


I, JOHN D. LEACH, 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 631 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 22nd day of April, 2007.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 1st day of May, 2007.

Certificate of Approval

AMENDMENT No. 631

TO THE

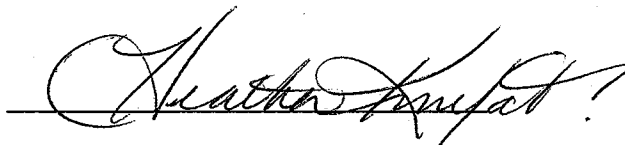
OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved, as modified as per Schedule 1, pursuant to Sections 17 and 21 of the Planning Act and came into force on April 22, 2007.

Date:

April 24, 2007



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

Schedule 1

City of Vaughan Official Plan Amendment No. 631

MODIFICATION

1. Section 5 – Transportation is hereby modified by re-lettering policy “e)” to “f)” and adding the following paragraph after “d”:

“e) No final approval of plans of subdivision or site plan may occur until a comprehensive development phasing plan related to the timing of transportation infrastructure improvements has been completed to the satisfaction of the City of Vaughan and York Region. Such phasing plans shall be supported by a Traffic Impact Study, submitted to the satisfaction of the City of Vaughan and York Region, in consultation with the Region of Peel, demonstrating how the transportation network is sufficient to accommodate the proposed development.”

THE CITY OF VAUGHAN

BY-LAW

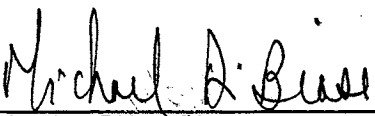
BY-LAW NUMBER 229-2006

A By-law to adopt Amendment Number 631 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 631 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12" and "13" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 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 26th day of June, 2006.



Michael Di Biase, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 631
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 631 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", and "13" constitutes Amendment Number 631.

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

I PURPOSE

The purpose of this Amendment is to amend Schedules "A", "E", "F", "G1", "G2", "G3" and "H" in Amendment No. 600 to remove the Subject Lands from the "Rural Use Area" designation and related policies in Amendment No. 600, and to redesignate the Subject Lands to "Prestige Area", "Employment Area General" and "Valley Lands" within Amendment No. 450 (Employment Area and Growth Management Plan) to the Official Plan of the Vaughan Planning Area by amending Schedules "1", "2", "2A", "3" and "7" contained therein. In addition to the policies set-out in Amendment No. 450, this Amendment contains specific policies with respect to Heritage Conservation, Transportation and Roads, and Urban Design Guidelines and a Streetscape/Landscape Master Plan.

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 631". The lands are bounded by Langstaff Road, Huntington Road, Rutherford Road and Regional Road 50, in Lots 11 to 16, Concession 10, City of Vaughan.

III BASIS

The decision to amend the Official Plan to delete the Subject Lands from the "Rural Use Area" designation and policies in Amendment No. 600, and to redesignate the Subject Lands to "Prestige Area", "Employment Area General" and "Valley Lands" within Amendment No. 450 (Employment Area Growth and Management Plan) is based on the following considerations:

1. The Subject Lands are currently designated "Rural Use Area" by Official Plan Amendment No. 600, which permits agricultural, forestry, conservation and farm related uses. The Subject Lands are also part of a larger area identified as "Employment Secondary Plan Study Area" by Amendment No. 600, in anticipation of their future incorporation into Amendment No. 450, the City's Employment Area and Growth Management Plan. The proposed amendment to redesignate the Subject Lands to "Prestige Area" and "Employment Area General" within Amendment No. 450 will allow prestige employment and general employment uses as envisioned by Amendment No. 600. The "Valley Lands" designation will serve to protect the existing West Rainbow Creek, a tributary of the Humber River, and adjacent Valley Lands that traverses the Subject Lands.

2. The Ontario Municipal Board approved Region of York Official Plan Amendment 19 (ROPA 19) on October 22, 2001. The purpose of ROPA 19 was to expand the "Urban Area" within the City of Vaughan by approximately 1000 ha to enable the City to meet its employment land needs to the year 2026. The Subject Lands are located within the ROPA 19 Planning Area. The proposed amendment to the City's Official Plan will add approximately 175 ha of employment lands to Amendment No. 450, and is therefore in keeping with the intent of ROPA 19.

3. The redesignation of the Subject Lands to "Prestige Area" and "Employment Area General" to allow prestige employment and general employment uses are appropriate designations to facilitate development of the Subject Lands for the following reasons:
 - a) The proposed designations for the Subject Lands are consistent with the locational criteria set-out in Amendment No. 450. The Subject Lands are located at a highly visible and accessible location, being surrounded by arterial roads. The "Prestige Area" designation, located adjacent to arterial roads, provides locational opportunities for activities that require high visual exposure, good accessibility and an appropriate work environment. The land uses permitted include a wide range of industrial, office, business and civic uses. The "Employment Area General" designation, located within the interior of the employment area, accommodates uses that do not require higher profile locations and provides opportunities for development that require outside storage. In addition to the land uses permitted in the "Prestige Area" designation, a full range of processing, warehousing and storage operations, and transportation and distribution facilities are permitted.

 - b) The proposed redesignation of the Subject Lands will permit employment uses that are compatible with existing and planned surrounding uses, including the existing CP Intermodal Yard to the north, and the planned and designated employment area within Amendment No. 450 to the south. With the Subject Lands being located adjacent to the CP Intermodal Yard, there is opportunity for businesses to utilize the existing rail facility. The surrounding arterial road network provides good accessibility for employment uses.

- c) Section 4.2.3 of Amendment No. 600 requires a number of transportation related matters to be addressed prior to the adoption of a Secondary Plan within the ROPA 19 Planning Area. These include the completion of transportation studies, phasing and consideration of the future alignment of the Highway 427 extension, requirements that cross boundary concerns regarding transportation infrastructure be addressed and that the results be reflected in the implementing secondary plan.

The Applicant submitted a traffic study prepared by URS Consultants (August 2004), and an addendum traffic report that responds to the transportation related matters. On November 1, 2005, the Ministry of Environment approved the Ministry of Transportation's Terms of Reference for an Environmental Assessment for the future Highway 427 extension north of Regional Road 7.

Notwithstanding that all opportunities for an alignment have yet to be examined, proceeding with the redesignation of the Subject Lands for future development does not appear to prejudice the alignment options of the future highway given the existing and planned development in the immediate area. This includes maintaining the existing CP Intermodal Yard and associated employment uses to the north, protecting the surrounding arterial road network and anticipated improvements to them to accommodate growth, including Huntington Road, which functions as an important north-south arterial road, and the approved and planned development on the west side of Regional Road 50 within the City of Brampton.

The Amendment contains policies with respect to planned road widenings of the arterial boundary roads, makes provision for a mid-block collector road connecting Langstaff Road and Rutherford Road, requires additional traffic studies which will support any modifications to the proposed secondary road network and access points within the boundary of the Subject Lands; and requires the middle east-west collector road to be located so that it provides equal opportunity to all landowners adjacent to it to proceed with development.

Further, the Amendment contains policies that require the Owner(s) of land within the boundary of the Subject Lands to incorporate

requirements, if any, associated with the Highway 427 extension as they become known through the Environmental Assessment process into further development proposals, including Block Plans, Plans of Subdivision, Zoning Amendments and Site Development Applications. These policies will ensure that all transportation and road requirements will be met, including municipal cross boundary concerns, and will support the orderly development of the Subject Lands.

- d) The City will benefit from additional employment lands for economic development which create new opportunities for employment and taxable assessment, and will benefit the surrounding community and the City as a whole.
- e) The Subject Lands can be serviced through the extension of existing municipal infrastructure.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 and Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area are hereby amended by:

1. Redesignating the Subject Lands bounded by Langstaff Road, Huntington Road, Rutherford Road and Regional Road 50, shown as "Area Subject to Amendment No. 631" on Schedule "1", from "Rural Use Area" under Amendment No. 600 to "Prestige Area", "Employment Area General" and "Valley Lands" under Amendment No. 450
2. Deleting Schedules "A", "E", "F", "G1", "G2", "G3" and "H" in Amendment No. 600 and substituting therefor Schedules "A", "E", "F", "G1", "G2", "G3" and "H" attached hereto as Schedules "2", "3", "4", "5", "6", "7" and "8" respectively, thereby removing the Subject Lands from the "Rural Use Area" designation and related policies.
3. Deleting Schedules "1", "2", "2A", "3" and "7" in Amendment No. 450 and substituting therefor Schedules "1", "2", "2A", "3" and "7" attached hereto as Schedules "9", "10", "11", "12" and "13" respectively, thereby adding the Subject Lands to Amendment No. 450.

- 4 Adding the following site-specific policies to Section 9.0 Site Specific Exceptions in Amendment No. 450:

“9.14 OPA No. 631: The following policies shall apply to the lands bounded by Langstaff Road, Huntington Road, Rutherford Road, and Regional Road 50:

1. Prestige Area

The Subject Lands designated “Prestige Area”, are subject to the policies in Subsection 2.2.3. Notwithstanding Subsection 2.2.5, d), which permits Service Nodes to be generally 1.2 ha in area, a Service Node consisting of approximately 3.4 ha in area will be permitted within the “Prestige Area” designation, at the southeast corner of Rutherford Road and Regional Road 50. Retail Warehousing will be permitted within the “Prestige Area” designation between the Service Node and the valley, and Regional Road 50 and the north-south collector road, in accordance with the retail warehouse policies in Subsection 2.2.7.1. The Zoning By-law will establish the permitted uses and development standards.

2. Employment Area General

The Subject Lands designated “Employment Area General” are subject to the policies in Subsection 2.2.4. The Zoning By-law will establish the permitted uses and development standards

3. Valley Lands

The Subject Lands designated “Valley Lands” are subject to the policies contained in Subsection 2.3.2. The Zoning By-law will establish the permitted uses and development standards.

4. Heritage Conservation

The Heritage policies contained in Subsection 2.3.5 will apply to the buildings located at 8700 Huntington Road and 8934 Huntington Road, which are identified in the “Listing of Buildings of Architectural and Historical Value”. Any proposed alterations or additions to these

structures must be referred to Heritage Vaughan for comment. The adaptive reuse of these structures for employment uses at their current locations is the preferred method of conservation.

5. Transportation

- a) The collector roads, secondary roads and accesses on to arterial roads are subject to the policies contained in Subsection 2.3.3, in addition to the planned road network improvements for Rutherford Road as shown on Schedule "6", and Huntington Road and Langstaff Road as shown on Schedule "7". Regional Road 50, between Langstaff Road and Rutherford Road, has been identified for future road widening. The provision of the required lands for road widening shall occur pursuant to the Planning Act.
- b) A north-south mid-block collector road within the Subject Lands that connects Langstaff Road and Rutherford Road will be required.
- c) Additional traffic analysis/justification studies will be required upon any request to delete or modify the planned secondary road network (local roads) at the plan of subdivision and/or site development approval stage.
- d) The northern most east/west road, which is the most central east/west road within Block 64, connecting Huntington Road and Regional Road 50, will be located so as to ensure an equitable opportunity for landowners adjacent to the collector road to proceed with development. This provision shall not prevent the proper and safe alignment of the collector road at the intersections with Regional Road 50 and Huntington Road.
- e) *No final approval of plans of subdivision or site plan may occur until a comprehensive development phasing plan related to the timing of transportation infrastructure improvements has been completed to the satisfaction of the City of Vaughan and York Region. Such phasing plans shall be supported by a Traffic*

Impact Study, submitted to the satisfaction of the City of Vaughan and York Region, in consultation with the Region of Peel, demonstrating how the transportation network is sufficient to accommodate the proposed development.

f) Highway 427 Extension

The City of Vaughan recognizes the importance of protecting a corridor for the northerly extension of Highway 427 and its associated interchanges and accesses. The City recognizes the interests of the province and neighbouring municipalities to ensure that the development of Block 64 does not compromise the findings and requirements of the ongoing Environmental Assessment, the potential routing of the extension of Highway 427 and the future location of interchanges and other accesses.

In recognition of these interests, the following policies will apply to all development applications and approvals within the Subject Lands:

- i) All development applications must be circulated in a timely manner to the Ministry of Transportation and the City of Brampton for comment until such time as the Environmental Assessment process is completed, or until such time as the Environmental Assessment findings determine that the lands subject to the site specific application within Block 64 will not be required for the Highway 427 North Extension and / or associated interchanges or accesses;
- ii) A) Based on comments received from the Ministry of Transportation and the City of Brampton on circulated development applications or the contents of the Environmental Assessment, the City of Vaughan may approve the zoning of a property but will use a "Holding" provision to protect the future corridor of the Highway 427 Extension or associated interchanges and accesses pursuant to the Planning Act, as required. Where it is determined, through consultation with the Ministry of Transportation or based on the Environmental Assessment, that a development application will not negatively impact the location of the Highway 427 Extension corridor or the

associated interchanges and accesses, then the use of a "Holding" provision may not be required. The use of "Holding" provisions to ensure compliance with other development requirements or existing development standards will not be impacted by this paragraph.

