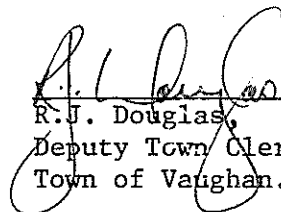


I, ROBERT JOSEPH DOUGLAS, Deputy Town Clerk of
The Corporation of the Town of Vaughan in the Regional Municipality
of York, do hereby certify that the attached is a true copy of
Amendment Number 99A to the Official Plan of the Vaughan Planning
Area which was approved by the Ministry of Housing with modifications
on June 29th, 1981. The attached text incorporates said modifications.


R.J. Douglas,
Deputy Town Clerk,
Town of Vaughan.

DATED at the Town of Vaughan
this 9th day of July, 1981.

AMENDMENT NUMBER 99A

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text, Schedule "A" entitled "Schedule 'A' to Amendment Number 99A to the Official Plan of the Vaughan Planning Area" and Schedule "B" entitled "Schedule 'B' to Amendment Number 99A to the Official Plan of the Vaughan Planning Area" attached hereto, constitute Amendment No. 99A.

Also attached ehreto but not constituting part of the Amendment are Appendices 1 and 2. These contain the background of the Amendment.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 190-80

A By-law to adopt Amendment Number 99 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 99 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A" and Schedule "B", 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 99 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 6th day of October, 1980.

G. Williams MAYOR

J. J. [Signature] CLERK

READ a THIRD time and finally passed this 6th day of October,
1980.

G. Williams MAYOR
J. J. [Signature] CLERK
CORPORATION OF THE TOWN OF VAUGHAN

1. PURPOSE:

(a) The purpose of this amendment is to redesignate the lands which are subject hereto from "Open Space" to "Rural Residential" in order to permit the rural residential development of an approximately 3.01 hectare (7.45 acre) parcel.

2. LOCATION:

(a) The subject area of this Amendment fronts on the west side of Woodland Acres Crescent, approximately 91.44 metres (300 feet) north of Pamela Court, consisting of part of Lot 29, Concession 2, in the Town of Vaughan, comprising of approximately 3.27 hectare (8.07 acres). The subject lands are indicated on Schedules "A" and "B" attached.3.

3. BASIS:

The decision to redesignate the subject area from "Open Space" to "Rural Residential" has been based on the following considerations:

- a) The lands subject to this amendment lie generally within Class 6 of the ARDA Classification of Soil Capability for Agriculture. As such, the lands are severely limited as to their agricultural potential.
- b) The subject lands comprise both areas of moderate to steep slopes and areas of tableland and are approximately 30% tree covered. This will provide an attractive setting for rural residential development provided the desired natural features are protected.
- c) The subject lands are vacant and unused at present, and are adjacent to an existing rural residential subdivision (R.P. M-1731 and R.P. M-1732). As such, the rural residential development of these vacant lands is compatible with the existing surrounding uses and constitutes infilling within established rural residential development limits.
- d) Rural residential development of the subject lands will be serviced by private waste disposal systems and will be connected to the municipal water supply which serves the existing rural residential plans of subdivisions in the area.

4. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO:

(a) The land which is subject of this Amendment shall be specifically designated "Rural Residential". Schedule "A" to the Official Plan for the Vaughan Planning Area is accordingly amended to redesignate the land identified as "Area Subject to this Amendment" on Schedule "A" to this Amendment from "Open Space" to "Rural Residential".

(b) *Development of a plan of subdivision on the subject lands shall be permitted subject to the specific development and implementation policies noted below. Said development shall occur in conformity with Amendment 39 to the Official Plan for the Vaughan Planning Area. The subdivision of these lands shall not create more than five lots for rural residential purposes.*

(c) Rural residential development of the subject lands shall occur only on the basis of a piped municipal water supply and an anaerobic sewage system, approved by the Ministry of Environment or its agent.

(d) On the area of the subject lands shown cross-hatched on Schedule "B", development shall be prohibited and no building or structures, sewage disposal facilities or regrading shall be erected or undertaken thereon.

5. IMPLEMENTATION:

(a) The policies of this Amendment shall be implemented through a Plan of Subdivision, a Subdivision Agreement and amendments to the Town of Vaughan Restricted Area (Zoning) By-law, pursuant to the appropriate sections of the Planning Act of Ontario, R.S.O. 1970, as amended.

It is the policy of council that these lands may be developed for rural residential use by means of a plan of subdivision. However, before such development shall be permitted, specific constraints to the development of the site must be resolved to the satisfaction of the town and the Regional Municipality of York as part of the land division approval process, namely:

- (a) *a satisfactory means of access to the site from Woodland Acres Crescent must form part of the land division approval process;*

- (b) *a satisfactory road gradient must be achieved as part of the development process;*
- (c) *a satisfactory on-site delineation of those lands where construction is to be prohibited must be established as part of the zoning of the site; and*
- (d) *arrangements satisfactory to provide a piped municipal water supply of the site must be made as part of the land division approval process.*

6. INTERPRETATION:

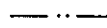



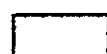


- (a) The provisions of the Official Plan for the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan, shall apply with respect to this Amendment.

