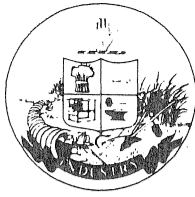


REFUSED - MINISTRY OF
MUNICIPAL AFFAIRS
JUNE 3/93



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 372-92

A By-law to adopt Amendment Number 412 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 412 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 412 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 December 1992.

Handwritten signature of L. D. Jackson in cursive script, written over a horizontal line.

L. D. Jackson, Mayor

Handwritten signature of J. D. Leach in cursive script, written over a horizontal line.

J. D. Leach, City Clerk

AMENDMENT NUMBER 412
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 412 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 412.

Also attached hereto but not constituting part of the amendment are Appendices "I" and "II".

Dec. 3/92
LEGAL
APPROVED
CONTENTS
FORM
HAW/ed

I PURPOSE

The purpose of this amendment is to amend Amendment No. 84 of the Vaughan Planning Area to redesignate the subject lands from "Rural Area" to "Estate Residential" and "Open Space".

II LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" as "Area Subject to Amendment No. 412". The lands are located on the north side of King-Vaughan Road, west of Keele Street, in Lot 1, Concession 4 (formally Township of King), in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on Vaughan Council's resolution of June 22, 1992. Council's resolution is as follows:

"THAT Official Plan Amendment Application, File: OP.24.84 (Robintide Farms Limited), BE APPROVED subject to the standard Staff conditions;

AND THAT this matter be brought forward to the next available Planning and Development Committee meeting."

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

A) Schedule "A1" to Amendment No. 84 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands shown as "Lands Subject to Amendment No. 412" on Schedule "1" attached hereto, from "Rural Area" to "Estate Residential" and "Open Space" in the manner shown on Schedule "2" hereto.

B) Adding the following to Section 2.3 Estate Residential:

2.3 1) The lands located on the north side of King-Vaughan Road, west of the C.N.R. Rail line, designated "Estate Residential" and "Open Space", shall be subject to the following additional policies:

- a) The applicant shall be required to submit all required studies and reports, for review and approval, dealing with the following:
- i) Proposed method of incorporating the drainage system into the surrounding systems, water courses, and wetland area. The storm water management techniques required to control minor and major storm water flows.
 - ii) Proposed methods of minimizing and controlling erosion and siltation on and off the site, during and after construction.
 - iii) Site Grading, drainage and tile bed locations for each individual lot.
 - iv) An Environmental Management Plan which identifies both classified and unclassified wetland features within, and adjacent to the proposed development area. The EMP will assess the environmental impact of the proposed development on the wetland.
 - v) A tree inventory assessment and impact report.
 - vi) A landscape analysis to determine appropriate buffer and screening techniques.
- b) The minimum lot size for lots within the amendment area shall be 6000 square metres, with the average lot size to be not less than 8000 square metres. The development shall meet the requirements of the Region of York's "Regional Policy on Rural Communities Servicing";
- c) Lot areas larger than the minimum will be required in instances where the topographic and environmental characteristics of the site warrant a larger area;

Lots abutting the agricultural lands to the west shall be designed to minimize the impact on agricultural lands;

- d) Access to the Subject Lands shall be by way of a paved road to ensure accessibility for all vehicular traffic. The developer shall construct, at no cost to Vaughan a paved road in accordance with municipal standards to the entrance of the Subject Lands from Keele Street;
- e) Direct access for individual lots to King-Vaughan road shall be strictly prohibited;
- f) Internal roads within the plan of subdivision should respect the topography of the Subject Lands;
- g) The maximum number of lots within the area designated Estate Residential shall be 18. The exact number of lots within the Estate Residential plan of subdivision shall be a function of the results of the studies and reports required in 2.3 1)a) above, and the preservation of the natural features;
- h) The rural character of the Subject Lands shall be maintained by the provision of landscaped buffer areas positioned in such a manner as to screen the Subject Lands. The buffer areas shall consist of a combination of earthen berm and/or plant materials as determined by the landscape analysis. The landscape analysis shall also assist in determining the extent of screening required. The design of the landscaped screen shall be implemented through the subdivision agreement and will include a tree inventory assessment and impact report. All residential building envelopes shall be setback a minimum of 30 metres from King-Vaughan Road;
- i) Woodland areas within the development area and adjacent to wetland areas shall be maintained in a natural undisturbed state, due to their environmental sensitivity and aesthetics, to ensure proper stormwater management and erosion control. The Environmental Management Plan referred to in 2.3 1)a) above shall determine the degree of forest disturbance permitted;