B) The removal of a "Holding" provision, related to the protection of the Highway 427 Extension corridor or the associated interchanges and accesses, will only occur at such time as the Highway 427 North Extension Environmental Assessment process is completed and confirms that the lands are not required for the Highway 427 Extension corridor or associated interchanges and accesses that the lands subject to the "Holding" provision are no longer required for the Highway 427 Extension corridor or associated interchanges and accesses;

C) Where the Ministry of Transportation provides comments that the approval of a development application will not impact the findings of the Environmental Assessment or the future routing of the Highway 427 Extension or the location of interchanges and accesses, the City of Vaughan will implement zoning provisions authorized by OPA No. 450 (Employment Area Growth and Management Plan), and;

iii) In order to determine the status and / or findings of the Environmental Assessment, the City of Vaughan will consult the Ministry of Transportation and may consult with the City of Brampton.

6. Urban Design

The urban design policies in Subsection 2.3.1 apply to the Subject Lands designated "Prestige Area", "Employment Area General" and "Valley Lands".

In addition, the Subject Lands will comply with a comprehensive urban design guidelines and a streetscape master plan approved by Council of the City of Vaughan. The Urban Design Guidelines will address, but may not be limited to, the following:

- a) architectural massing and treatments for development;
- b) streetscaping, landscaping and signage;
- c) provision of landscape buffers, in accordance with the Zoning By-law;
- d) location and screening of loading bay, storage and roof-top areas; and
- e) provision of entry features at key intersections with the arterial boundary roads.

Buildings shall be designed so that all elevations facing an arterial road and/or public street will be required to present a "front" elevation. Enhanced architectural treatment will be required for all elevations facing Regional Road 50, Langstaff Road, Huntington Road and Rutherford Road, and the internal roads within the business park.

The urban design guidelines and streetscape master plan will demonstrate the manner in which heritage structures (8700 and 8934 Huntington Road) can be integrated with the planned employment development, including but not limited to the use of compatible building materials, street furniture, pavers and landscaping."

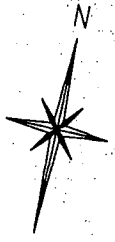
V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands should be implemented by way of the approval of a Block Plan, and by way an Amendment to the Zoning By-law, draft plan of subdivision and site plan approval, 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 shall apply with respect to this Amendment.

CITY OF
BRAMPTON



SEARS DISTRIBUTION
CENTRE

C.P.
INTERMODAL

RUTHERFORD ROAD



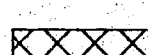

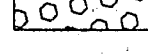
REGIONAL ROAD 50

HUNTINGTON ROAD

8934 HUNTINGTON ROAD
(HERITAGE BUILDING)

8700 HUNTINGTON ROAD
(HERITAGE BUILDING)

LANGSTAFF ROAD

-  AREA SUBJECT TO AMENDMENT No. 631
-  EMPLOYMENT AREA GENERAL
-  PRESTIGE AREA
-  VALLEY LANDS
-  STREAM CORRIDORS

THIS IS SCHEDULE '1' TO AMENDMENT No. 631

NOT TO SCALE

ADOPTED THE 26 DAY OF June, 2006

FILE No. OPA #631
 RELATED FILE No. OP.04.017
 LOCATION: Lots 11-16, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN

SIGNING OFFICERS

W. B. Buis

MAYOR

S. Fernandes

CLERK

THIS IS SCHEDULE 'A'
 TO AMENDMENT NO. 600
 ADOPTED THE _____ DAY OF _____, 2001

L.D. JACKSON








MAYOR

J.D. LEACH



CLERK

AREAS DESIGNATED BY OPA 600:

LEGEND

-  URBAN VILLAGES AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE
-  VAUGHAN CORPORATE CENTRE
-  RURAL AREA - GENERAL
-  MAJOR OPEN SPACE & VALLEY LANDS
-  WASTE DISPOSAL ASSESSMENT AREA
-  EMPLOYMENT SECONDARY PLAN STUDY AREA

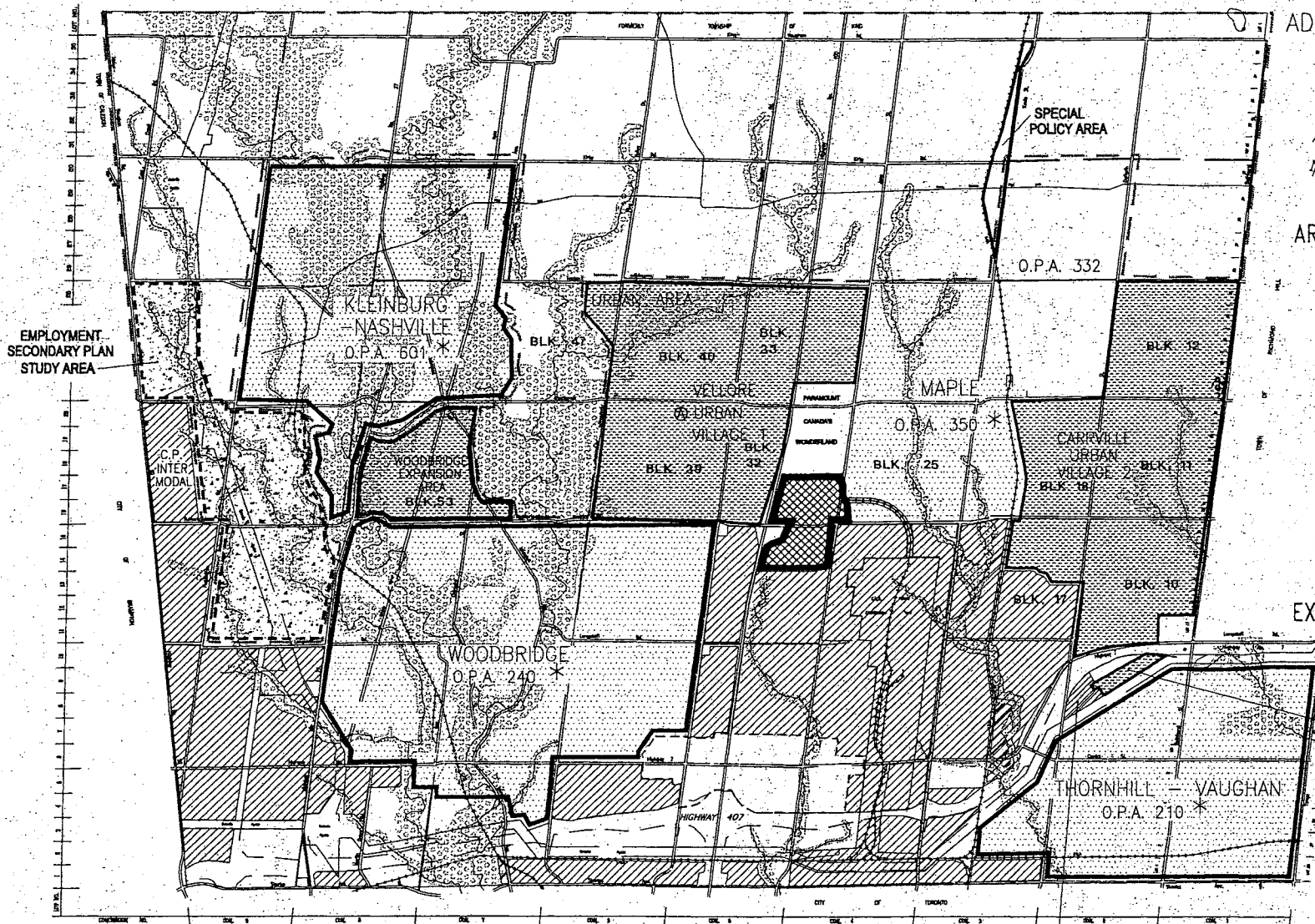
EXISTING COMMUNITY / EMPLOYMENT AREAS
 (NOT SUBJECT TO OPA 600)

-  EMPLOYMENT AREAS
-  COMMUNITY AREAS * AS AMENDED

AREA SUBJECT TO OPA #600
 AS AMENDED BY OPA #564

MODIFICATION #17 UNDER
 SECTION 17(9) OF THE
 PLANNING ACT

0 2000 4000 m



AREA SUBJECT TO OPA #450
 AS AMENDED BY OPA #515

FILE No. OPA #631
 RELATED FILE No. OP.04.017
 LOCATION: Lots 11-16, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN

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THIS IS SCHEDULE '2'
 TO AMENDMENT No. 631
 ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS

M.D. Leach
 MAYOR

S. Fernandes
 CLERK

TOWNSHIP OF KING

THIS IS SCHEDULE 'E' TO
AMENDMENT NO. 600

ADOPTED THE 25TH DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

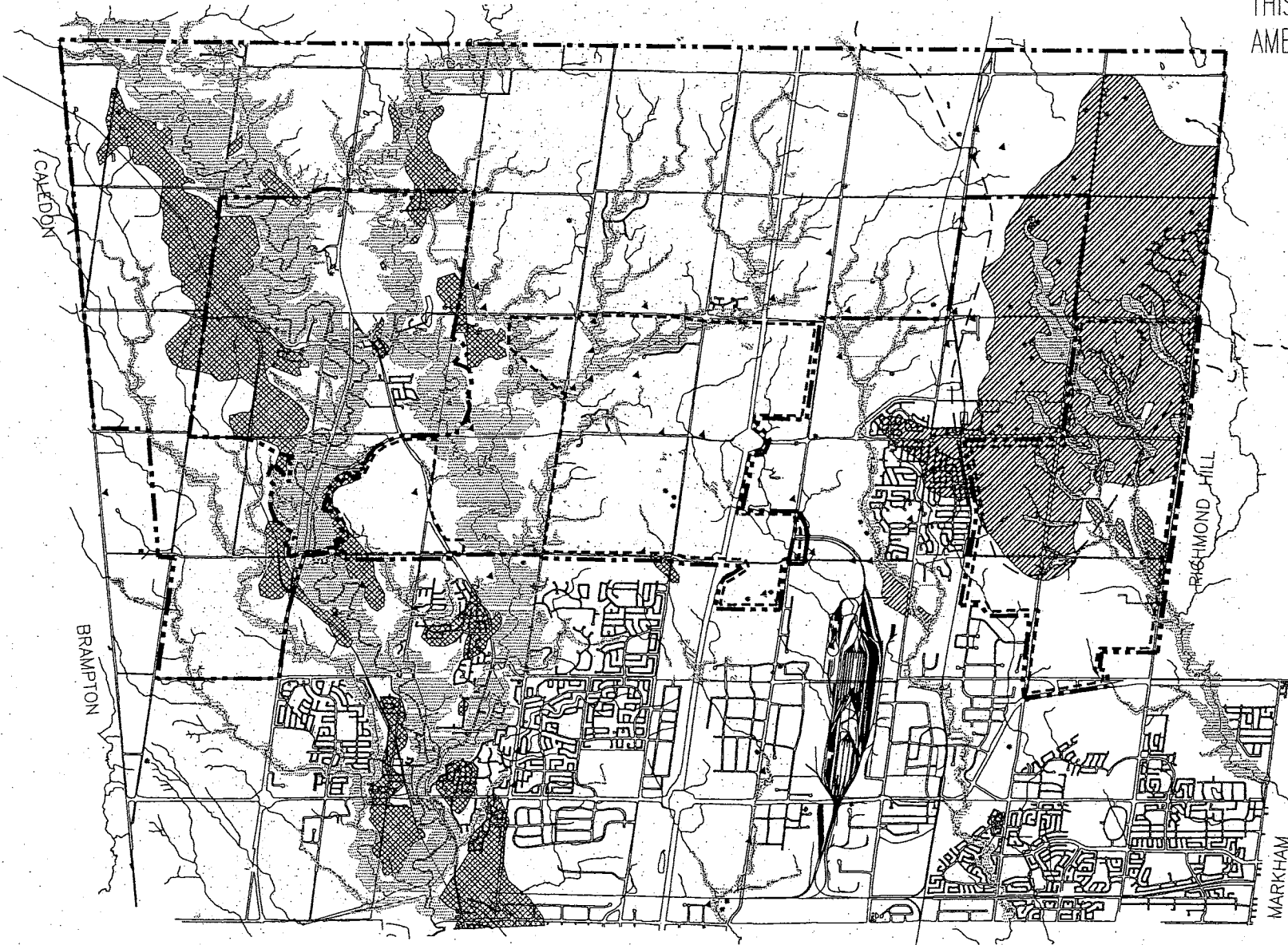
L.D. JACKSON

MAYOR

J.D. LEACH

CLERK

SCHEDULE 'E' APPEAL: (APPEAL #4) IN SO FAR
AS IT APPLIES TO THE BLOCK 33 WEST AREA.



