

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 018-2014**

### **A By-law to adopt Amendment Number 744 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 744 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" 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 744 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

Enacted by City of Vaughan Council this 18<sup>th</sup> day of February, 2014.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 744**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 600 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 744.

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

Authorized by Item No. 44 of Report No. 52  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
December 10, 2013

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 600.

This Amendment will designate the lands shown as "Area Subject to Amendment No. 744" on Appendix II hereto as "Low Density Residential", "Valley Lands", "Medium Density Residential-Commercial", "Stormwater Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary School", "Institutional", "Greenway System" and "Urban Area". The Amendment will provide a secondary plan level of policies as prescribed in OPA 600 to permit the development of the lands while maintaining the complex ecosystem functions and cultural heritage attributes associated with the plan area.

## II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Appendix II hereto as "Area Subject to Amendment No.744". The lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, being part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to provide land use designations for residential uses and valley land, and provide the general locations of neighbourhood parks, schools, neighbourhood commercial uses and stormwater management ponds for the purpose of facilitating the review of development applications is based on the following considerations:

1. Official Plan Amendment No. 744 (OPA 744) constitutes an amendment to Official Plan Amendment No. 600 (OPA 600). By virtue of the originating date of the Official Plan Amendment application, OPA 744 is exempt from the provisions of the Provincial Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan and has been prepared in consideration of the standards and requirements in place at the time the application was submitted.
2. The Provincial Policy Statement, 1997 (PPS) provides a satisfactory level of regulation to ensure the appropriate development of the site. The policies provide for the protection of natural heritage features from incompatible development, including limiting site alteration to significant wetlands and significant portions of the habitat of endangered or threatened species. The PPS,1997 requires that there are to be no negative impacts on natural features or the ecological functions where adjacent development and site alteration is permitted, and that the diversity of natural

features and the natural connections between them is maintained and improved where possible. Additionally, the PPS, 1997 requires that the quality and quantity of ground water and surface water and the function of sensitive ground water recharge/discharge areas, aquifers and headwaters will be protected or enhanced. The policies of OPA 744 are consistent with these principles.

3. The Region of York Official Plan, 1994 includes goals and policies that guide community-building at the secondary plan level, with the objective of developing diverse, self-sufficient, accessible, safe, green, economically vibrant and pedestrian-oriented communities. The proposed land use designations of Low and Medium-Density Residential, Neighbourhood Commercial, Parks, Greenway System, Institutional and Valley Lands contribute to achieving these goals. The Region of York Official Plan, 1994 requires the preparation of comprehensive secondary plans for urban areas. OPA 744, in combination with the underlying policies of OPA 600, will provide for a level of detail consistent with the secondary plan criteria and achieve the community development objectives.

4. Official Plan Amendment No. 600 provides implementation requirements which will lead to the submission and approval of Draft Plan of Subdivision and Zoning By-law Amendment applications. The requirements include:

The Secondary Plan: OPA 600 requires the preparation of a comprehensive plan for the amendment area, which is to provide the technical basis to support secondary plan land use designations consistent with the approach of OPA 600. The area is to be predominantly planned for “executive housing” on large lots with full municipal services.

Block Plan Approval: The Block Plan will form the basis for the submission of the implementing Zoning By-law Amendment and Draft Plan of Subdivision applications. OPA 600 requires that all block plans include a detailed description of the location and scope of the components described in the Plan, and specifically address the policies of OPA 600 pertaining to environmental protection; city-wide transportation and public transit networks; housing mix and densities; urban and neighbourhood structure, form and design; the hierarchy of parks and open space; and, phasing of development, to the satisfaction of the City.

Prior to the approval of the Block Plan, OPA 600 requires the completion of a Master Environmental Servicing Plan (MESP) to the satisfaction of the Ministry of Natural Resources (MNR), the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan. The MESP shall address a number of areas of concern including

ground and surface water management, terrestrial resources management and restoration opportunities, protection of Environmentally Significant Areas and Areas of Natural and Scientific Interest, wetland protection and landform conservation, and the phasing and location of major infrastructure.