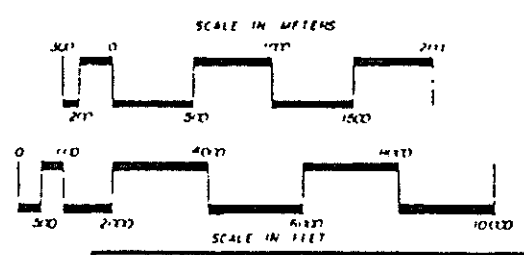
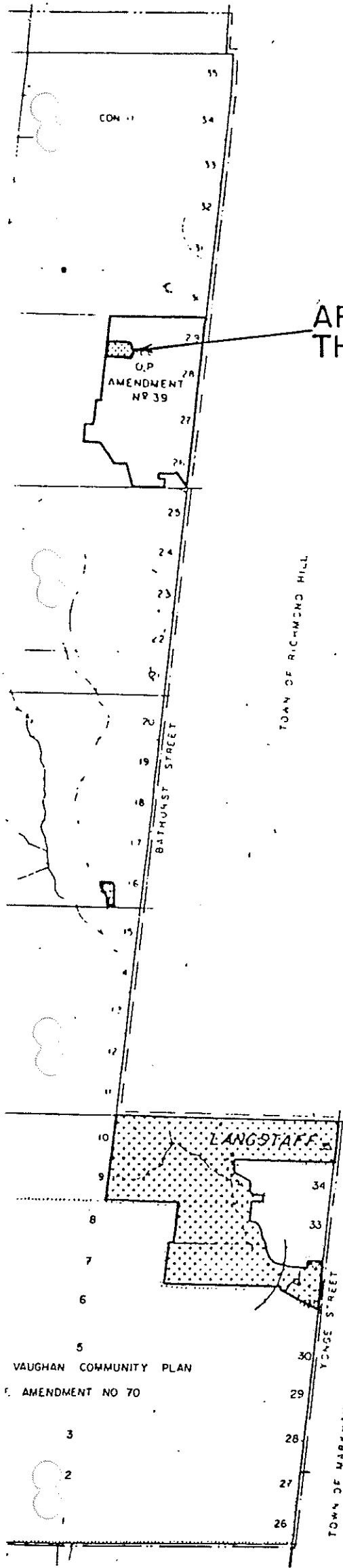
GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO. 99A
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

AREA SUBJECT TO
THIS AMENDMENT

LEGEND

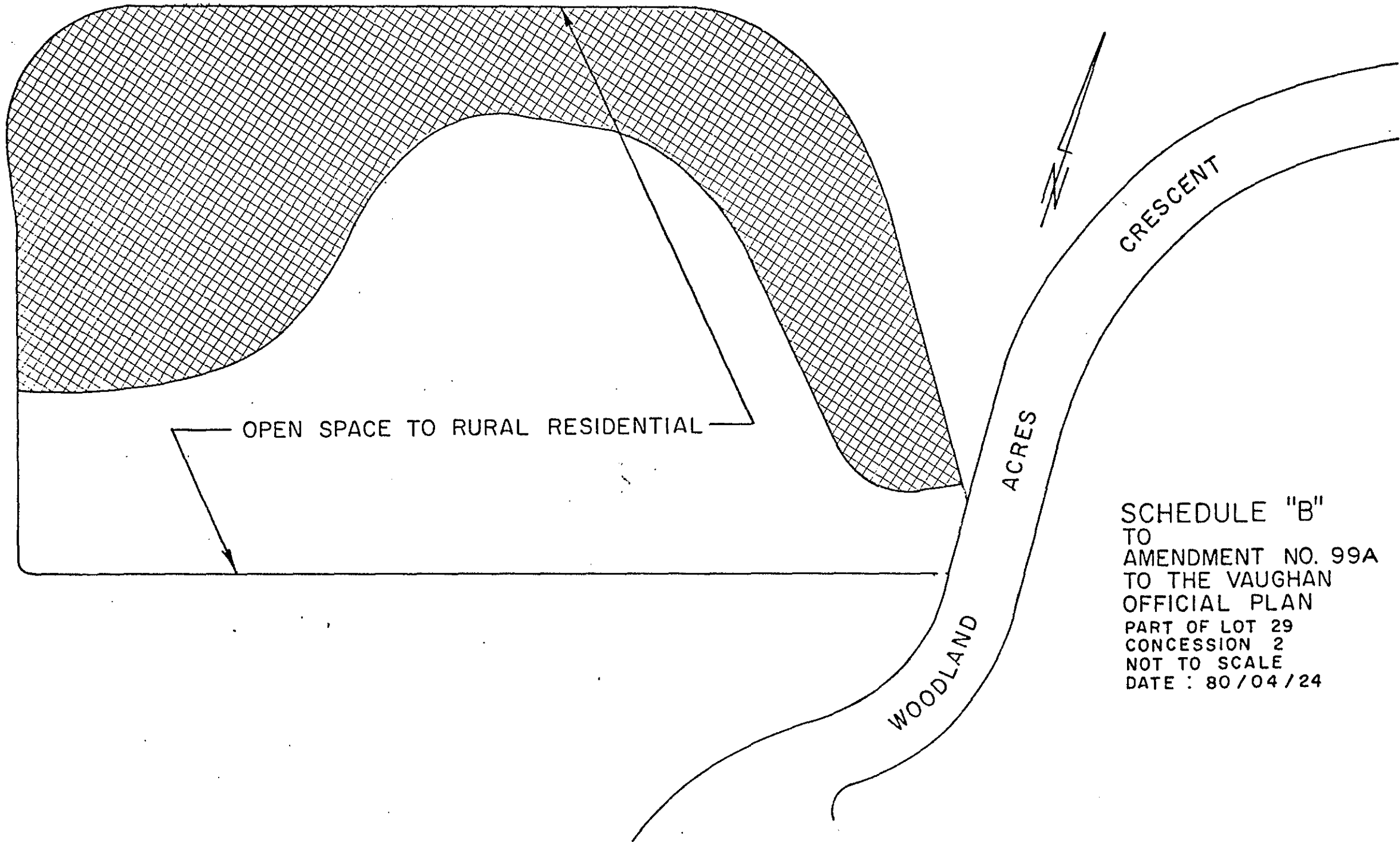
-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  OPEN SPACE TO RURAL AND PRIVATE OPEN SPACE
-  TO



