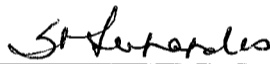


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 681 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 2nd day of April, 2008.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 10th day of April, 2008.

Certificate of Approval

AMENDMENT No. 681

TO THE

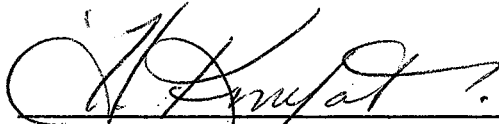
OFFICIAL PLAN FOR THE

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 pursuant to Sections 17 and 21 of the Planning Act and came into force on April 2, 2008.

Date: _____

April 2, 08.



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

THE CITY OF VAUGHAN

BY-LAW

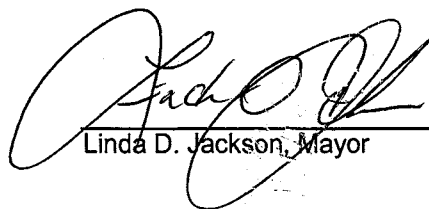
BY-LAW NUMBER 25-2008

A By-law to adopt Amendment Number 681 to the Official Plan of the Vaughan Planning Area.

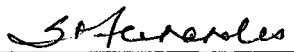
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 681 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 28th day of January, 2008.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 681
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 681 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 681.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the "Executive Residential" provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 332, as amended by Amendment No. 535, herein referred to as OPA #332 and OPA #535, respectively.

The subject Amendment will increase the maximum net residential density on the Subject Lands shown as "Area Subject to Amendment No. 681" on Schedule "1" hereto from 5.5 units per hectare to 6.14 units per hectare.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 681". The Subject Lands are located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan and are comprised of lands municipally known as 10872, 10980, 10960 and 10944 Dufferin Street, which represents approximately 16.77 hectares of developable land.

III BASIS

The decision to amend the "Executive Residential" polices of the Official Plan to increase the maximum net residential density permitted on the Subject Lands from 5.5 units per hectare to 6.14 units per hectare is based on the following considerations:

1. The Provincial Policy Statement includes policies that promote efficient development and land use patterns that are healthy, liveable and safe by, among other ways, avoiding development and land use patterns which may cause environmental or public health and safety concerns. By preserving the valleylands and providing buffer areas adjoining the westerly lots on the subject lands and by increasing the density and thereby the number of potential residents into the area, the official plan amendment is consistent with the policies, goals and objectives of the Provincial Policy Statement.
2. Places to Grow for the Greater Golden Horseshoe establishes principles that promote responsible and efficient growth. Though other areas of the City of Vaughan are identified as urban growth centres, the proposed residential development provides an additional choice of housing other than compact forms. The increased density to 6.14 units per hectare will facilitate a more efficient use of the subject lands from the otherwise lower density of 5.5 units per hectare. Additionally, the development utilizes the existing and new infrastructure more efficiently, while providing a road and lotting pattern consistent with the adjacent residential subdivision to the north (single detached dwellings). The development is

consistent with the principles of the Places to Grow.

3. The Oak Ridges Moraine identifies the Subject Lands as "Settlement Area" and "Natural Core Area" and contains a number of key natural heritage features and hydrologically sensitive features including Life and Earth Science ANSI's, Significant Woodlots, Significant Valleylands, a permanent and intermittent stream, and wetlands. The "Natural Core Area" will be maintained and where possible be improved or restore the ecological integrity of the Plan Area by:

- i) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
- ii) maintaining or restoring natural self-sustaining vegetation and wildlife habitat;
- iii) maintaining the quantity and quality of groundwater and surface water;
- iv) maintaining groundwater recharge;
- v) maintaining natural stream form and flow characteristics; and
- vi) protecting landform features.

A generally 10 metre wide buffer has been approved by the Toronto and Region Conservation Authority and the exact location of the lands will be dedicated to public ownership through the registration of the Subdivision (File 19T-03V11). The development is consistent with the objectives of the Oak Ridges Moraine Plan.

4. The York Region Official Plan permits estate residential development provided the development retains the rural character of the landscape and minimizes disturbances to the valleylands, which will be dedicated to a public agency or municipality, and that the overall structure and form is sympathetic to the site's natural features to ensure that natural rather than the man-made character of the site is retained. The development is consistent with the objectives of the York Region Official Plan.

5. OPA #332 permits single detached dwellings that do not exceed the permitted net residential density range of 5 units per hectare to 5.5 units per hectare on the subject lands. The net residential density is defined as the lands used for residential development, public and private roads and private recreation facilities. Through amendments to the development limits, in conjunction with the Toronto and Region Conservation Authority, the application for amendment to the Official Plan (File OP.06.007) proposes to increase the maximum permitted net residential density from 5.5 units per hectare (92 lots) to 6.14 units per hectare (103 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which is comprised of 16.77 hectare of developable lands. The proposed increased residential density can be supported as the 0.64 units per hectare increase (from 5.5 units per hectare to 6.14 units per hectare) is minor and represents an additional 11 residential lots on an overall 16.77 hectare of developable land, and would result in development that is compatible with the surrounding land uses.