Having received a statutory Public Hearing held on June 26, 2012, on December 10, 2013, Vaughan Council approved Official Plan Amendment Application OP.03.008 (Pine Heights Estates) to redesignate the Subject Lands from “Urban Area” and “Valley Lands” to “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area”.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the Subject Lands identified on Schedule “1” of this Amendment from “Urban Area” and “Valley Lands” to “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area” in the manner shown on Schedule “1”;
2. Amending Schedule “B” – Vellore Urban Village 1 to Official Plan Amendment No. 600 as identified in Schedule “1”, attached hereto;
3. Amending Schedule “G1” – Wetlands to Official Plan Amendment No. 600 as identified in Schedule “2”, attached hereto;
4. Amending Schedule “J” –Transportation City Road Network to Official Plan Amendment No. 600 as identified in Schedule “3”, attached hereto;
5. Deleting Section 4.2.1.1.v in its entirety and substituting therefor the following:
  - “v. Notwithstanding the above, within the lands of Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive and designated as Low Density Residential on Schedule “B”, the following shall apply:
    - a. The overall range of permitted gross density will be between 5.0 and 11.0 units per hectare (2 and 4.5 units per acre), calculated on the area of developable lands.

- b. Street Townhouses may also be permitted within the Low Density Residential Areas within the above noted lands, provided that they are located adjacent to Pine Valley Drive and that the maximum permitted net density on a site does not exceed 18.0 units per net residential hectare.”

6. Deleting Section 4.2.1.2 in its entirety and substituting therefor the following policies:

- i. The lands within Blocks 40 and 47, being north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are identified on Schedule “B” as “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area”. Significant Wildlife Habitat, Significant Woodlands, Significant Valleylands and Provincially Significant Wetlands are located within and adjacent to this area. Prior to the determination of the development limits for Blocks 40 and 47, an Environmental Impact Study (EIS) is required to identify the locations and demonstrate the protection of these features such that all proposed development will not result in a negative impact to the features and their associated functions, including the hydroperiod, and consistent with an integrated, ecosystems approach to planning as set out in Section 5.4.2 of this Plan. Sufficient reference data and site specific observations must be completed to the satisfaction of the City, TRCA and Ministry of Natural Resources. The following policies shall apply to the lands described above, in addition to any other requirements in this Plan:

- ii. Water Quality and Quantity

The appropriate permitted development pattern for this area shall be confirmed based on the following being completed to the satisfaction of the City and TRCA, prior to the approval of the Block Plan and subsequent Draft Plan of Subdivision:

- a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from head water drainage features that may be proposed to be removed or realigned to ensure sustainable flows to downstream features.
- b. An approximate post development water balance calculation to demonstrate that any infiltration deficit will be mitigated to protect the features and functions relying on surface or ground water contributions.
- c. An exploration of any proposed mitigation measures to demonstrate no negative impact on the features and functions and the hydroperiod of the natural features.
- d. A features-based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained.

- iii. A hydrogeological study as part of the ME/SP for this area will be used to define the local pre-development water balance and establish site specific water balance criteria that maintain the ecological functions of related features and demonstrate how the appropriate proportions of infiltration and evaporation/reuse measures for stormwater management will achieve water balance objectives to the satisfaction of the City in consultation with the TRCA.
- iv. To ensure the maintenance of ground and surface water quality and quantity throughout the Block 40/47 area, the following policies shall apply to all development within the subject lands:
  - a. All development and site alteration, infrastructure and recreational uses meet TRCA's stormwater management criteria for water quantity, water quality, erosion control and water balance for groundwater recharge and for natural features, as more specifically described in TRCA's Stormwater Management Criteria document.
  - b. Approaches to stormwater management shall use a series of measures that form a treatment 'train', including low impact approaches to achieve the criteria listed above and to mitigate potential impacts.
  - c. As the development progresses through all stages of the development process, increasingly detailed reports may be required to demonstrate consistency with the criteria outlined in (a) and (b) above. At each stage of the process, studies shall be completed and implemented to the satisfaction of the City of Vaughan and the TRCA.
- v. Notwithstanding Policy 5.9.1.3 of this Plan, where it has been demonstrated through a comprehensive technical report that there are no reasonable alternative sites and alignments, underground infrastructure and related structures may be permitted in the valley corridor where it is demonstrated that:
  - a. Impacts to the quality and quantity of groundwater and surface water including stream baseflow are minimized and mitigated.
  - b. Impacts on groundwater flow and discharge are minimized and mitigated.
  - c. Erosion hazards are avoided.
  - d. All options for horizontal and vertical alignments to avoid, minimize and or mitigate impacts on aquifers and surface water receptors have been considered.
  - e. Dewatering and dewatering discharge during and post construction will be managed.
  - f. Design and construction technologies are used to reduce risk of hydrological and ecological impacts and minimize grade alterations to existing topography.
  - g. A contingency plan is provided to address maintenance and spills.
- vi. Sensitive Land Features  
 Appropriate buffers will be required around all sensitive land features in accordance with the City, TRCA and Provincial requirements. To ensure the implementation of appropriate buffers, the following requirements shall be applied when establishing buffer areas around

sensitive land features:

- a. A minimum 10 metre restored buffer from the greatest extent of the stable top of bank, long-term stable top of slope, flood plain, predicted meander belt, or drip-line of the significant vegetation contiguous to the valley/stream corridor, for all development and site alteration.
  - b. For grading associated with stormwater management ponds, a minimum 5 metre restored buffer is required from the drip-line of significant vegetation and wetlands provided it can be demonstrated that there will be no negative impact on the features and functions. Where public trails are provided adjacent to stormwater management ponds, they should be located along the street frontage of such facilities.
  - c. All buffers will be established in accordance with Provincial requirements. Where a conflict exists between Provincial requirements and the above policies, the more restrictive provision or standard shall apply.
- vii. Known evaluated wetlands in Block 40/47 shall be assessed for their significance in accordance with the criteria defined in the Ontario Wetland Evaluation System and if determined to be Provincially Significant Wetlands, no development shall be permitted.
- viii. An adjacent lands analysis for lands with 120 metres of all wetlands in the Block 40/47 area identified on Schedule "G1" and those determined to be Provincially Significant in accordance with Policy 4.2.1.2.vii must be completed prior to development, and demonstrate that:
- a. There will be no loss of wetland features and functions, including the hydroperiod of the wetland (timing, volume, and duration of water).
  - b. There will be no loss of contiguous wetland area.
  - c. Subsequent demand for development will not cause increased pressure on the wetland in the future.
  - d. The minimum vegetation protection zone between the wetland and the proposed development is sufficient to address items (a) through (c) above.
- ix. Notwithstanding Policy 4.2.1.2.viii, where it is determined by the City and TRCA that it is appropriate to relocate wetlands that are not Provincially Significant, the recreated wetland habitat must be established in accordance with the following requirements:
- a. Wetland habitat must be of a similar nature, character and area.
  - b. Be outside of existing significant features and habitats and that any relocation within the defined valley is in addition to the wetlands that occur in the valley, will constitute an enhancement to the ecological valley system and will be designed with appropriate wetland hydrology.
  - c. Minimize the extent of earth works which may cause additional habitat losses.
  - d. Be outside of the regulated habitat for Redside Dace, or be subject to compliance with



Endangered Species Act requirements.

- e. Suitable for wetland creation in terms of soils and hydrologic conditions.
  - f. Construction (including access) of these wetlands will not damage other features.
- x. With respect to the land feature identified as the “Peninsula Lands” within the Block 40 proposed Block Plan, the precise limits of the valley land, and development land, in proximity of and inclusive of the “Peninsula Lands” will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and TRCA then the Low Density Residential designation will apply to the developable lands without further amendment to this Plan.
- xi. If it is demonstrated that development in the “Peninsula Lands” is appropriate based on policy 4.2.1.2.x, then prior to the approval of any development applications associated with this area, in addition to all requirements of this Plan, the impact on the features adjacent to the Peninsula, including valleylands and seeps, shall be assessed and the following shall be completed to the satisfaction of the City, TRCA and Province:
- a. That the access to the peninsula be designed and located to minimize alteration of, and intrusion into, the valley.
  - b. That any areas outside of the area deemed appropriate for development be planted in a manner that discourages human entry and enhances the features and functions of the area.
  - c. A cultural/archaeological heritage study be completed and that such features be maintained in situ or removed.
  - d. All development permitted on the Peninsula Lands shall use Low Impact Development (LID) stormwater management techniques, and there shall not be any stormwater management ponds located on the peninsula. Where LID techniques convey surface water into the valley system, it shall also be demonstrated that such conveyance will not have a negative impact on the features or functions within the valley.
- xii. Endangered and Threatened Species and Significant Wildlife Habitat:  
The lands within Blocks 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are located within the East Humber watershed, and more specifically traversed by several tributaries of the Cold Creek system. Cold Creek is a high quality, sensitive cold water system that supports a diverse range of aquatic species and provides habitat for the endangered Redside Dace. Ground and surface water sensitivities are also present given the network of tributaries and wetlands. Both valley land and table land wetland features are present. A substantial, continuous block of forest exists within the well-

defined valley systems, supporting a number of flora and fauna species of concern including a number of area sensitive, forest dependent breeding birds and the endangered butternut tree, and provides a range of ecosystem services, meeting the criteria for Significant Wildlife Habitat in the Provincial Policy Statement.