HYDROGEOLOGICALLY
SENSITIVE AREAS

LEGEND

--- DEVELOPMENT AREAS

--- OPA 600 AREA

--- OAK RIDGES MORANE PLANNING AREA
(Ministry of Natural Resources
December 1991)

• WATER WELL LOCATIONS
(Ministry of the Environment and
Energy) - all existing sand/gravel
within 5 metres of surface

▲ SOIL OBSERVATION LOCATION
(Dr. Open White, Ontario Geological
Survey) - location showing sand/gravel
within 1.5 metres of surface

MEGALLY SENSITIVE (MORANE AND FRINGE
AREAS) - regional ground water
recharge area

HIGHLY SENSITIVE (Glacial Lake and
Outwash Deposits) - local ground
water recharge areas surficial
sands/gravel

HIGHLY SENSITIVE (River Valleys)
- local and possibly regional ground
water discharge areas, river valleys
being top of bank

LOW SENSITIVITY (TIN PLAIN)
- low ground water recharge/discharge
capabilities, tin plain with fine grained
soil

TORONTO

MODIFICATION #17 UNDER
SECTION 17(9) OF THE PLANNING ACT

0 500 1000 1500m

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

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THIS IS SCHEDULE '3'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS

W.D. Gies
MAYOR

S. Ferraroles
CLERK

THIS IS SCHEDULE 'F' TO
AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L. D. JACKSON

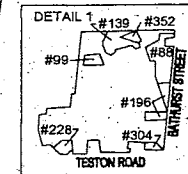
J. D. LEACH

APPEALED UNDER
SECTION 17(36) AND (38)
OF THE PLANNING ACT -
#8 OF OPA #600

SEE DETAIL 1

SCHEDULE 'F' APPEALED: (APPEALS #1 AND #2) INSO FAR AS IT
FAILS TO IDENTIFY THAT THE PINE VALLEY DRIVE LINK IS WITHIN THE
VALLEY AND STREAM CORRIDOR; (APPEAL #4) INSO FAR AS IT
APPLIES TO THE
BLOCK 33 WEST AREA

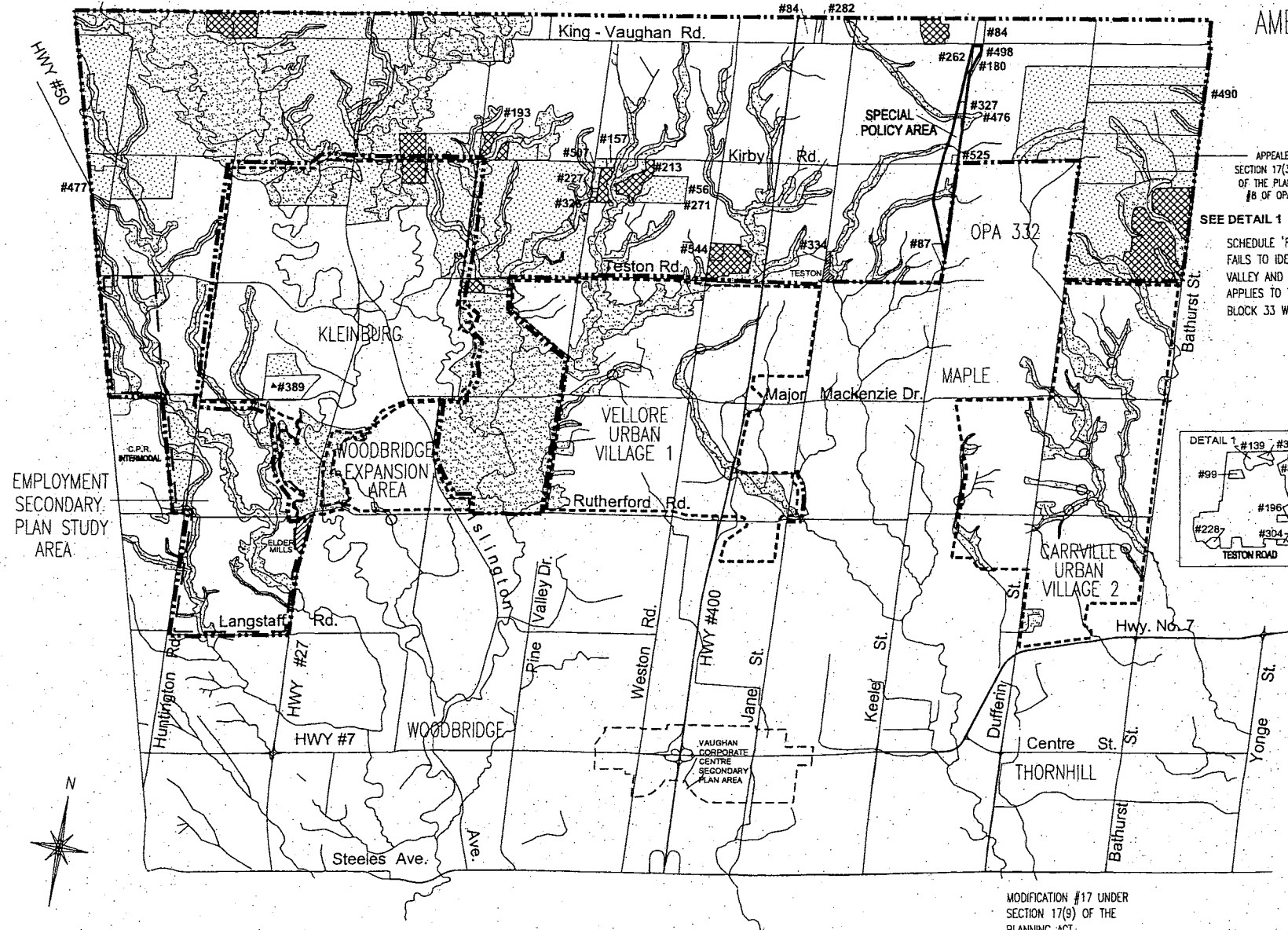
RURAL AREA
GENERAL



LEGEND

- LANDS SUBJECT TO RURAL AREA GENERAL
- ESTATE RESIDENTIAL
- AGRICULTURE AREA
- VALLEY & STREAM CORRIDOR
- RURAL USE AREA
- HAMLET
- SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT
- 125 HA DRAINAGE LIMIT

SCALE
kilometers



MODIFICATION #17 UNDER
SECTION 17(9) OF THE
PLANNING ACT

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

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THIS IS SCHEDULE '4'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS

M. Di Biase
MAYOR

S. Fernandez
CLERK

TOWNSHIP OF KING

THIS IS SCHEDULE 'G1' TO
AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L.D. JACKSON

WTR

J.D. LEACH

CLERK

Phillips-Bond-Thompson Lake
Provincially Significant
Wetland Complex

SCHEDULE 'G1' APPEALED: (APPEAL #4) IN SO FAR
AS IT APPLIES TO THE BLOCK 33 WEST AREA

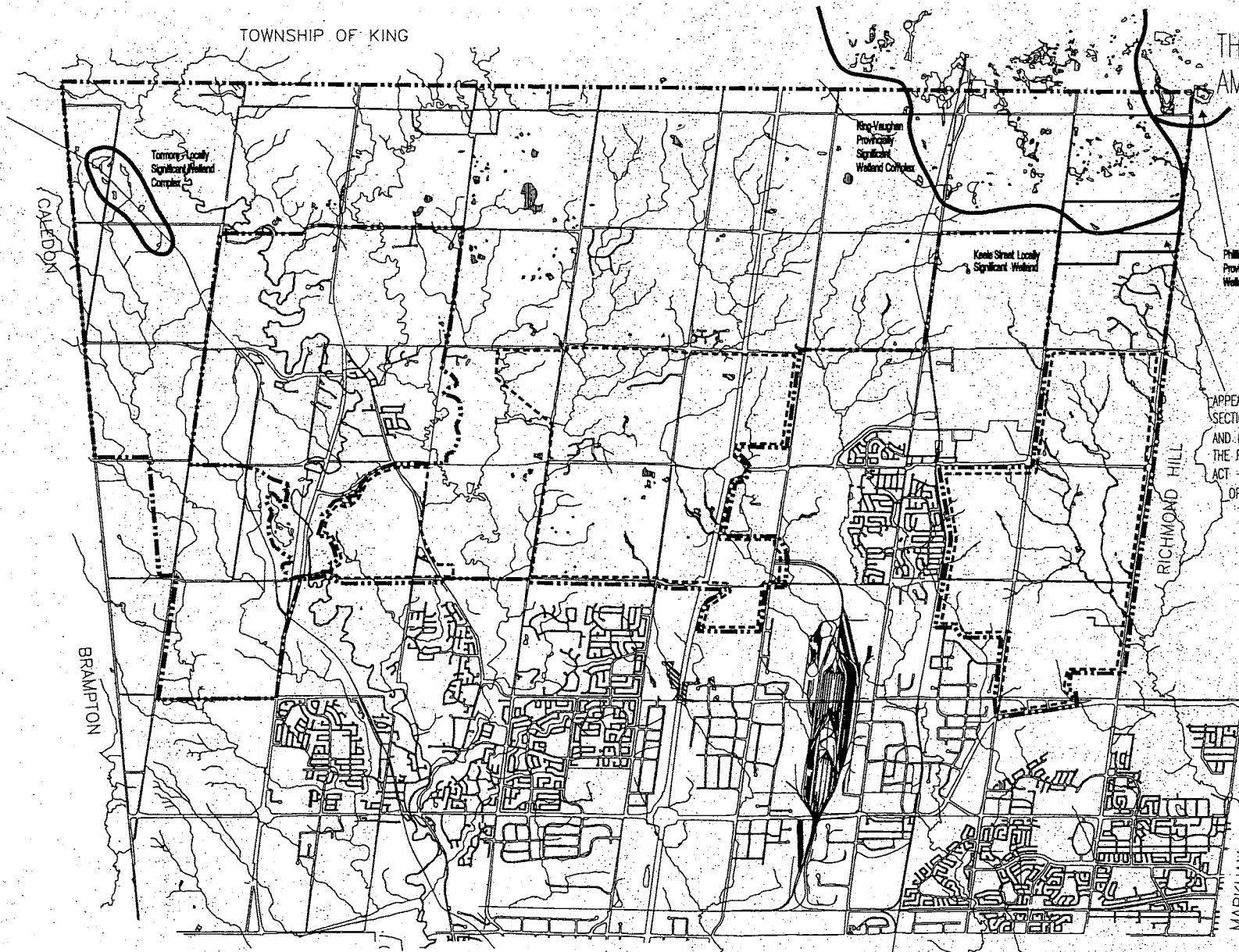
APPEALED UNDER
SECTION 17(36)
AND (38) OF
THE PLANNING
ACT - #8 OF
OPA #600

WETLANDS

LEGEND

DEVELOPMENT AREAS
OPA 600 AREA

UNCLASSIFIED WETLANDS
CLASSIFIED WETLANDS (MWR)
BOTTOMLANDS



TORONTO

MODIFICATION #17 UNDER
SECTION 17(9) OF THE PLANNING ACT

0 500 1000 1500m

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

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THIS IS SCHEDULE '5'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS

William
MAYOR

Arvanides
CLERK

TOWNSHIP OF KING

THIS IS SCHEDULE 'G2' TO AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000
SIGNING OFFICERS

L.D. JACKSON
MAYOR
J.D. LEACH
CLERK

SCHEDULE 'G2' APPEALED: (APPEALS #1 AND #2) IN SO FAR AS IT FAILS TO IDENTIFY THAT THE PINE VALLEY LINK IS WITHIN THE ESA DESIGNATION; (APPEAL #4) AS IT APPLIES TO THE BLOCK 33 WEST AREA

