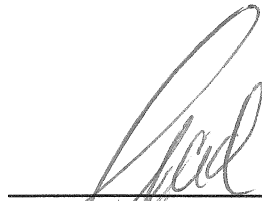


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 492 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 20th day of February, 1998.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 2nd day of March, 1998.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 352-97

A By-Law to adopt Amendment Number 492 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 492 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted. Also attached hereto, but not constituting part of the amendment is Appendix "1".
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 492 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.

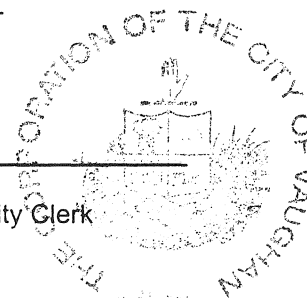
READ a FIRST, SECOND and THIRD time and finally passed this 20th day of October, 1997.

"L. D. Jackson"

L.D. Jackson, Mayor

"V. Leskie"

V. Leskie, Deputy City Clerk



**AMENDMENT NUMBER 492
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" and "2" to Amendment Number 492 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 492.

Also attached hereto, but not constituting part of the Amendment is Appendix "1"

I PURPOSE

The purpose of this amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment Number 434. This Amendment to redesignate the lands shown as "Area Subject to Amendment No. 492" from "Open Space" to "Medium Density Residential" and amends the Land Use Policies of Official Plan Amendment 434 with respect to maximum permitted number of units and permitted unit types.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are shown on Schedule "1" hereto as "Area Subject to Amendment No. 492". The lands are located on the south side of Blue Willow Drive, west of Weston Road, in Lot 7, Concession 6, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit the development of the subject lands for residential uses is based on the following considerations:

1. As a result of the reduction of overall total units in the Blue Willow Crossing Subdivision, of which the subject lands are part, there is an over dedication of Park Land, as required by the Planning Act.
2. The property is surrounded by medium density residential development.
3. The total number of units within each block for the entire Blue Willow Crossing subdivision is to be restricted through the implementing zoning by-law to a maximum total unit count of 931 units.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area, as amended by the Official Plan Amendment Number 434, is hereby amended as follows:

1. Amending Schedule "A" - "Land Use by redesignating the lands subject to Amendment No. 492 from "Open Space" to "Medium Density Residential" in the manner shown on Schedule "1".
2. Deleting Schedule "B" - Transportation and replacing it with the Schedule "B" attached hereto as Schedule "2".

2. Amending Section 3.2 (a) - General Policies; by deleting the reference to "1280 dwelling units" and substituting therefor the words "931 dwelling units."
3. Amending Section 3.3 (b) Density Calculation by deleting the words 1280 dwelling units and substituting therefore the words "931 dwelling units."

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 an amendment to the Vaughan Zoning By-law, subdivision agreement and site plan approval, pursuant to the Planning Act.

VI INTERPRETATION

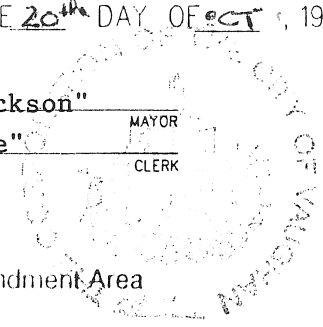
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

SCHEDULE 'A' -LANDUSE- AMENDMENT NO. 434


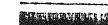

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 492

ADOPTED THE 20th DAY OF OCT, 1997

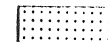


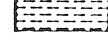

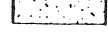
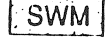