The above aquatic, terrestrial, and landscape attributes combine to create a significant valley system within the context of the Provincial Policy Statement. It is essential that any impacts resulting from urbanization of the area be carefully considered through ecologically-based site design, in accordance with Section 2.7 of this Plan, in order to protect and enhance the long term health, function and ecology of the natural and open space systems within the community and broader watershed landscape, including the population viability of endangered and threatened species and significant wildlife habitat.

- a. Within the lands described above, the habitat of Species at Risk has been identified. Through the preparation of the ME/SP, Block Plan and conditions of development approval, arrangements shall be made for the protection or enhancement of habitat to the satisfaction of the agency having jurisdiction.
- b. The habitat of endangered and threatened species and significant wildlife habitat shall be identified and mapped.
- c. Development or site alteration is not permitted on adjacent lands to significant habitat of endangered and threatened species or significant wildlife habitat unless it is demonstrated that there will be no negative impacts on the feature or its ecological function, or where compliance with Endangered Species Act requirements has been demonstrated.

xiii. Greenbelt Plan

The Block Plan and any further Planning Act applications required to implement the permitted uses within Block 40/47 are subject to the transitional provisions of Section 24(2) of the Greenbelt Act.

xiv. Monitoring:

To provide for testing and maintenance of the final development form in the future for the lands identified in this Section, a monitoring program shall be established through the MESP process, which may assess the following:

- a. Success/functions of buffer restoration areas.
- b. Success/functions of habitat compensation areas.
- c. Function of Low Impact Development (LID) measures.
- d. Features that are subject to features-based water balance (headwater drainage features and small tributaries and wetlands) to confirm their post development function, including flows and erosion.

- e. Erosion and sediment controls (including pond clean outs) in terms of water quality.
- f. Other areas related to ground and surface water conditions as required by TRCA and the City.”

7. Amending Section 4.2.1.3.1 by adding the following policy:

“d. Notwithstanding the above, within the lands of Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive designated as Medium Density Residential-Commercial on Schedule B, the following shall apply:

- i. The minimum net residential density on any site shall be 11 units per net residential hectare. The maximum net residential density on any site shall be 40 units per hectare, with the exception of the lands at the south east corner of Pine Valley Drive and Teston Road which shall permit a maximum net density of 80 units per hectare and stacked townhouses and low rise apartment buildings to a maximum building height of 5 storeys shall also be permitted.
- ii. Notwithstanding Policy 4.2.1.3, commercial uses shall not be permitted within the Medium Density Residential-Commercial designation located on the west side of Pine Valley Drive south of the Primary Road.”

8. Amending Section 4.2.2.4.1, Neighbourhood Commercial Centre, by adding subsection ii., as follows:

“ii. Notwithstanding the policies above, the following shall apply to the lands located on the southeast corner at the intersection of Teston Road and Pine Valley Drive and designated Neighbourhood Commercial Centre on Schedule “B”:

- a. The Gross Leasable Area (GLA) may be less than 5,000 square metres.”

9. Amending Section 4.2.4.1 – Greenway Systems by adding the following section:

“vi. The identified Greenway System on Schedule “B” within Block 40/47 is considered conceptual to allow the City to investigate the feasibility of providing public trails and crossings within the valley system and to evaluate connections with other potential public trail initiatives within the Humber River. The feasibility shall consider, amongst other matters, the impact on features and functions within the Valley in consultation with the TRCA and MNR. In the event it is determined that the construction of the Trail is not feasible, an amendment to the Official Plan will not be required to approve the Block Plan.”