- j) Should it be determined by the Environmental Management Plan that the Subject Lands contain, or are located adjacent to valley or stream corridors, the following policies shall apply:
- i) Valley corridors are defined to include all lands located in a valley, including lands extending a minimum of 10 metres beyond the crest of the slope; stream corridors shall extend 10 metres beyond the regulatory Flood Plain. Where an environmentally significant area or feature extends beyond a valley or stream corridor boundary, the boundary shall include the feature/area plus a 10 metre wide buffer;
 - ii) Valley and stream corridors including valley side slopes shall be conveyed to the Municipality or the Metropolitan Toronto and Region Conservation Authority as open space areas. The extent of the lands to be conveyed shall be determined through the draft plan of subdivision process. The provision of access to these public open space areas shall be encouraged;
 - iii) Minimum setbacks or such setbacks as are determined by detailed study shall be measured from the limit of the valley or stream corridors as defined in (k) above;
 - iv) The City, in consultation with the MTRCA, may impose setbacks for underground structures from the valley slopes, so as to maintain the stability of the valley slope and/or protect unstable slopes from slumping or erosion;
 - v) Storm sewer discharge into valley systems shall only be permitted in accordance with approved management practices;
- k) A natural vegetative buffer area with a minimum width of 30m from wetlands will be required, or to the top-of-bank, whichever is greater, in order to minimize the impacts of development on these natural features. Development in the buffer strip will be restricted through the implementing zoning by-law;

- l) The precise limits of the land use designations within the amendment area shall be determined at the plan of subdivision stage and shall be in accordance with the limits shown on the Draft Plan of Subdivision, to the satisfaction of the City, the Ministry of Natural Resources and Metropolitan Toronto and Region Conservation Authority;
- m) In recognition of the importance of the fishery and forestry resources, development shall take place in such a manner so as to minimize negative impacts on resource features. Measures to be used shall include, but not be limited to, the use of proper stormwater management and erosion and sedimentation control measures both during and after development;
- n) The applicant shall prepare a justification analysis pursuant to the Ministry of Natural Resources Implementation Guidelines for the Oak Ridges Moraine Area and pursuant to the requirements of OPA #400 with respect to the need for additional estate residential lots in the City of Vaughan.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented through an amendment to the Vaughan Zoning By-law, a plan of subdivision and a subdivision agreement pursuant to the Planning Act.

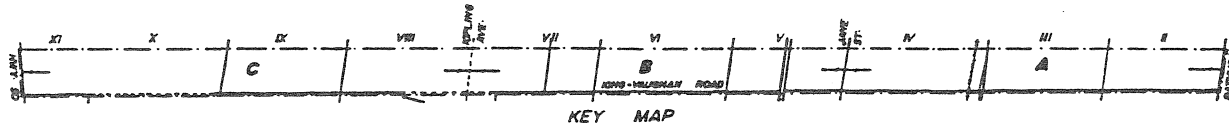
VI INTERPRETATION

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

LOCATION: PART OF LOT I, CONCESSION 4
 NOT TO SCALE

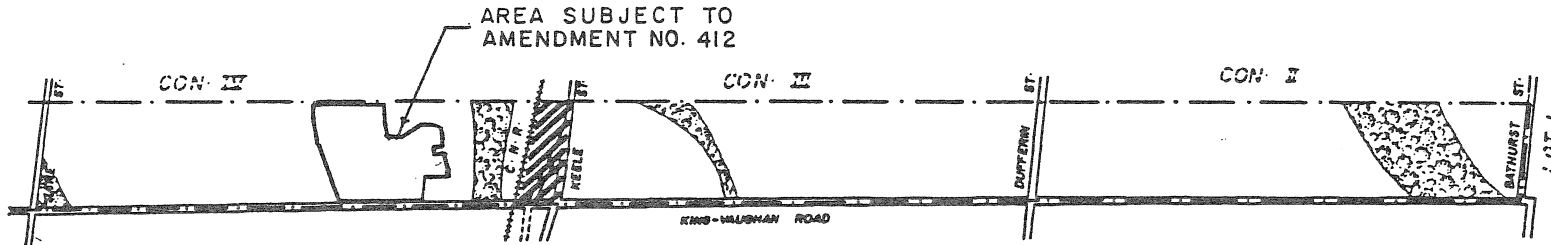
THIS IS SCHEDULE "A1"
 TO AMENDMENT NO. 84

THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 412
 ADOPTED THE 7TH DAY OF DECEMBER, 1992