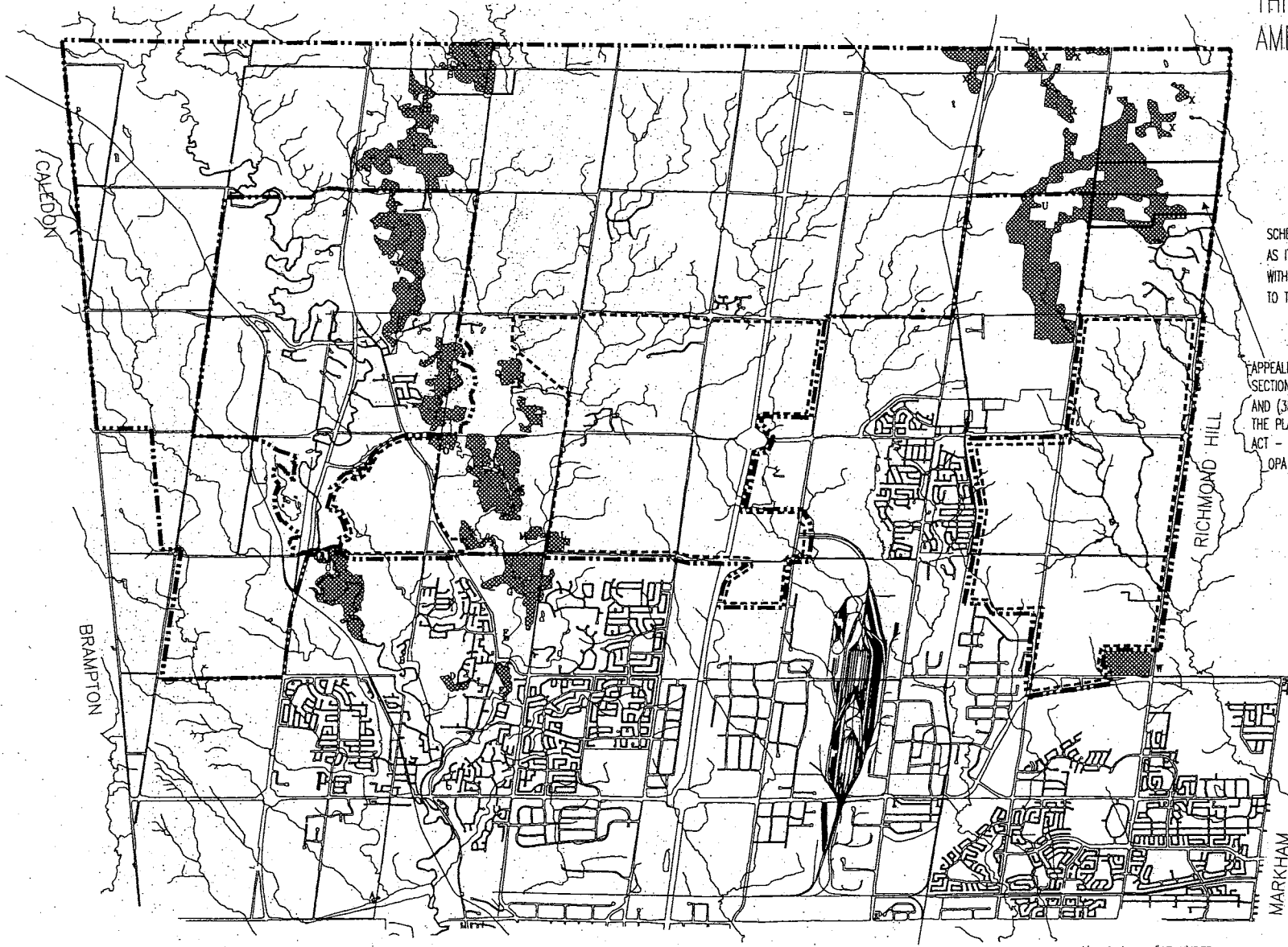
APPEALED UNDER SECTION 17(36) AND (38) OF THE PLANNING ACT - #8 OF OPA #600

ENVIRONMENTALLY SIGNIFICANT AREAS

LEGEND
- - - - - DEVELOPMENT AREAS
- - - - - OPA 600 AREA
[Hatched Box] ENVIRONMENTALLY SIGNIFICANT AREA (UTRCA)

NAME OF ENVIRONMENTALLY SIGNIFICANT AREAS
A WOODBRIDGE CLIFF M GRAHAM'S WOODS
B CLAREMONT STREET FOREST N KORTRIGHT AREA
C ELDER MILLS FOREST O BOYD FOREST
D SMITH'S BEECH FOREST P McFAYDEN FOREST
E PINE GROVE FOREST Q SPRENGEL'S FOREST
F BOYD'S ROCK CRESS R GLASSCO
G PINE VALLEY FOREST S KING-VAUGHAN FOREST
H CAREX PECKH AREA No. 1 T COOK'S AREA
I CAREX PECKH AREA No. 2 U McGILL AREA
K GRAHAM'S FOREST COMPLEX V EAST HUNTER
L McLEANS FOREST W BAKER
X KING-VAUGHAN COMPLEX

0 500 1000 1500m



TORONTO

MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '6'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS
Mike Peake
MAYOR
50 Fernandes
CLERK

N:\DFT\1-BY-LAWS\op\opa631op.04.017

TOWNSHIP OF KING

THIS IS SCHEDULE 'G3' TO
AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS:

L.D. JACKSON

MAYOR

J.D. LEACH

CLERK





SCHEDULE 'G3' APPEALED: (APPEAL #4) IN SO FAR
AS IT APPLIES TO THE BLOCK 33 WEST AREA

**AREAS OF
NATURAL AND
SCIENTIFIC
INTEREST**

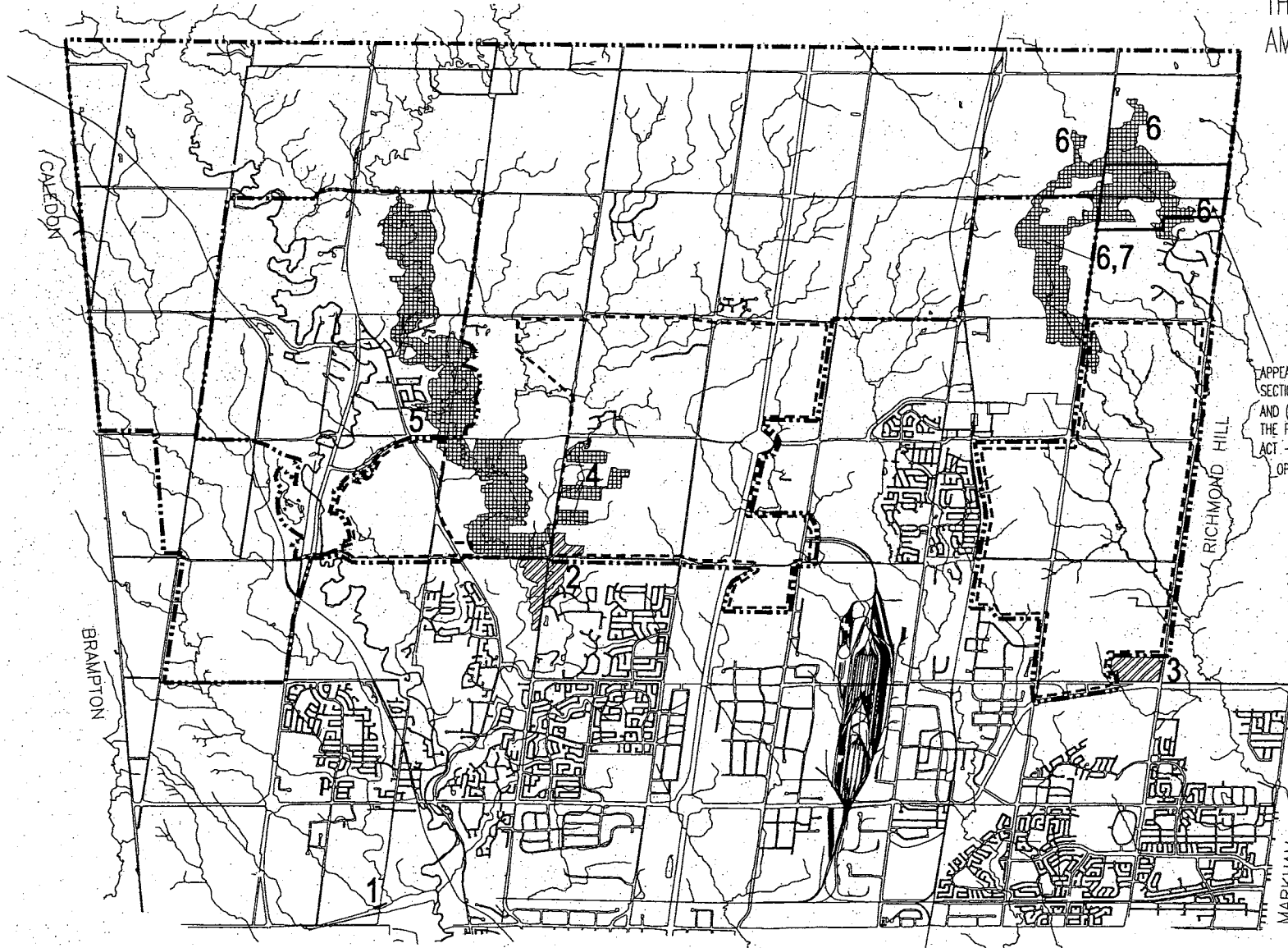
LEGEND

- DEVELOPMENT AREAS
- OPA 600 AREA

AREAS OF NATURAL AND SCIENTIFIC INTEREST

-  PROVINCIALY SIGNIFICANT (ES)
- 1. WOODBRIDGE CUT
-  PROVINCIALY SIGNIFICANT (LS)
- 2. BOYD CONSERVATION AREA AND ADJACENT LANDS
- 3. BAKERS WOOD
-  REGIONALLY SIGNIFICANT (LS)
- 4. KLEINBURG WOODLOTS
- 5. HUMBER RIVER
- 6. MAPLE UPLANDS AND KETTLE WETLANDS
-  REGIONALLY SIGNIFICANT (ES)
- 7. OAK RIDGES MORAINÉ MAPLE SPUR

0 500 1000 1500m



APPEALED UNDER
SECTION 17(36)
AND (38) OF
THE PLANNING
ACT - #8 OF
OPA #600

TORONTO

MODIFICATION #17 UNDER
SECTION 17(9) OF THE PLANNING ACT

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

**THIS IS SCHEDULE '7'
TO AMENDMENT No. 631**
ADOPTED THE 26 DAY OF June, 2006

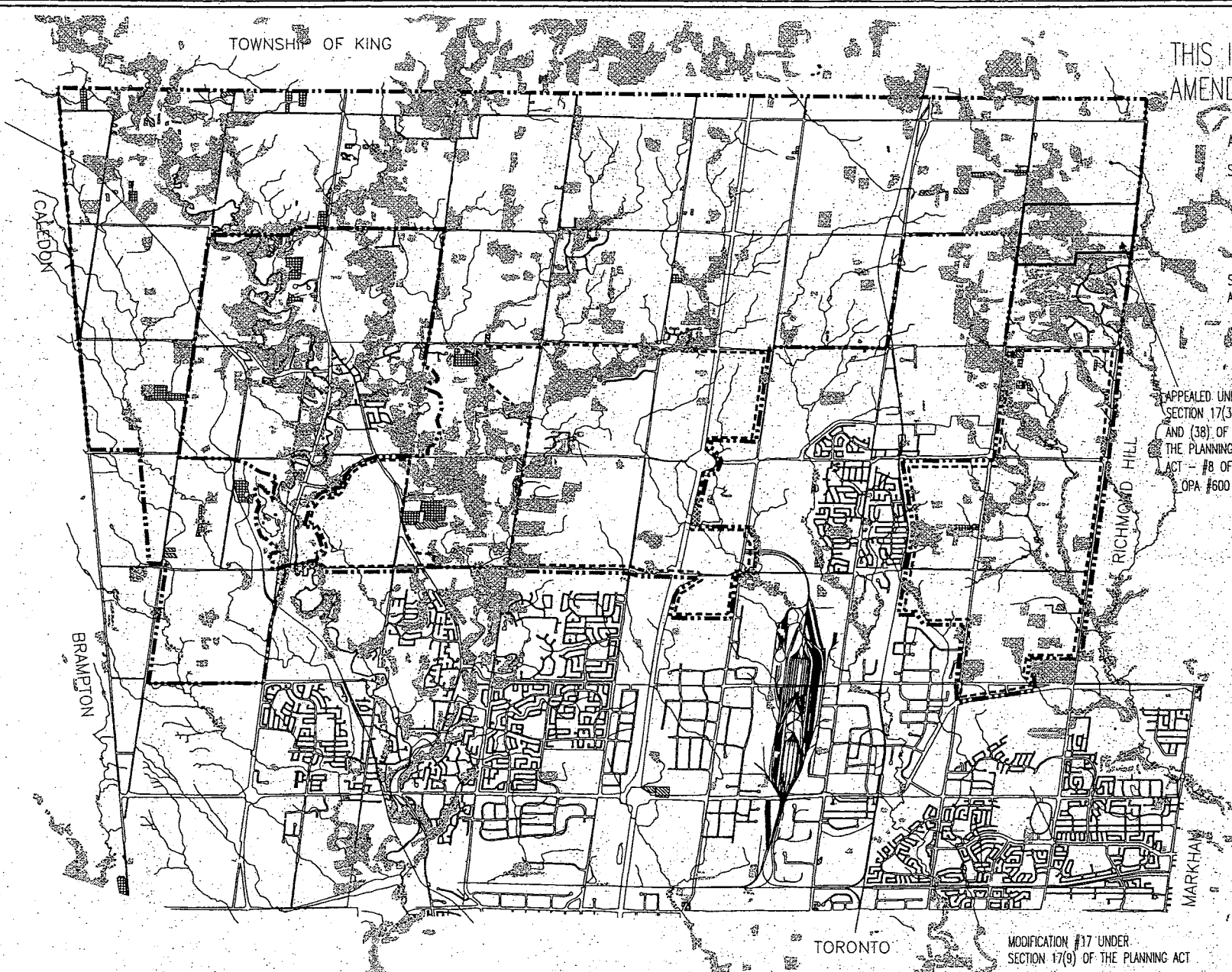
SIGNING OFFICERS

Albi Rose

MAYOR

50 Fernandes

CLERK



THIS IS SCHEDULE 'H' TO
AMENDMENT NO. 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS
 _____ L.D. JACKSON _____ MAYOR
 _____ J.D. LEACH _____ CLERK