10. Amending Section 4.2.6.4, Planning for Cultural Heritage Conservation, by numbering the first paragraph of section 4.2.6.4.i as paragraph “a”, and adding the following subsections:

“b. Block 40/47

- i. Heritage impact assessments shall be required for all properties or structures listed within the City's Inventory of Significant Structure prior to Block Plan approval to determine the need for any mitigation. In addition, the potential realignment of Teston Road and Pine Valley Drive shall consider the potential impact on the existing property that has been listed in the City's Inventory located at the southeast corner of Teston Road and Pine Valley Drive, municipally known as 10733 Pine Valley Drive.  
The Stage 1 and Stage 2 Archaeological Assessments prepared for the area have identified a number of archaeological sites or find spots. Prior to development proceeding, further archaeological assessment will be submitted for approval to the Ministry of Tourism and Culture as required.
- ii. Prior to any development occurring in Blocks 40 and 47, a heritage impact assessment for the area of the East Humber River tributary shall be conducted to determine whether or not the area constitutes a cultural heritage landscape.
- iii. Lands designated "Urban Area" within Block 40/47 are shown on Schedule "B". As of May 9, 2012, these lands are subject to a conditional donation agreement between the owner and the Toronto and Region Conservation Authority (TRCA) that contains provisions for these lands to be transferred into public ownership. The lands have been assessed and surveyed by the Ministry of Tourism and Culture and qualified archaeologists. As part of the preparation of the Block Plan, Urban Design Guidelines and Landscape Master Plan, an appropriate interface with the adjoining residential development, including incorporating other forms of creditable parkland adjacent to the lands designated as "Urban Area", shall be established. As an ongoing land donation process has been entered into between the owners of the lands identified as "Urban Area" and the TRCA, the following policies shall apply to the "Urban Area" until completion of the donation process, at which time a redesignation shall be initiated by the City through an Official Plan Amendment in consultation with the Province and First Nations:
  - A. The lands designated as "Urban Area" shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA 600. Subsequent detailed planning of the area shall address the requirements of the Block Plan process.
  - B. The lands designated as "Urban Area" shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA 600 until such time as they are redesignated to specific urban land use categories, by an amendment to this Plan, adopted by the City and approved."

11. Amending Section 5.10 “Wetland Protection”, by deleting the first paragraph and substituting therefor the following:
  - “1. The Provincially Significant King-Vaughan Wetland Complex, the Provincially Significant Phillips-Bond Thompson Lake Wetland Complex located in Vaughan and the Provincially Significant East Humber Wetland Complex within the Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are identified on Schedule “G1”. The locally significant Tormore Wetland Complex and the locally significant Keele Wetland are also identified on Schedule “G1”.”
  
12. Deleting Subsection 1 of Section 5.10.1 in its entirety and substituting therefor the following:
  - “1. The Provincially Significant King-Vaughan Wetland Complex, the Provincially significant Phillips-Bond Thompson Lake Wetland Complex and the Provincially Significant East Humber Wetland Complex is identified on Schedule “G1”. These wetland complexes shall be protected from incompatible development.”
  
13. Amending Section 8.2.3, Arterial Roads, by adding the following subsections after paragraph “g”:
  - “h. The Pine Valley Drive and Teston Road realignment for the purposes of eliminating the existing jog remains under review. The preferred alignment is being considered by the Region of York and all options for right-of-way requirements are being protected. As such, the general location of lands within Blocks 40 and 47 that may be affected by the realignment are shown on Schedule “B”. These lands may be subject to Holding Symbol provisions under the Planning Act, implemented through subsequent development applications. If it is determined through the Environmental Impact Assessment review that the lands are not required for the realignment, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan.
  - i. Road intersections within the Regional road system shall be designed in conformity with York Region’s Road Design Guidelines.”
  
14. Amending Section 8.2.4, Primary Roads and Collector Roads, by adding subsection “viii” to paragraph “c”, as follows:
  - “viii. Notwithstanding Section 8.2.4.c.i., Primary Roads in the Block 40/47 area shall consist of 20.0m and 23.0m public right-of-ways and shall be established through the approval of the Block 40/47 Block Plan and Draft Plans of Subdivision.”

## V IMPLEMENTATION

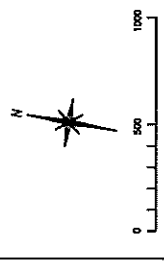
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands

will be implemented by way of preparation and approval of Block Plan(s), plans of subdivision, amendments to the zoning by-law and site plan approval(s), pursuant to the Planning Act and the requirements of OPA 600.

