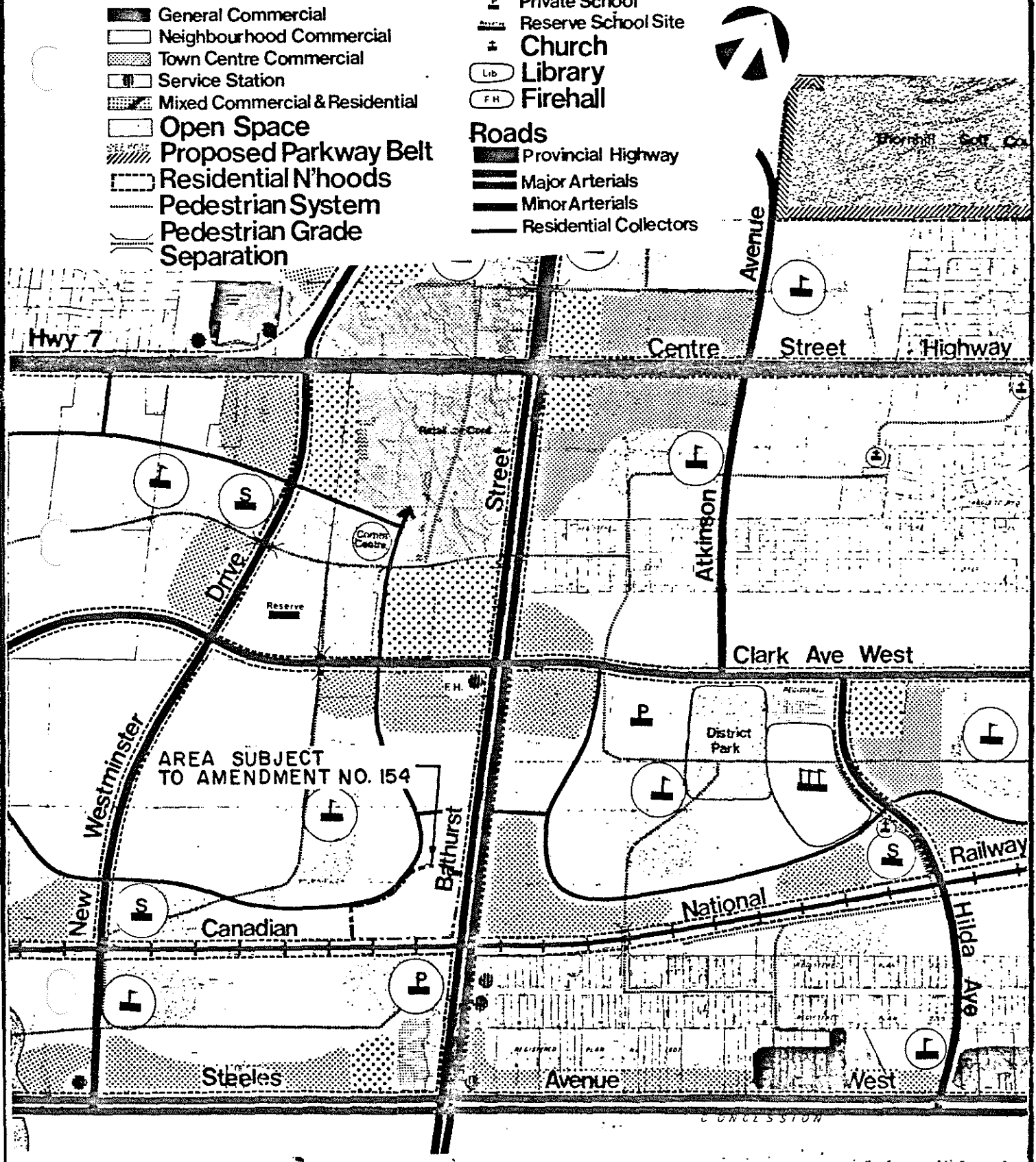
- Low Density
- Medium Density
- High Density
- Further Study Area

Commercial

- General Commercial
- Neighbourhood Commercial
- Town Centre Commercial
- Service Station
- Mixed Commercial & Residential
- Open Space
- Proposed Parkway Belt
- Residential N'hoods
- Pedestrian System
- Pedestrian Grade Separation

Institutional

- Schools**
- Public Elementary
- Public Secondary
- Separate Elementary
- Private School
- Reserve School Site
- Church
- Library
- Firehall
- Roads**
- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors



This document arises from the reviewing of the land use designation at the north west corner of Bathurst Street and the CNR tracks which is presently designated "Medium Density Residential" by Official Plan Amendment Number 70.

On October 5th, 1982, a Public Hearing was held by Vaughan Planning Committee to consider the redesignation of the subject lands from "Medium Density Residential" to "Low Density Residential". The notice of public hearing was circulated to all the land owners within 120 metres of the subject lands.

The following is an excerpt from the Vaughan Planning Committee minutes dated October 5th, 1982 regarding this application:

"PROPOSAL

At the June 21, 1982 Council meeting, Council directed:

"That Staff be directed to bring forward an Official Plan Amendment and rezoning compatible with the surrounding residential area on Town standard roads."

Accordingly, Staff has prepared a draft Official Plan Amendment and draft Zoning By-law.

Mr. Charles Cohen, Solicitor for Lorbel Developments Limited, one of the development interests in Block "F" addressed Committee.

Mr. Cohen stated that it was the developer's position that the existing zoning should be maintained.

Mr. I. Levstein reiterated the request of the homeowners in the area which had been placed before Committee at previous meetings and indicated that the homeowners were in favour of the passage of the Official Plan Amendment.

Mr. G. Smith, Solicitor for Costain Limited, requested that Council seek an independent legal opinion before passing the amendment to the Official Plan.

Mr. P. Ginou, Solicitor for Mastercraft Development Corporation, spoke against the passage of the Official Plan Amendment.

At the request of Council, the Town Solicitor indicated that he was not prepared to give a firm opinion at this time, however, a legal opinion could be available for the next meeting of Council.


Mr. L. Timmins, resident of the area, spoke in favour of the passage of the Official Plan Amendment.

Mr. B. Greenspan, ratepayer, received clarification on a number of points from the Committee.

THAT Official Plan Amendment 154 and the implementing zoning by-law be recommended to Council for approval.

AND THAT the Town Solicitor's opinion re the legal implications, be available for the next Council meeting.

CARRIED."

 Vaughan Council ratified Planning Committee's recommendation on October 26th, 1982.

APPENDIX 2 EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 154

TOWN of VAUGHAN
PART LOT 2, CONCESSION 2

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  VACANT



DATE : 82/09/24