SCHEDULE 'H' APPEALED: (APPEAL #4) IN SO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

APPEALED UNDER SECTION 17(36) AND (38) OF THE PLANNING ACT - #8 OF OPA #600

TERRESTRIAL RESOURCES

LEGEND

- DEVELOPMENT AREAS
- OPA 600 AREA
- WOODLAND AREA
- HEDGEROW, SCRUB
- YOUNG PLANTATION
- MATURE PLANTATION

TORONTO
 MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT
 0 500 1000 1500m

FILE No. OPA #631
 RELATED FILE No. OP.04.017
 LOCATION: Lots 11-16, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN

THIS IS SCHEDULE '8'
 TO AMENDMENT No. 631
 ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS
 _____ MAYOR
 _____ CLERK

H:\DFA\1-BY-LAWS\op\opa631op.04.017

EMPLOYMENT AREA CONTEXT PLAN





THIS IS SCHEDULE '1'
TO AMENDMENT NO. 450
ADOPTED THE ___ DAY OF ___, 1997

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#4

MAYOR

CLERK

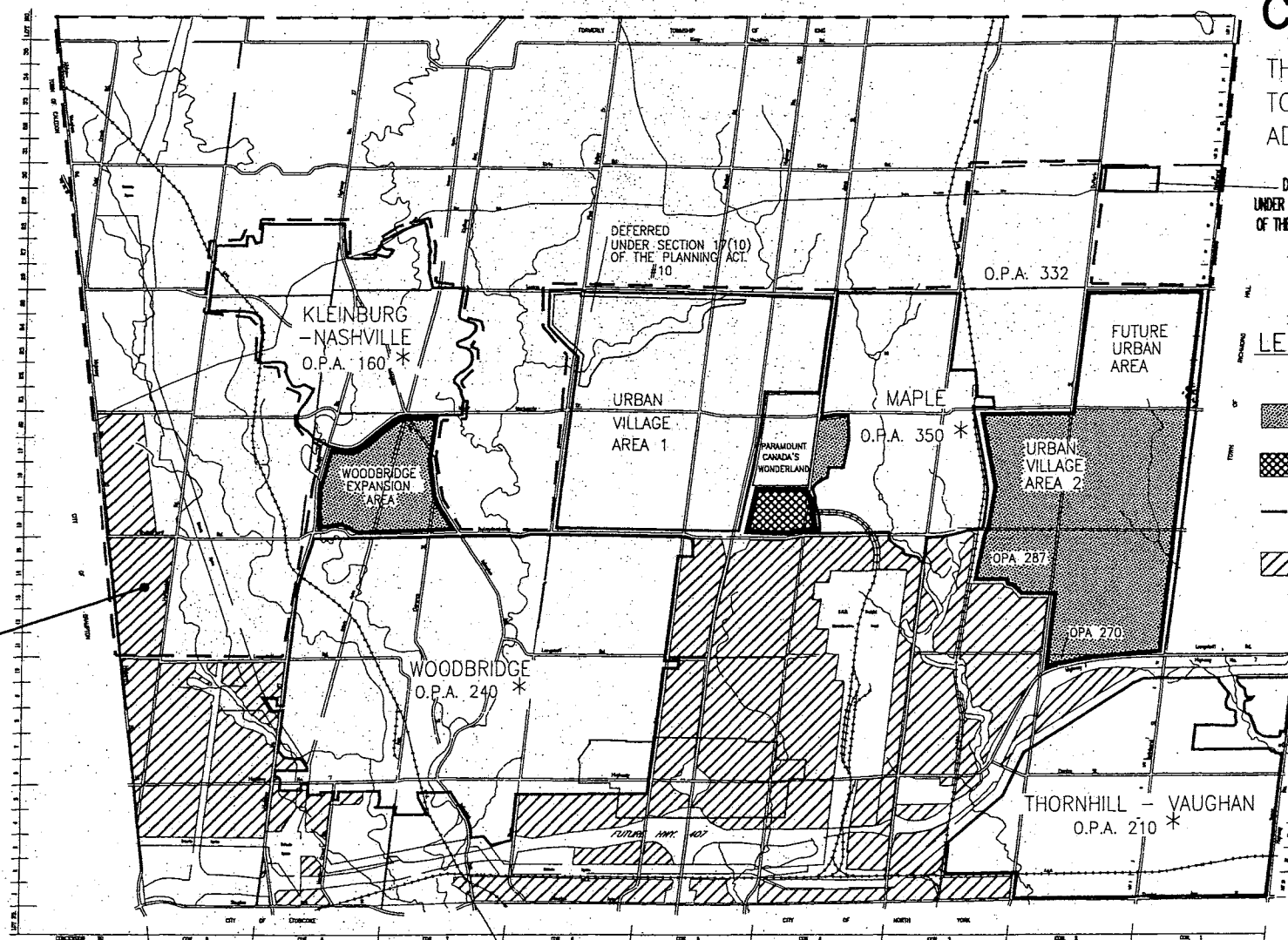
LEGEND

-  URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE SECONDARY PLAN AREA
-  RURAL AREA - GENERAL
-  EMPLOYMENT AREA
- * AS AMENDED

MODIFICATION
No. 27
UNDER SECTION 17(9) OF
THE PLANNING ACT

0 2000 4000 m

REVISED FEBRUARY 26, 1996 AND
JANUARY 2, 1997



AREA SUBJECT TO
AMENDMENT No. 631

AREA SUBJECT
TO AMENDMENT
NO. 480

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\opa631op.04.017a





THIS IS SCHEDULE '9'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006



SIGNING OFFICERS

W. B. ...
MAYOR

S. ...
CLERK

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES

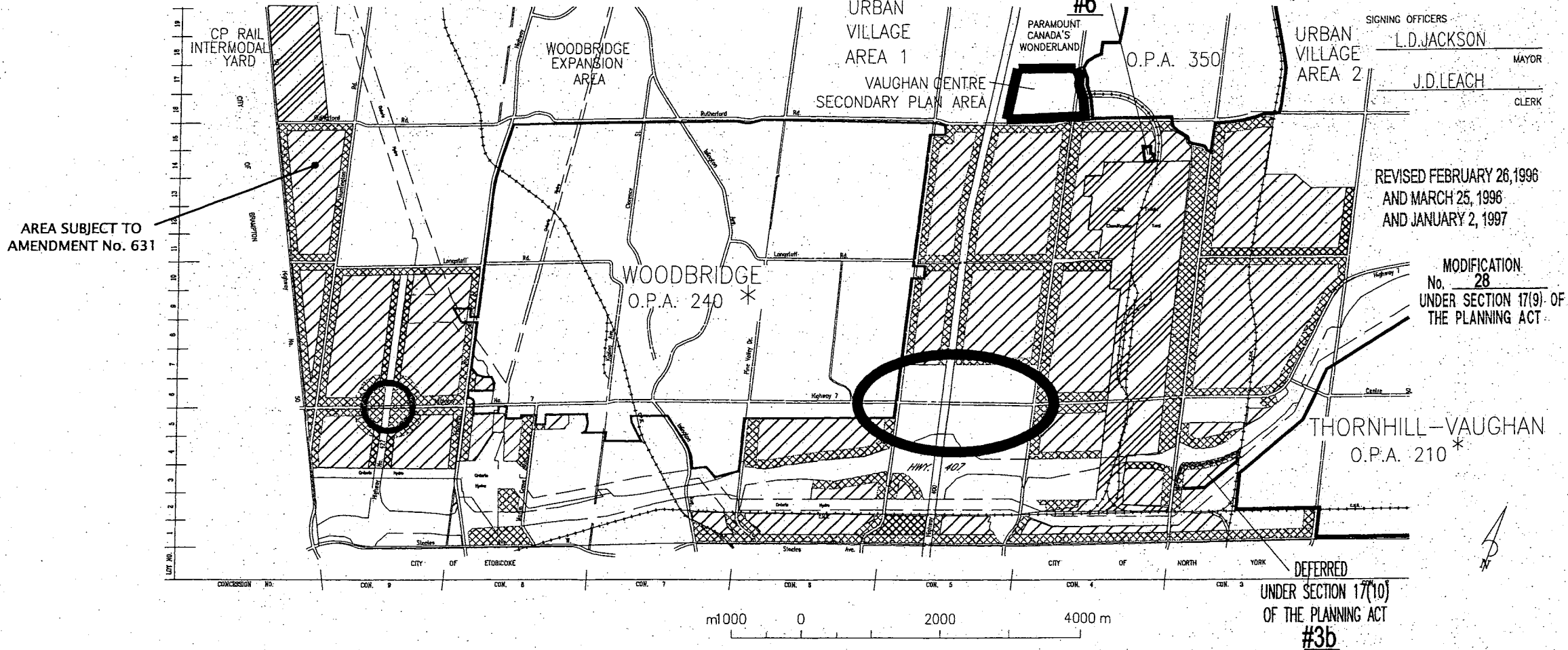
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED

EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1994

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#6

SIGNING OFFICERS
L.D. JACKSON MAYOR
J.D. LEACH CLERK



AREA SUBJECT TO
AMENDMENT No. 631

REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996
AND JANUARY 2, 1997

MODIFICATION
No. 28
UNDER SECTION 17(9) OF
THE PLANNING ACT

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#3b

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '10'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

SIGNING OFFICERS
Rob Burt MAYOR
S. Fernandes CLERK

THIS IS SCHEDULE '2A'
TO AMENDMENT NO. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1995