## 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.

**VELLORE URBAN VILLAGE 1**



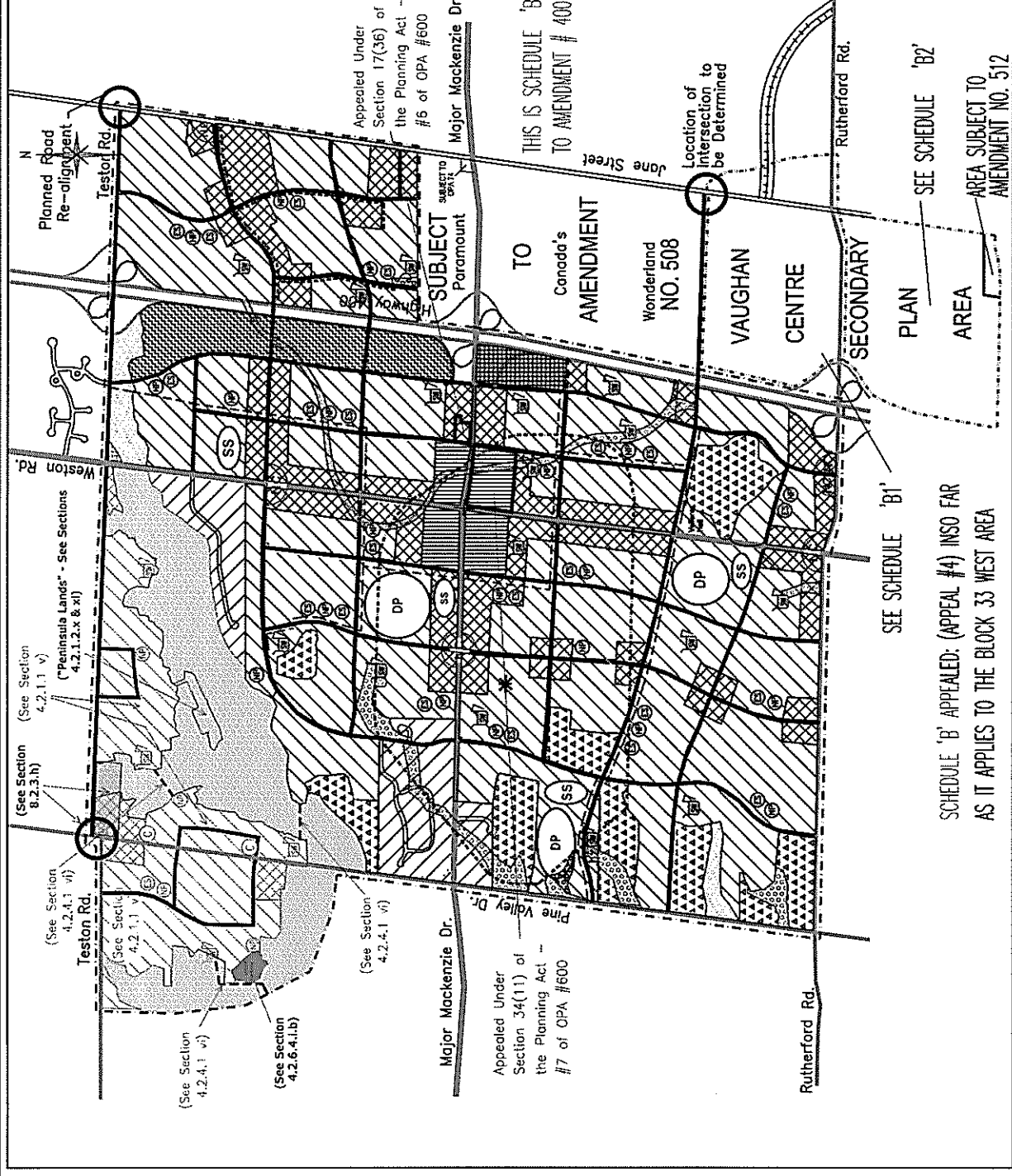
**LEGEND**

	Elementary School
	Secondary School
	Neighborhood Park
	District Park
	Neighbourhood Commercial Centre
	Local Commercial
	Institution
	Lands Subject to Vellore - Urban Village Area #1
	Low Density Residential
	Medium Density Residential/Commercial
	Vellore Village Centre
	Estate Residential
	High Performance Employment Area
	Valley Lands
	Urban Area
	Stream Corridor
	Greenway System
	Tableland Woodlots
	General Commercial
	Storm Water Management
	Vaughan Centre
	Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600  
 ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000  
 SIGNED OFFICERS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