"L. D. Jackson" MAYOR
"V. Leskie" CLERK

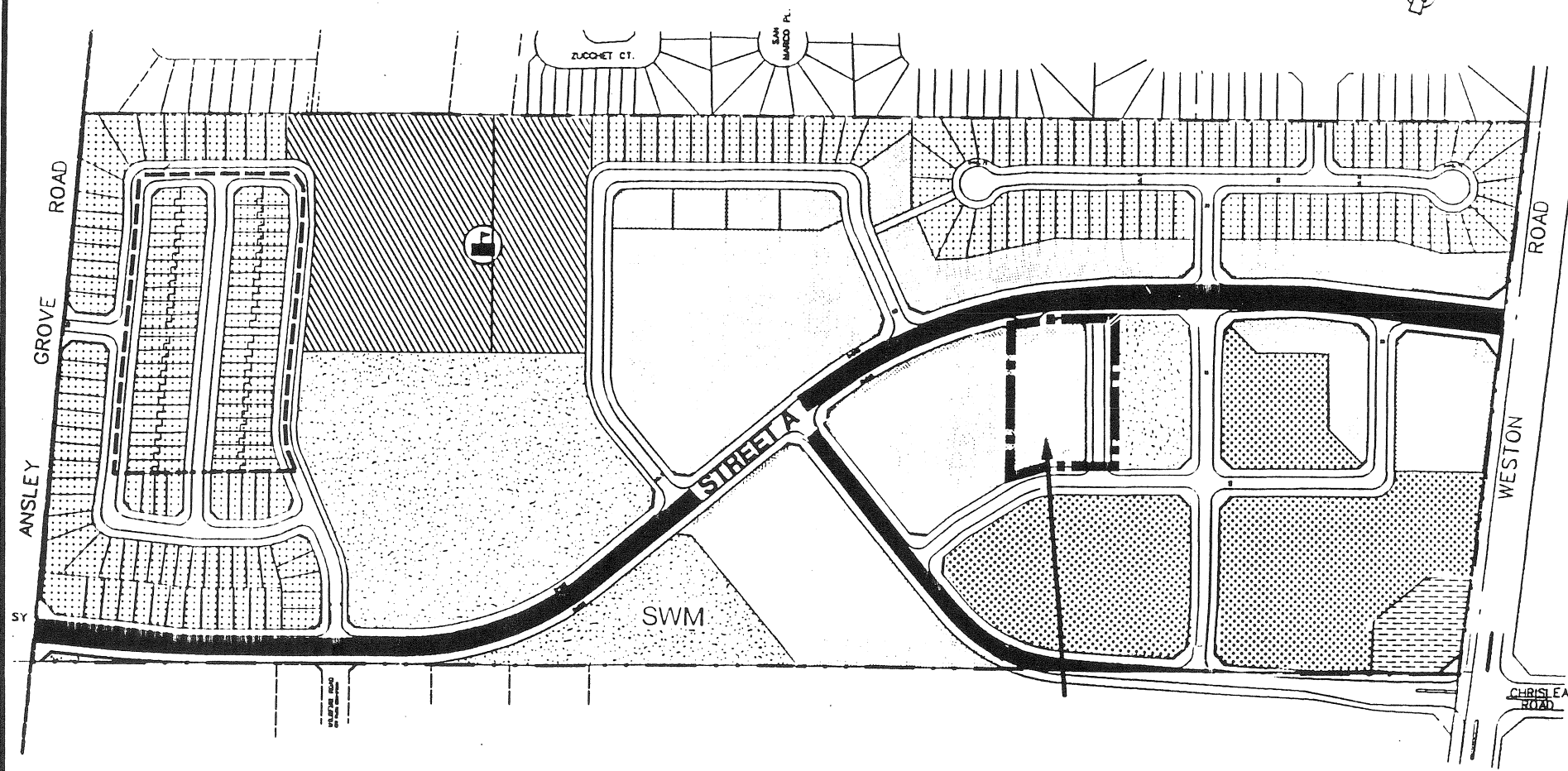


LEGEND

-  Amendment Area
-  Residential Feeder Road
-  Joint Elementary School

LAND USE DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Firehall
-  Institutional
-  Open Space
-  Storm Water Management
-  Section 3-4(d) Amendment No.