SCHEDULE '2A'
EMPLOYMENT AREA
(WEST)
STRUCTURAL PLAN

REVISED FEBRUARY 26, 1996

L.D. JACKSON
MAYOR
J.D. LEACH
CLERK

CP RAIL
INTERMODAL
YARD

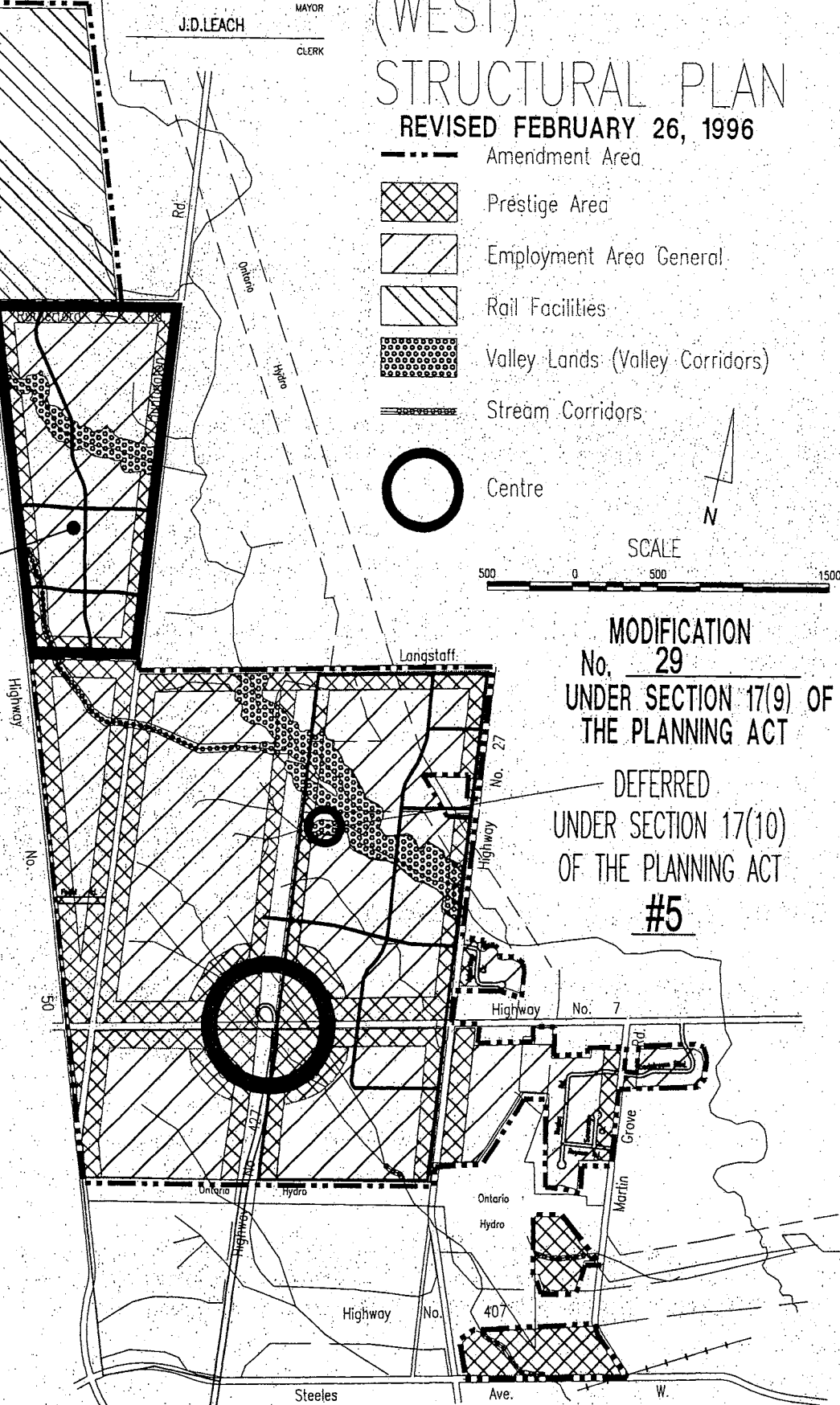
AREA
SUBJECT TO
AMENDMENT
No. 631

- Amendment Area
- ▨ Prestige Area
- ▧ Employment Area General
- ▩ Rail Facilities
- ▤ Valley Lands (Valley Corridors)
- ▦ Stream Corridors
- Centre

SCALE
500 0 500 1500m

MODIFICATION
No. 29
UNDER SECTION 17(9) OF
THE PLANNING ACT

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#5



THIS IS SCHEDULE '11'
TO AMENDMENT No. 631
ADOPTED THE 26 DAY OF June, 2006

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

SIGNING OFFICERS

[Signature]

MAYOR

[Signature]

CLERK









GENERAL LAND USE

THIS IS SCHEDULE "3"
TO AMENDMENT NO. 450
ADOPTED THE 3 DAY OF OCTOBER, 1994.

L. D. JACKSON
MAYOR
J. D. LEACH
CLERK

REVISED FEBRUARY 26, 1996

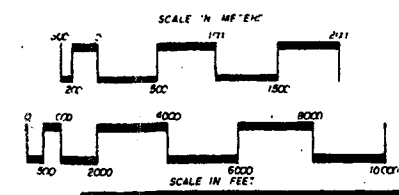
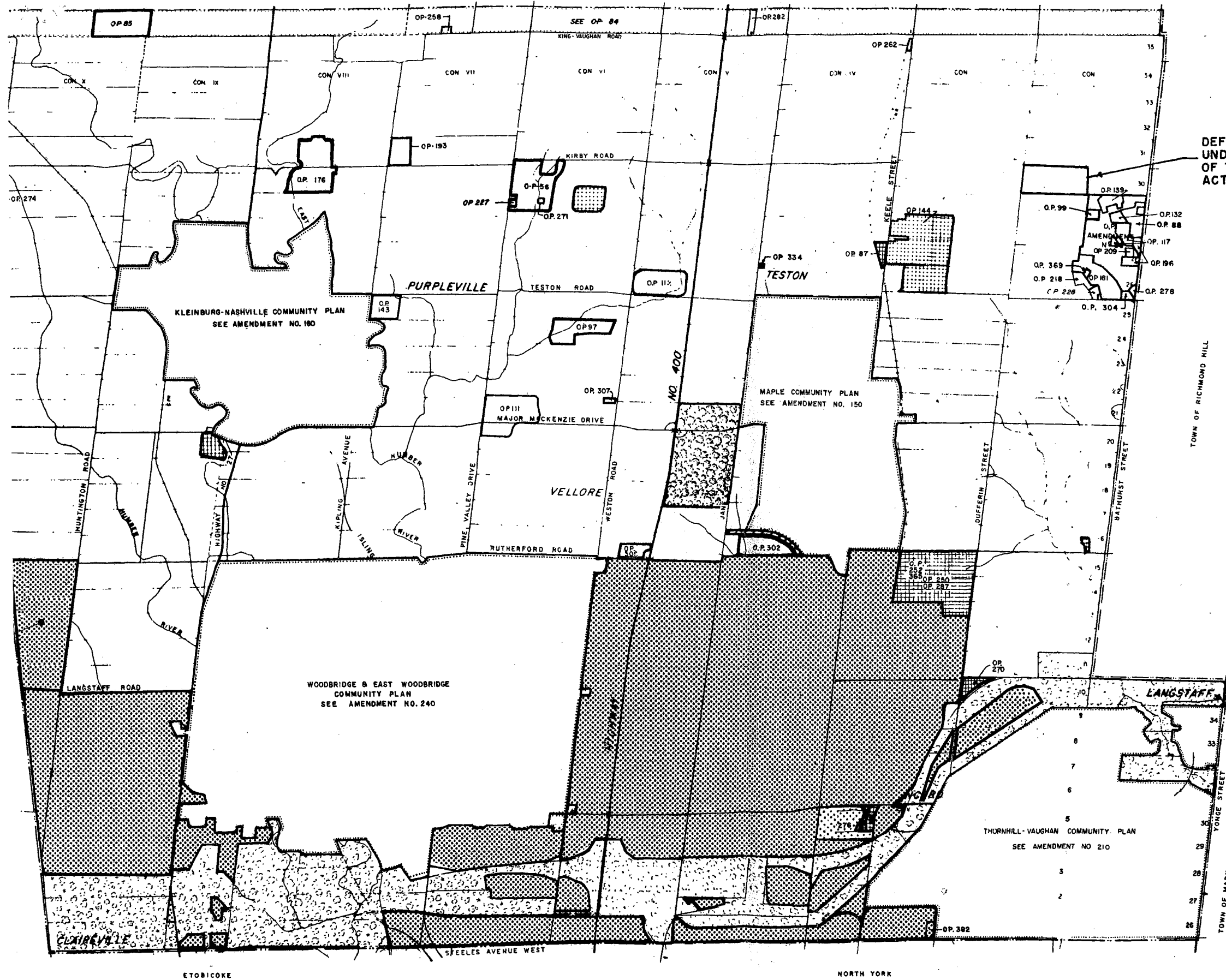
LEGEND

-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  THEME PARK AREA
-  PARKWAY BELT WEST PLAN
-  EMPLOYMENT AREA

THIS IS SCHEDULE '12'
TO AMENDMENT NO. 631
ADOPTED THE 26 DAY OF JUNE, 2006

MODIFICATION
No. 32
UNDER SECTION 17(9) OF
THE PLANNING ACT

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING
ACT # 4



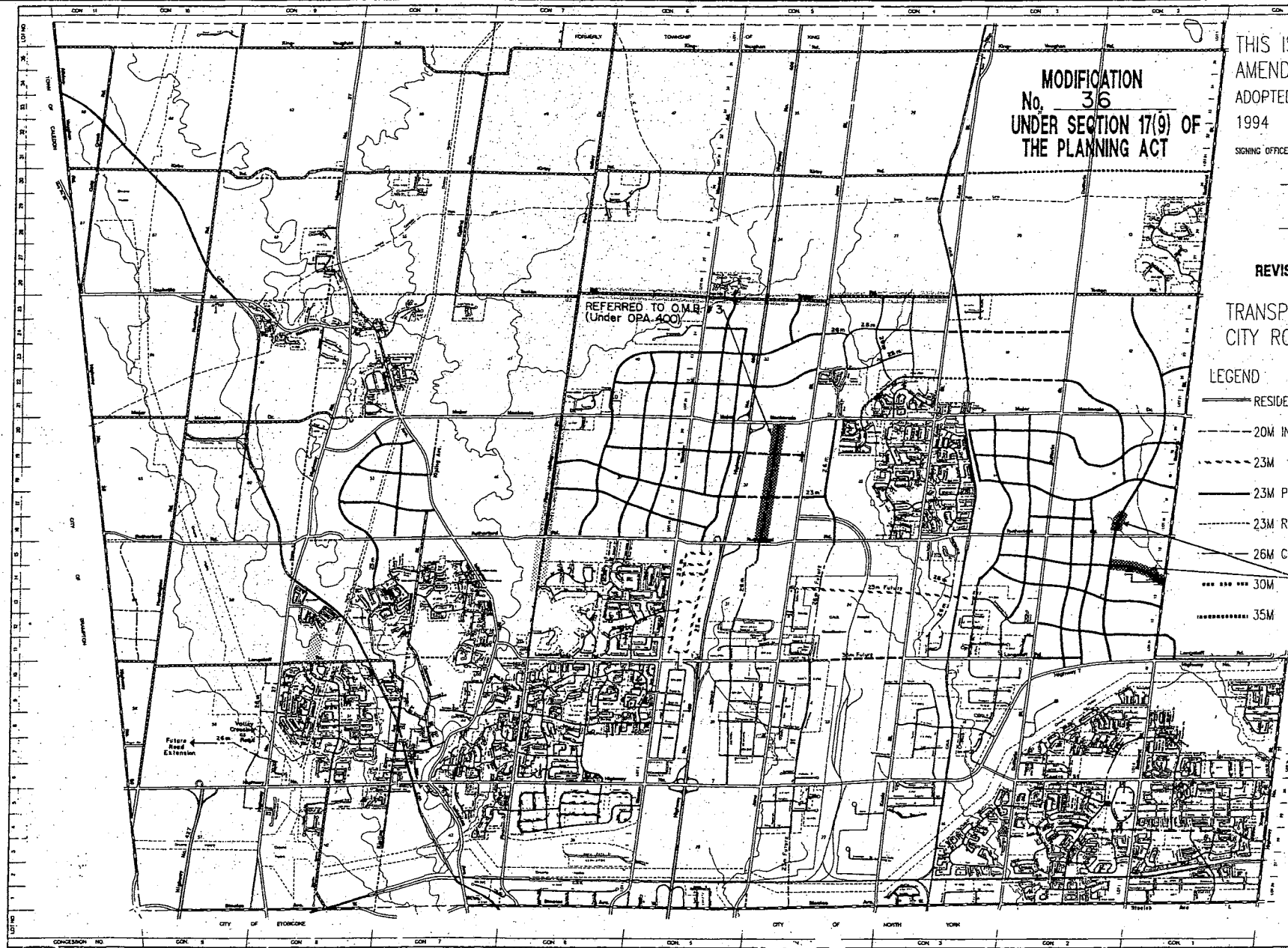
Drawing No. 60-311	SCHEDULE "A" TO AMENDMENT NO. 450 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA GENERAL LAND USE
Sheet No. 284	
Date 3 JULY 1994	SCALE 1" = 4000'
REVISED LAYOUT 9 JUNE 1977 VAUGHAN PLANNING DEPT.	