NOT TO SCALE



SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

THIS IS SCHEDULE '1'  
 TO AMENDMENT No. 744  
 ADOPTED THE 18<sup>th</sup> DAY OF FEB., 2014

FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN

TOWNSHIP OF KING

Township of King  
Squaw Creek Wetland  
Complex

Don Heights  
Provincial  
Sprinkler  
Wetland Complex

Keele Street Locally  
Provincially Significant  
Wetland Complex

Philip-Bank Thompson Lake  
Provincially Significant  
Wetland Complex

APPEALED UNDER  
SECTION 17(36)  
AND (38) OF  
THE PLANNING  
ACT - 18 OF  
OPL 1600

RICHMOND HILL

BRAMPTON

MARKHAM

TORONTO  
MODIFIcATOR #17 UNDER  
SECTION 17(9) OF THE PLANNING ACT

THIS IS SCHEDULE 'G1' TO  
AMENDMENT NO. 600

ADOPTED THE 25<sup>th</sup> DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L.D. JACKSON WPK

J.D. LEACH OPL

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

WETLANDS

LEGEND

DEVELOPMENT AREAS  
OPERA 600 AREA

UNCLASSIFIED WETLANDS

CLASSIFIED WETLANDS (OPERA)

WETLANDS

CLASSIFIED WETLANDS  
(OPERA) ADDED BY  
OPERA NO.

0 250 1000 1:5000

NOT TO SCALE

FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
TO AMENDMENT No. 744  
ADOPTED THE 18<sup>th</sup> DAY OF Feb., 2014

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'J' TO  
 AMENDMENT NO. 600  
 ADOPTED THE \_\_\_ DAY OF \_\_\_  
 2000