Drawing No. 60 311	SCHEDULE "A" TO AMENDMENT NO. 99A TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
Project No. 284	GENERAL LAND
SCALE 1" = 4000'	

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 99 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

REVISED LAYOUT 9 JUNE 1977 VAUGHAN PLANNING



OPEN SPACE TO RURAL RESIDENTIAL

CRESCENT

ACRES

WOODLAND

SCHEDULE "B"
TO
AMENDMENT NO. 99A
TO THE VAUGHAN
OFFICIAL PLAN
PART OF LOT 29
CONCESSION 2
NOT TO SCALE
DATE : 80 / 04 / 24

APPENDIX 1

SUMMARY OF PUBLIC HEARING AND COUNCIL ACTION

A Public Hearing concerning this application was held by Vaughan Planning Committee on March 21, 1978. The Applicants were requesting amendments to the Official Plan and Zoning By-law to facilitate the development of a 6 lot rural residential plan of Subdivision on a parcel of land designated "Open Space" and zoned "Agricultural". The said parcel is located on the west side of Woodland Acres Crescent approximately 300 feet north of Pamela Court. Discussion at the Hearing related primarily to the preservaton of a unique geological feature (glacial kame) situated on the west side of the subject land. There were no comments given by local residents at the meeting, other than an expression of support for the proposal from one such resident. Committee recommended that the application be tabled, but that the Staff and the Applicants investigate the possibility of a land exchange to facilitate development.

The matter was considered again by Planning Committee at its meeting held on May 2, 1978. The features of the proposed plan were explained by the Applicants' Consultant who made reference to, among other things, landscaping provisions and the need for an exchange of land with the Town. It was also stated that the subject land was not owned by the Applicants until recently, hence the reason for it not being included in the Millview plans now registered. Committee recommended that the application be deferred pending the production of an environmental impact study.

The proposed plan was revised to provide for deeding to the Town, the area containing the geological feature, in exchange for some abutting land owned by Vaughan. The revised plan was considered by Council Committee at its meeting held on June 12, 1978, and received approval in principle subject to the resolution of certain Staff concerns. Committee also directed that the matter be forwarded to an upcoming Planning Committee meeting.

At its meeting held on June 20, 1978, Planning Committee recommended that the proposed plan, as revised, continue to be processed toward approval and that the associated land exchange be approved. Council ratified this recommendation at its meeting held on July 10, 1978.



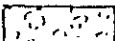
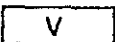
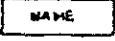
EXISTING LAND USE PLAN

AMENDMENT NO. 99A TO THE
VAUGHAN OFFICIAL PLAN
PART OF LOT 29
CONCESSION 2

SEPT. 11, 1978
JWS

SCALE: 1" = 400'

LEGEND

-  RESIDENTIAL
-  RESIDENTIAL UNDER CONSTRUCTION
-  WOODLOT
-  VACANT
-  SPECIAL USE