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 450 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

DATE	NO.
15-6-83	1
27-3-83	2
4-3-84	3
17-11-86	4
27-10-86	5
21-3-88	6
8-8-88	7
22-2-89	8
2-3-89	9
7-10-89	10
28-6-92	11
11-12-93	12
20-3-93	13
18-5-96	14
3-7-94	15
7-6-93	16
18-7-95	17
14-6-94	18
21-8-93	19
18-11-93	20
17-5-94	21
28-2-95	22
4-7-95	23
29-7-94	24
5-12-94	25
28-4-95	26
25-8-95	27
25-7-95	28
17-6-95	29
11-6-95	30
31-8-95	31
8-2-97	32
3-5-98	33
11-1-97	34
19-5-96	35
4-4-97	36
14-12-98	37
13-9-97	38
1-4-91	39
29-12-97	40
29-7-97	41
1-10-96	42
16-3-98	43
5-10-97	44
5-11-97	45
78	
6-10-80	46
8-2-78	47
27-6-78	48
26-7-78	49
26-7-78	50
8-12-78	51
14-3-79	52
14-3-79	53
7-3-79	54
21-1-81	55
94	
21-9-78	56
3-12-79	57
27-3-79	58
29-6-81	59
13-10-81	60
30-5-79	61
26-3-80	62
8-4-80	63
20-8-78	64
9-7-78	65
16-2-82	66

AMENDMENTS TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

REVISIONS			REVISIONS			REVISIONS			REVISIONS			REVISIONS			REVISIONS						
AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY			
5	LOTS 2-16 CONC. 4		13-6-80	108	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	181	PT. LOT 26,27, CON 2	DM	4-12-87	254	AMENDMENT TO THORNHILL - VAUGHAN	MG		327					
6	TEXT AMENDMENT ONLY		24-3-80	109	PT. LOT 32, CONC. 1		14-5-84	182	PT. LOT 11, CON. 7	DM	21-12-87	255	AMENDMENT TO THORNHILL - VAUGHAN	MG	5-9-89	328	PT. LOTS 4-10, CONC. 9 & 10	SM	400	PLANNING STRATEGY	
7	LOTS 20-24 CONC. 4			110			3-12-84	183	AMENDMENT TO WOODBRIDGE C.P.	DB	30-10-92	256	PT. LOT 5, CONCESSION 2	SM	19-4-90	329	AMENDMENT TO O.P.A. 175	SM	402		
8	LOT 1 CONC. 8		27-10-81	111	PT. LOTS 20,21 CONC. 6	RJM	14-5-84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM					7-5-90	330	POLICIES & GUIDELINES/IND. AREAS	SM	403		
9	LOTS 22,23 CONC. 8		29-6-81	112	PT. LOT 26, CONC. 5	DB	9-10-84	185	PT LOT 5, CON 6	DM	2-2-88	258	PT. LOT 1, CONCESSION 7	DM						404	
11	LOT 1 CONC. 8			113			18-12-84	186	AMENDMENT TO WOODBRIDGE C.P.	DB										405	
13	LOT 1 CON.7, LOT 11 CON.3, LOTS 1-5 CON.5		14-5-81	114	PT. LOTS 19, 20 and 21, CONC. 6	DB	15-11-84	187	AMENDMENT TO THORNHILL C.P.	DB	25-2-88	260	PT. LOT 1, CONCESSION 7	DM	28-7-90	333	PT. OF LOT 6, CONC. 3	SM	406		
14	TEXT AMENDMENT ONLY		16-3-81	115	PT. LOTS 21,22 CONC. 4	RJM	9-11-84	188	AMENDMENT TO WOODBRIDGE C.P.	DB		261	SEE O.P.A. No. 275	SM	16-7-90	334	PT. OF LOT 27, CONC. 4	SM	407		
16	LOT 1 CONC. 7		8-3-82	116	PT. LOT 7, CON. 10	RJM	28-7-86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	PT. LOT 35, CONCESSION 4	DM	25-7-90	335	PT. OF LOT 11, CONC. 4	SM	408		
17	ROADS PLAN		23-2-85	117	PT. LOT 28, CONCESSION 2	DB	14-2-86	190	TUDOR COMMUNITY PLAN	DM	24-4-89	263	PT. LOTS 7 & 8, CONC. 10	SM	18-7-90	336	PT. OF LOT 7, CONC. 4	SM	409		
26	WOODBRIDGE COMMUNITY PLAN		20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4,5, CON 6	DM					18-4-90	337	AMENDMENT TO O.P.A. 210	SM	16-11-92	410	PT. LOT 11, CONC. 4
28	AMENDMENT TO WOODBRIDGE C.P.		9-5-81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16-1-85	192	AMENDMENT TO VAUGHAN 400	D.B.	18-10-90	265	PT. LOT 7,8,9,10, CON 3/LOT 4,5,CON 4	SM	19-9-90	338	AMENDMENT TO O.P.A. 190	SM	16-11-92	411	PT. LOT 18, CONC. 4
29	LOT 1 CONC. 7		9-7-81	120	PT. LOT 5, CONC. 3	DB	29-12-87	193	PT. LOT 31, CONCESSION 7	DM					28-6-91	339	AMENDMENT TO O.P.A. 107	SM			
30	LOT 4 CONC. 3		15-4-81	121	PT. LOT 23, 24 and 29, CONC. 3	DB	29-1-85	194	AMENDMENT TO EAST WOODBRIDGE	DB											
31	AMENDMENT TO WOODBRIDGE C.P.		20-3-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4-4-85	195	PART LOT 8, CONC. 4	DB	17-11-88	268	PINE VALLEY BUSINESS PARK	JM	25-7-96	341	PT. LOT 8, CONC. 8	SM			
32	TEXT AMENDMENT ONLY		18-2-81	123	AMENDMENT TO WOODBRIDGE	DB	22-5-86	196	PT. LOT 27, CON. 2	DM	18-4-90	269	PT. LOTS 4 & 5, CONC. 7	SM							
33	LOT 30 CONC. 2			124			30-1-85	197	AMENDMENT TO WOODBRIDGE C.P.	DB					20-11-90	343	PT. LOTS 3-10, CONC. 9	SM			
35	LOT 26 CONC. 1		6-12-81	125	PT. LOT 5, CONC. 8	RJM		198			01-12-88	271	PT. LOT 29, CONC. 6	SM	24-1-90	344	PT. LOTS 7 & 8, CONC. 8	SM			
36	AMENDMENT TO WOODBRIDGE C.P.		12-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-85	199	AMENDMENT TO EAST WOODBRIDGE	DM					25-9-92	345	AMENDMENT TO O.P.A. 240	SM			
37	AMENDMENT TO WOODBRIDGE C.P.		11-5-82	127	PT. LOT 13, CONC. 5	RJM	6-3-86	200	SITE PLAN CONTROL	DM	11-4-88	273	PT. LOTS 23-25, CONC. 3	SM	16-9-91	346	PT. OF LOT 5, CONC. 6	SM			
38	AMENDMENT TO WOODBRIDGE C.P.			128			24-3-86	201	PT. LOT 29,30,31, and 32, CONC. 1	DM	5-11-88	274	PT. LOTS 29 & 30, CONC. 11	SM	14-12-90	347	PT. LOT 10, CONC. 5	SM			
39	LOTS 25-29 CONC. 2		26-1-82	129	AMENDMENT TO WOODBRIDGE C.P.	RJM	28-5-86	202	AMENDMENT TO THORNHILL-VAUGHAN	DB	20-6-88	275	AMENDMENT TO VAUGHAN-400	SM	26-11-90	348	COMMUNITY IMPROVEMENT POLICIES	SM			
40	LOTS 21,22 CONC. 3		4-5-82	130	PT. LOT 5, CONC. 8	RJM	29-3-85	203	PART LOT 4, CONC. 6	DB	22-8-88	276	PART LOT 4, CONC. 3	SM	5-10-89	349	PT. OF LOT 27, CONC. 5	SM			
41	AMENDMENT TO WOODBRIDGE C.P.		6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	24-7-85	204	PART LOT 3, CONC. 4	DB	17-3-89	277	PT. LOT 9, CONCESSION 5	JM							
43	LOT 6 CONC. 10		26-4-82	132	PT. LOT 29, CONC. 2	RJM	1-5-85	205	PART LOT 4, CONC. 6	DB	17-10-88	278	PT. LOT 26, CONCESSION 2	JM	27-3-91	351	PART OF LOT 4, CONC. 4	SM			
44	LOT 14 CONC. 6		11-5-82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2-5-85	206	AMENDMENT TO WOODBRIDGE	DB	4-10-89	279	PT. LOT 6, CONCESSION 5	SM							
45	LOTS 10,11 CONC. 3		2-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-7-86	207	PART LOT 6, CONC. 4	DB	16-5-89	280	AMENDMENT TO MAPLE C.P.	SM	21-12-90	353	PT. OF LOT 12, CONC. 4	SM			
46	TEXT AMENDMENT ONLY		9-7-82	135	PINE VALLEY BUSINESS PARK	RJM		208			21-8-89	281	PT. LOT 5, CONC. 3	SM	8-2-91	354	PT. OF LOT 12, CONC. 4	SM			
47	LOT 12 CONC. 5		18-1-83	136	PT. LOT 16, CONC. 4	RJM	19-8-86	209	PT. LOT 27, CONC. 7	DM	14-11-89	282	PT. LOT 1, CONCESSION 5	RS	12-7-91	355	PT. OF LOT 24, CONC. 8	SM			
48	LOTS 11,2 CONC. 7		4-6-82	137	PT. LOT 11, CONC. 3	RJM		210	THORNHILL-VAUGHAN C.P. REVIEW		13-6-91	283	PT. LOTS 12-15, CONC. 5	SM							
49	LOT 27 CONC. 1		4-6-82	138	PT. LOT 21, CONC. 5	RJM	16-12-85	211	PART LOT 11, CONC. 3	DM	29-5-91	284	PT. LOT 5, CONCESSION 6	SM	15-5-92	357	VAUGHAN-400 NORTH SECONDARY P.	SM			
52	LOTS 8,9,10 CONC. 3		16-4-82	139	PT. LOT 29, CONC. 2	RJM	14-8-85	212	PART LOTS 5, CONC. 6	DB	19-9-89	285	PT. LOT 2, CONCESSION 4	SM	11-6-91	358	PT. OF LOT 2, CONC. 8	SM			
55	AMENDMENT TO WOODBRIDGE C.P.		12-2-82	140	AMENDMENT TO E. WOODBRIDGE C.P.	RJM	19-5-87	213	PT. LOTS 29,30, CONC. 6	DM	16-5-89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM							
56	LOTS 29,30 CONC. 6	GL	16-2-81	141	PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PT. LOT 13, CON. 5	DM	17-8-90	287	PT. LOTS 13,14 & 15, CONC. 3	SM	31-5-91	360	AMENDMENT TO O.P.A. 210	SM			
57	LOTS 27,28 CONC. 9	GL	28-4-82	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-85	215	PT. LOT 14, CON 6	DM	24-2-92	288	WESTON-400 N. INDUSTRIAL PARK	SM							
58	LOT 1 CONC. 7		20-4-83	142	PT. LOTS 5,6,7 & 9, CON 3	DB		216													
62	LOTS CONC. 9		5-10-82	143	PT. LOT 25, CONC. 7	RJM	17-12-85	217	PT. LOT 5, CON. 8	DM	20-12-86	290	PT. LOTS 21 to 25, CONC. 4	SM	4-10-91	363	PT. LOT 7, CONC. 7	SM			
63	AMENDMENT TO WOODBRIDGE C.P.		11-6-82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27-2-88	218	PT. LOT 26, CON. 2	DM		291									
64	LOTS 11 CONC. 4, 5	GL	12-10-82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-86	219	PT. LOT 1, CON. 7	DM	3-5-91	292	PT. LOT 1, CONC. 8	SM	6-5-92	365	PT. LOTS 13-15, CONC. 3	SM			
66	LOT 5 CONC. 8		8-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		220			27-11-90	293	LOTS 12 & 13, PLAN 65N-2330	SM	1-4-92	366	PT. LOT 15, CONC. 3	SM			
70	THORNHILL-VAUGHAN COMMUNITY PLAN	GL	20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		221				294			22-7-91	367	AMENDMENT TO THORNHILL-VAUGHAN	SM			
71	AMENDMENT TO WOODBRIDGE C.P.		15-9-82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11-2-88	222	PINE VALLEY BUSINESS PARK	DM		295			5-11-91	368	PT. LOT 12, CONC. 4	SM			
72	LOTS 11,12 CONC. 6		2-10-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14-8-85	223	PT. LOT 26, CONC. 9		14-8-89	296	PT. LOT 3, CONC. 8 (Woodbridge C.P.)	SM	14-8-92	369	PT. LOTS 26 & 27, CONC. 2	SM			
74	LOTS 18-21 CONC. 5		18-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-86	224	PT. LOT 13, CON. 6	DM	4-7-90	297	AMENDMENT TO O.P.A. 210	SM							
76	LOTS 23,24 CONC. 8	GL	23-11-82	151	PT. LOT 25, CONC. 9	RJM	6-9-86	225	PT. LOTS 12,13 & 4, CON 4	DM	29-8-89	298	AMENDMENT TO O.P.A. 240	SM	29-8-90	371	PT. LOTS 9 & 10, CONC. 7	SM			
77	AMENDMENT TO WOODBRIDGE C.P.		17-2-83	152	AMENDMENT TO E. WOODBRIDGE C.P.	DB	19-8-86	226	PT. LOT 1, CONC. 3	DM	27-8-89	299	AMENDMENT TO MAPLE C.P.	SM	14-2-92	372	PT. LOT 26, CONC. 1	SM			
78			27-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20-10-86	227	PT. LOT 29, CONC. 6	DM		300	OFFICIAL PLAN FOR TOWN OF VAUGHAN		14-2-92	373	PT. LOT 7, CONC. 7	SM			
80	AMENDMENT TO WOODBRIDGE C.P.		26-9-83	154	EAST WOODBRIDGE COMMUNITY PLAN	RJM	21-1-87	228	PT. LOT 26, CONC. 2	DM	7-12-89	301	PT. LOT 17, CONCESSION 3	RS	14-8-92	374	PT. LOT 10, CONC. 4	SM			
82	LOTS 8,9,10 CONC. 5	GL	11-4-83	156	PT. LOT 14, CON. 6	DB	28-8-86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-89	302	PT. LOT 16, CONCESSION 4	SM	31-9-91	375	PT. LOT 28, CONC. 1	SM			
83	LOT 25, CON. 8	JWS	6-4-83	157	PT. LOT 30, CON. 6	DB	29-12-86	231	PINE VALLEY BUSINESS PARK REVIEW	DM	5-6-90	303	PT. LOT 9, CONCESSION 5	SM	15-1-92	376	PT. LOT 1, CONC. 5	SM			
84	LOT 1 KING	GL	27-9-84	158	PT. LOT 21, CON. 4	RJM	24-2-86	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22-6-89	305	PART LOT 1, CONC. 7	SM	26-5-92	378	PT. LOT 3, CONC. 8	SM			
85	LOT 1 CONC. 10 KING	GL	4-10-85	159	PT. LOT 24, CON. 8	RJM	11-2-87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1-3-90	306	PART LOT 16, CONC. 5	SM							
86	LOT 24,25 CONC. 9	GL	5-1-87	160	KLEINBURG-NASHVILLE COM. PLAN	RJM	12-2-87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	21-8-89	307	PART LOT 21, CONC. 6	SM	26-5-92	380	PT. LOT 10, CONC. 5	SM			
87	PT. LOT 27, CON. 4	JWS	11-3-85	162	AMENDMENT TO WOODBRIDGE C.P.	DB	18-12-86	235	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	15-7-89	308	PART LOT 6, CON. 4	SM	16-7-92	381	PT. LOT 11, CONC. 4	SM			
88	PT. LOTS 28 & 29, CON. 2	JWS	6-11-83	163	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		236			15-8-89	309	AMENDMENT TO O.P.A. 107	SM	16-7-92	382	PT. LOT 1, CONC. 3	SM			
89				164			18-2-87	237	PT. LOT 14, CONC. 4	DM	22-8-89	310	AMENDMENT TO O.P.A. 107	SM	17-7-92	383					