LANDS SUBJECT TO AMENDMENT NO. 492

Scale 1:4600

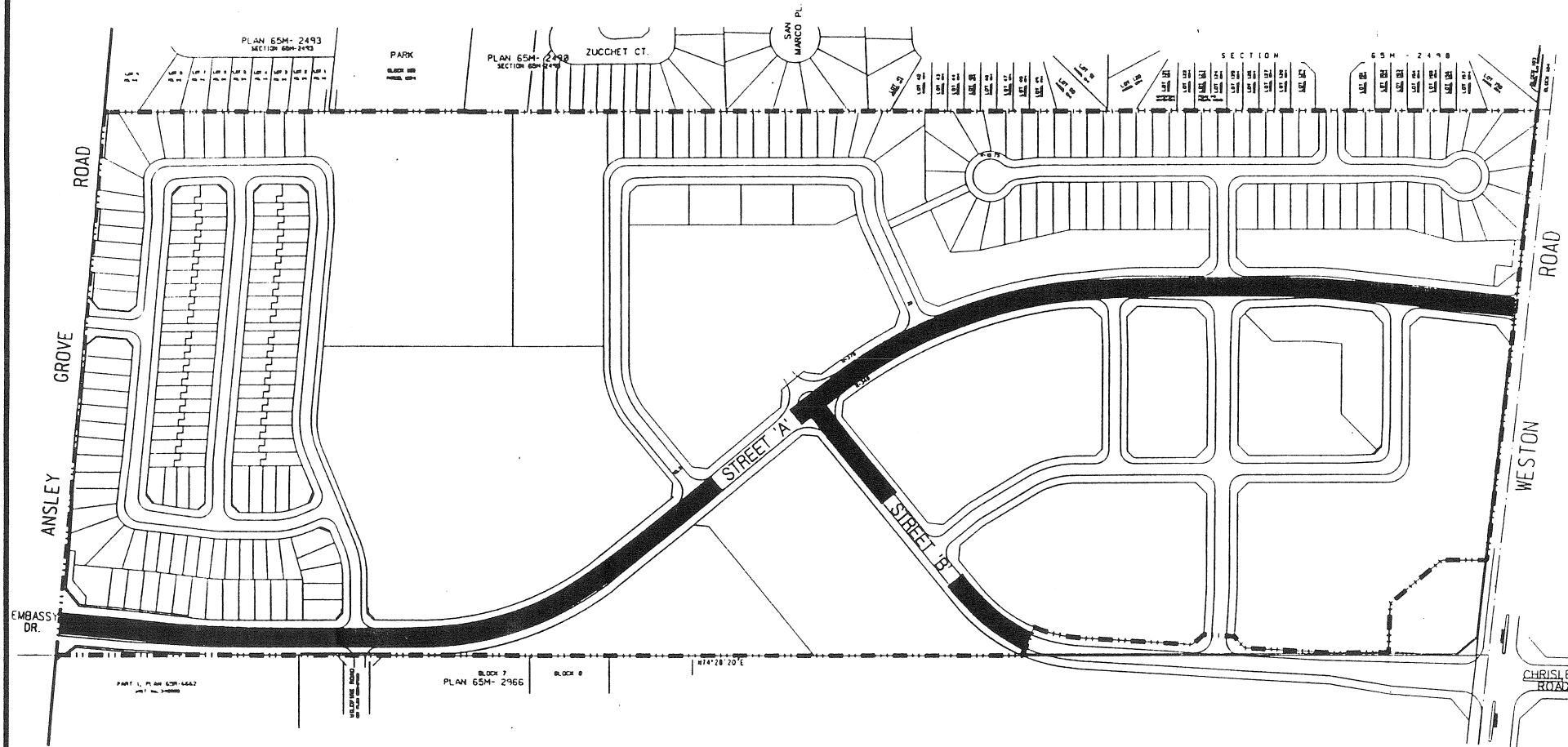
SCHEDULE 'B' -TRANSPORTATION- AMENDMENT NO. 434

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 492

ADOPTED THE 20th DAY OF OCT. 1997

"L. D. Jackson" _____ MAYOR

"V. Leskie" _____ CLERK



LEGEND

- Amendment Area
- █ Residential Feeder Road

Scale 1:4600

APPENDIX "1"

The subject lands are located on the south side of Blue Willow Drive, west of Weston Road, being a portion of Part Lot 7, Concession 6, City of Vaughan.

The purpose of the amendment is to redesignate the subject lands from "Open Space" to "Medium Density Residential" to permit residential uses identified in Official Plan Amendment 434.

At the Vaughan Committee of the Whole Public Hearing on October 6, 1997, the Committee recommended the following:

- "1) That the recommendations contained in the following report of the Director of Development Planning, dated October 6, 1997, be approved; and
- 2) That the deputation by Mr. Claggett be received; and
- 3) That the letter from Ms. Emily Papas, Pine Valley Community Association, 9 Bordeaux Drive, Woodbridge, L4L 3C3, dated October 4, 1997, be recieved."

Item 10, Report No. 51 of the Committee of the Whole (Public Hearing), was adopted as amended by Council of the City of Vaughan on October 14, 1997, as follows:

"By approving the application in principle; and

By requesting Staff to bring forward this matter and appropriate by-laws to the Council meeting of October 20, 1997."