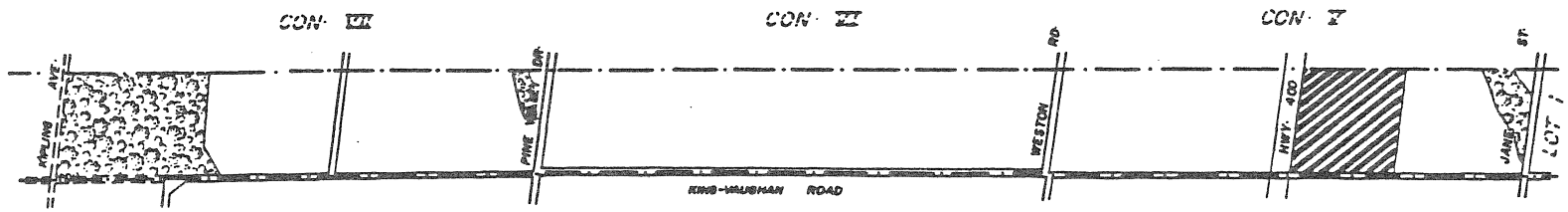


[Signature]
 MAYOR

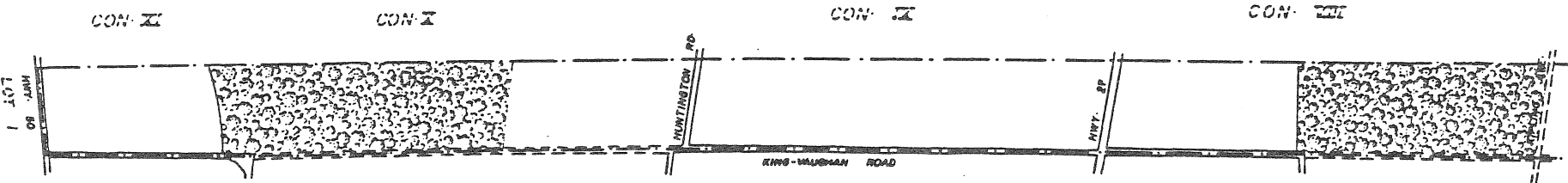
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 CLERK



AREA A



AREA B



AREA C

LEGEND

HAMLET		OPEN SPACE		GRAVEL PIT		ESTATE RESIDENTIAL	
URBAN CENTRE		INDUSTRIAL		INSTITUTIONAL		LANDS SUBJECT TO AMENDMENT N° 84	
COMMERCIAL		RURAL					

LOCATION: PA OF LOT 1, CONCESSION 4

NOT TO SCALE

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 412
ADOPTED THE 7TH DAY OF DECEMBER, 1992