6. Having received a statutory Public Hearing held on April 18, 2006, Vaughan Council, on December 10, 2007, approved Official Plan Amendment Application OP.06.007 to increase the maximum net residential density on the Subject Lands from a maximum of 5.5 units per hectare to a maximum of 6.14 units per hectare.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

OPA # 332, as amended by OPA # 535, to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Adding the following to Section 3.4.3 Executive Residential, as the last paragraph within Subparagraph 3.4.3.2 b):

“Notwithstanding the above, a maximum net residential density of 6.14 units per hectare consisting of single detached dwellings shall be permitted on the Subject Lands located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan, municipally known as 10980, 10960, 10944, and 10872 Dufferin Street and subject to Amendment No. 681. However, only one (1) single detached dwelling shall be permitted within the area identified as Area ‘A’ on Schedule ‘6’. The development standards shall be established in the implementing Zoning By-law.”

2. Adding Schedule “1” attached hereto, as Schedule “6” to OPA #332, as amended.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Draft Plan of Subdivision, 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.

APPENDIX I

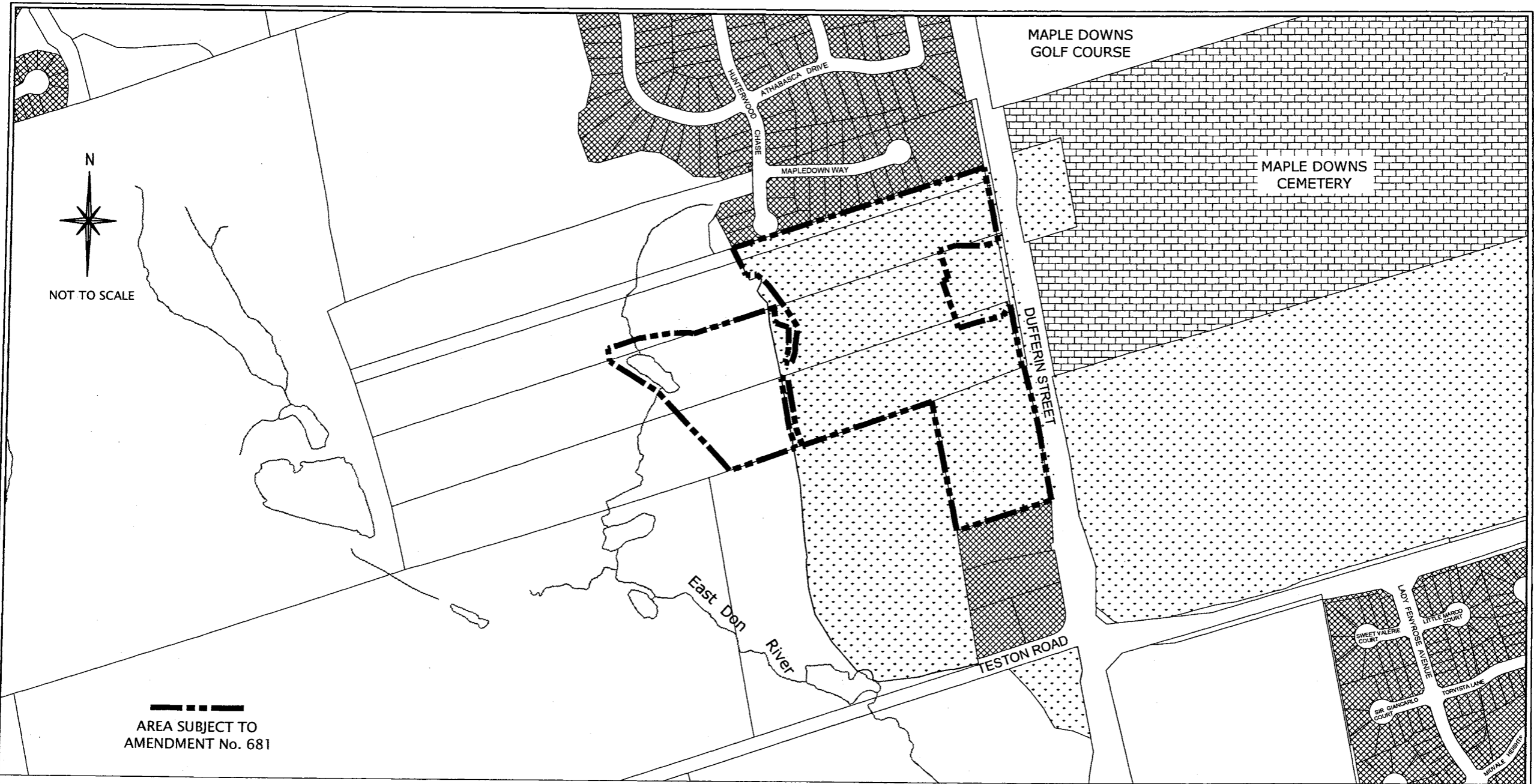
The subject lands are located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan and municipally known as 10,8872, 10,944, 10,960, 10,980, Dufferin Street.