MODIFICATION
No. 36
UNDER SECTION 17(9) OF
THE PLANNING ACT

THIS IS SCHEDULE '7' TO
AMENDMENT NO. 450
ADOPTED THE 3 DAY OF OCTOBER
1994

SIGNING OFFICERS
L. D. JACKSON
MAYOR
J. D. LEACH
CLERK

REVISED FEBRUARY 26, 1998

TRANSPORTATION -
CITY ROAD NETWORK

- LEGEND
- RESIDENTIAL LOCAL
 - - - 20M INDUSTRIAL
 - - - 23M
 - 23M PRIMARY (PLANNED)
 - - - 23M RESIDENTIAL FEEDER
 - 26M COLLECTOR
 - ... 30M REFERRED TO O.M.B. #5 (Under OPA 400)
 - 35M
 - - - 23M PRIMARY (FUTURE)
 - ▨ IMPROVEMENTS (AS PER CITY WIDE TRANSPORTATION STUDY)
 - ▨ NEW LINKS

*The Ministry of Transportation
consideration and approval is required
to implement the following initiatives:
several overpasses of Highway 400
in Urban Village 1; the overpass of
Highway 407 for the Creditum Road
access; the new link immediately
west of Highway 400 at the location
indicated in the vicinity of the ramp
at Water Works Interchange; and
three proposed roads in the Urban
Village 2 intersecting with Highway 7

THIS IS SCHEDULE '2' TO
AMENDMENT NO. 200

FILE No. OPA #631
RELATED FILE No. OP.04.017
LOCATION: Lots 11-16, Concession 10
APPLICANT: BOCA EAST INVESTMENTS LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '13'
TO AMENDMENT No. 631
ADOPTED THE 26th DAY OF JUNE, 2006

SIGNING OFFICERS
W.D. Biss
MAYOR
S. J. ...
CLERK

APPENDIX I

The Subject Lands, also known as "Block 64", consist of approximately 175 ha and is bounded by Langstaff Road, Rutherford Road, Huntington Road and Regional Road 50, in Lots 11 to 16, Concession 10, City of Vaughan.

The purpose of this Amendment is to amend OPA 600 to remove the Subject Lands from the "Rural Use Area" designation and related policies of OPA 600, and to redesignate the Subject Lands to "Prestige Area", "Employment Area General" and "Valley Lands" within OPA 450.

A Public Hearing was held on June 8, 2005.

On June 19, 2006 the Committee of the Whole recommended the following, which was approved by Vaughan Council at its meeting on June 26, 2006:

Recommendation

The Commissioner of Planning recommends:

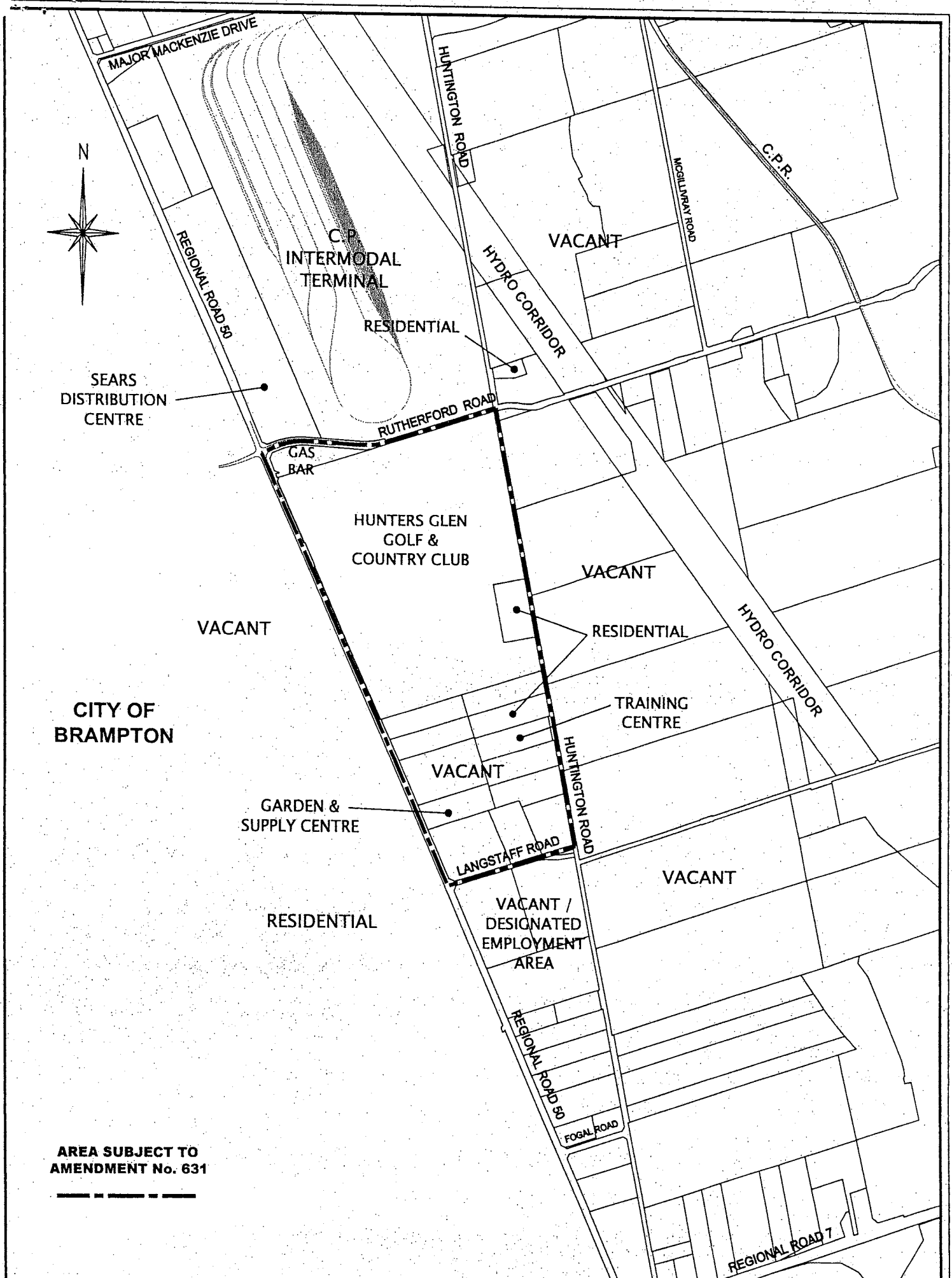
1. THAT Official Plan Amendment Application, File OP.04.017 (Boca East Investments Ltd.), BE APPROVED as follows:
 - a) That the implementing Official Plan Amendment:
 - i) amend Schedules "A", "E", "F", "G1", "G2", "G3" and "H", in OPA No. 600 to remove the subject lands from the "Rural Use Area" designation and related policies of OPA No. 600, and; add and redesignate the Subject Lands as "Prestige Area", "Employment Area General" and "Valley Lands" to OPA No. 450 by amending Schedules "1", "2", "2A", "3" and "7" contained therein;
 - ii) include Heritage Conservation policies that recognize the importance of natural heritage features and the existing heritage buildings (8700 and 8934 Huntington Road) ensuring their preservation and use in the context of an employment area;
 - iii) include Transportation policies that:
 - recognize planned road widenings of the arterial boundary roads (eg. Regional Road 50) that may require conveyance of land for such purposes in accordance with the Planning Act;
 - require the provision for a mid-block collector road connecting Langstaff Road and Rutherford Road;
 - require additional traffic analysis / justification studies upon any request to delete or modify the planned secondary road network (local roads) within Block 64 at the plan of subdivision and/or site development stage;
 - iv) include a policy requiring Council's approval of Urban Design Guidelines and a Streetscape/Landscape Master Plan;
 - v) include a policy requiring the middle east-west collector road and associated services within the Subject Lands to be located in a manner that provides an equal opportunity for all landowners that are adjacent to the collector road to proceed with development.
 - vi) include policies related to the future Highway 427 North Extension that:
 - require development applications be circulated in a timely manner to the Ministry of Transportation and the City of Brampton for comment until such time as the Environmental Assessment (E.A.) process is complete or the E.A. determines that lands subject to development applications within Block 64 will not be required for the Highway 427 North Extension corridor and/or associated interchanges and accesses;
 - require the use of a "Holding" provision for the zoning of any lands within Block 64 for development applications that the

City of Vaughan supports, whereby the Ministry of Transportation and the City of Brampton have determined the need to protect the future highway corridor and/or associated interchanges and accesses;

- stipulate that the removal of such "Holding" provisions will not occur until such time as the E.A. for the Highway 427 extension is complete or has determined that lands subject to the "Holding" provision are not required for the highway and/or associated interchanges and accesses;
- stipulate that where there is no request from the Ministry of Transportation and the City of Brampton to protect a given parcel of land within Block 64 for a future highway extension and any associated interchange, a "Holding" provision on the zoning of lands within Block 64 will not be required for such purpose;
- stipulate that the City of Vaughan shall consult with the Ministry of Transportation and may consult the City of Brampton, regarding the status and/or findings of the E.A. for the Highway 427 Extension."

6/20/2006

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**AREA SUBJECT TO
AMENDMENT No. 631**



NOT TO SCALE

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 631

FILE No. OPA #631
 RELATED FILE No. OP.04.017
 LOCATION: Lots 11-16, Concession 10
 APPLICANT: BOCA EAST INVESTMENTS LTD.
 CITY OF VAUGHAN