D. Jackson

MAYOR

Clark

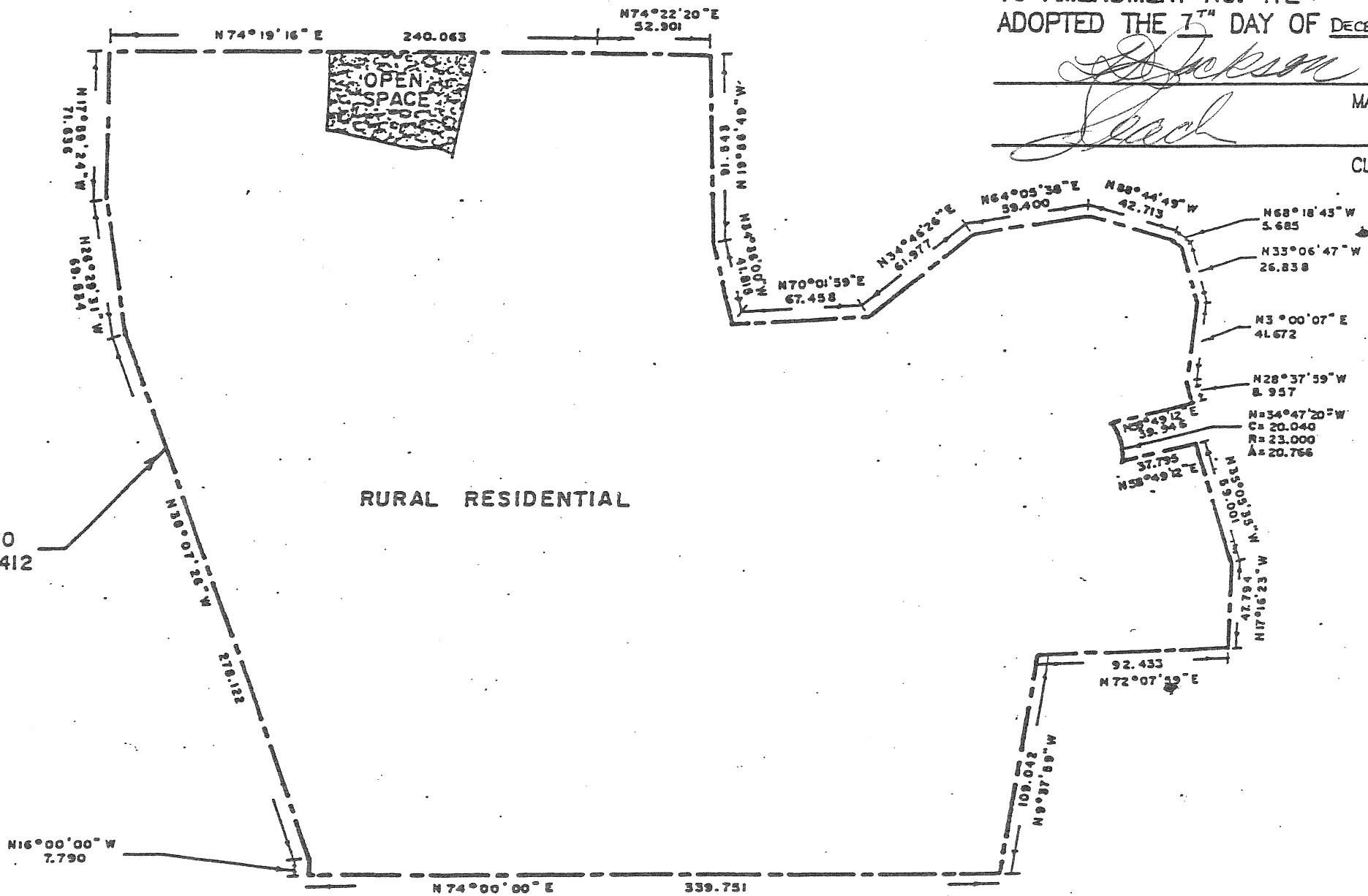
CLERK



AREA SUBJECT TO
AMENDMENT NO. 412

RURAL RESIDENTIAL

N 34° 47' 20" W
C = 20.040
R = 23.000
A = 20.768



KING - VAUGHAN ROAD

APPENDIX I

The subject lands are located on the north side of King-Vaughan Road, west of Keele Street, in part of Lot 1, Concession 4 (formerly Township of King), in the City of Vaughan.

The subject lands comprise approximately 16.71 ha (41.29 acres) and are currently designated "Rural Area" by OPA #84. The purpose of this amendment is to redesignate the subject lands to "Estate Residential" and "Open Space".

On June 22, 1992, Vaughan Council resolved the following:

"THAT Official Plan Amendment Application, File: OP.24.84 (Robintide Farms Limited), BE APPROVED subject to the standard Staff conditions;

AND THAT this matter be brought forward to the next available Planning and Development Committee meeting."

APPENDIX II



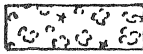

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 412

CITY OF VAUGHAN

LOCATION: PART OF LOT 1, CONCESSION 4

LEGEND

-  AGRICULTURAL
-  RESIDENTIAL
-  OPEN SPACE
-  INDUSTRIAL

DATE: 92/09/30

SCALE: 0  1000 FT.