On December 3, 2007, the Committee of the Whole considered a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment File OP.06.007 (Dufferin Heights Estates Inc. and Ventana Homes Inc.):

"The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.007 (Dufferin Heights Estates Inc. and Ventana Homes Inc.) BE APPROVED for the lands identified as Parcel 'A' (Ventana Lands) and Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1 to increase the maximum permitted net residential density from 5.5 units/ha (92 lots) to 6.14 units/ha (103 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which is comprised of 16.77 ha of developable land, of which 14.857 ha is owned by Ventana Homes Inc. and 2.89 ha is owned by Dufferin Heights Estates Inc.."

The Committee of the Whole recommended approval of the recommendation contained in the report of the Commissioner of Planning, dated December 3, 2007, which was subsequently ratified by Council on June 26, 2007.







NOT TO SCALE

 AREA SUBJECT TO
 AMENDMENT No. 681

FILE No. OP.06.007
 RELATED FILE No. 19T-03V11, 19T-06V02, Z.03.058, Z.06.019
 LOCATION: Part of Lots 26 & 27, Concession 3
 APPLICANT: VENTANA HOMES INC. & DUFFERIN HEIGHTS ESTATES INC.
 CITY OF VAUGHAN

APPENDIX II
EXISTING LAND USE
 OFFICIAL PLAN AMENDMENT No. 681

LOW DENSITY
 RESIDENTIAL 
 INSTITUTIONAL 

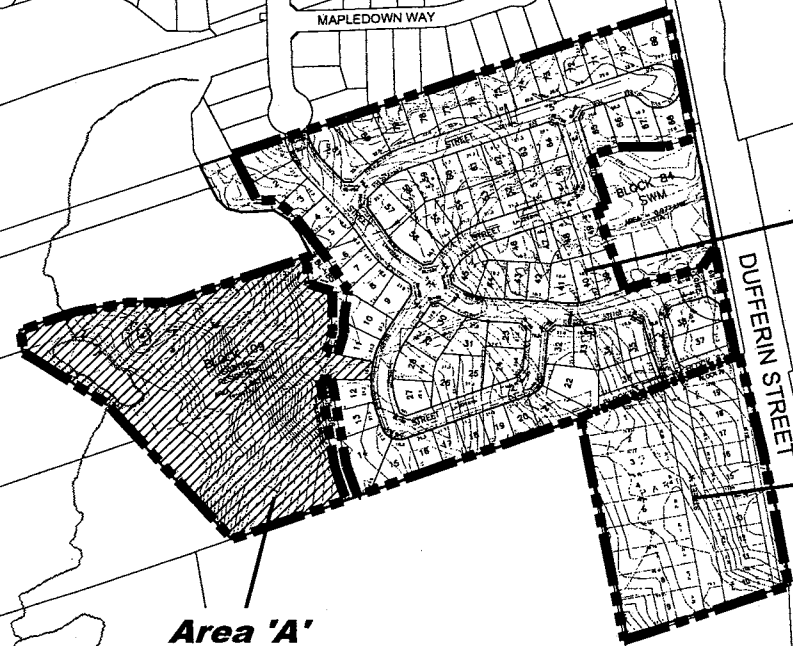
AGRICULTURAL 
 OPEN SPACE 

THIS IS SCHEDULE "6"
TO AMENDMENT No. 332,
AS AMENDED



**Draft Plan
19T-03V11**
(VENTANA HOMES INC.)

**Draft Plan
19T-06V02**
(DUFFERIN HEIGHTS
ESTATES INC.)


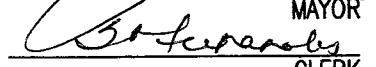


Area 'A'

AREA SUBJECT TO
AMENDMENT No. 681

FILE No. OP.06.007
RELATED FILE No. 19T-03V11, 19T-06V02, Z.03.058, Z.06.019
LOCATION: Part of Lots 26 & 27, Concession 3
APPLICANT: VENTANA HOMES INC. & DUFFERIN HEIGHTS ESTATES INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO AMENDMENT No. 681
ADOPTED THE 28 DAY OF JAN., 2008

SIGNING OFFICERS

MAYOR

CLERK