SIGNING OFFICERS

MAYOR

MODIFICATION  
 No. 17  
 UNDER SECTION 17(1) OF  
 THE PLANNING ACT

CLERK

TRANSPORTATION -  
 CITY ROAD NETWORK

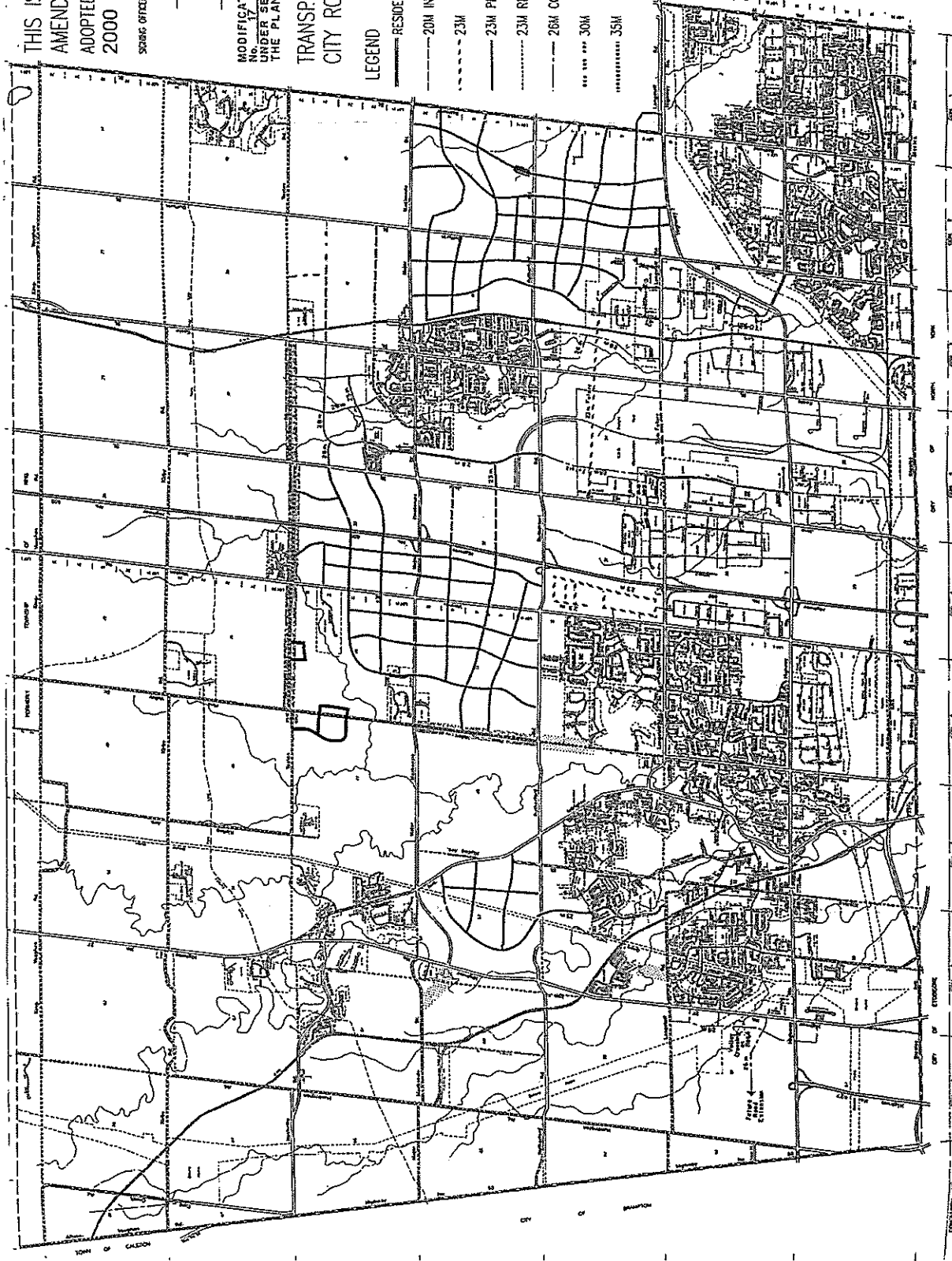
LEGEND

- RESIDENTIAL LOCAL
- 20M INDUSTRIAL
- 23M
- 23M PRIMARY (PLANNED)
- 23M RESIDENTIAL FEEDER
- 28M COLLECTOR
- 30M
- 35M
- PARTIAL HIGHWAY 400 INTERCHANGE
- 23M PRIMARY (FUTURE)

IMPROVE MEETS  
 THE CITY OF  
 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 Creditations Road extension; the new link immediately west of Highway 404 as the location relates to the proximity of the ramps at Major Mackenzie Interchange; and the proposed route in the Urban Village 2 intersecting with Highway 7.

THIS IS SCHEDULE '2' TO  
 AMENDMENT NO. 200



NOT TO SCALE

THIS IS SCHEDULE '3'  
 TO AMENDMENT No. 744  
 ADOPTED THE 18<sup>th</sup> DAY OF FEB. , 2014

FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

## APPENDIX I

The subject lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, being part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

On November 26, 2013, Committee of the Whole considered a report and the following recommendations from the Commissioner of Planning with respect to Official Plan Amendment File OP.03.008 (Pine Heights Estates):

- “1. Official Plan Amendment Application OP.03.008 (Pine Heights Estates) BE APPROVED, as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review;
2. That upon approval, the amendment be incorporated into Volume 2 of the Vaughan Official Plan 2010.”

At the November 26, 2013 Committee of the Whole meeting the following resolution was recommended for adoption:

*“The Committee of the Whole recommends:*

- 1) *That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved, subject to the addition into section 10.3 of the draft amendment of the policy language referred to in Communication C1, from Mr. John Zipay, Gilbert Court, Burlington, dated November 12, 2013, and Communication C7, from the Commissioner of Planning, dated November 26, 2013;*
- 2) *That the following be approved:*
  1. *That Official Plan Amendment Application OP.03.008, be approved as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review and Council consideration of the proposed revisions contained in the submission dated November 25, 2013, from KLM Planning Partners Inc.;*
  2. *That upon Council approval of this amendment and upon withdrawal or resolution of owners OMB appeals of the Vaughan Official Plan 2010, this amendment become part of site specific policies of volume 2 of the VOP 2010;*
  3. *That subject to staff review and confirmation by appropriate authorities, the limits of development for Block 40/47, save and except storm water management ponds shown in the MESP and Block Plan, shall be the greater of the development limit staked by the Schaeffer and Dzaldov Limited, June 2004 (including top-of-bank and significant vegetation), the long term stable top of bank, flood plain, predicated meander belt, and the Provincially Significant Wetlands within the valley, plus the appropriate buffers as required in the approved Official Plan Amendment;*
  4. *That staff include an appropriate mitigating measure between the proposed block plan farmland to the south including but not limited to a fence and or vegetation buffer; and*
  5. *That staff report back to Council on their assessment of the above recommendations;*
- 3) *That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C17, dated November 25, 2013, be received; and*
- 4) *That the coloured elevation drawings submitted by the applicant be received.”*

On December 10, 2013, Vaughan Council considered the November 26, 2013 recommendation of Committee of the Whole to amend Official Plan Amendment No. 600 and resolved the following:

“Item 44, Report No. 52, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on December 10, 2013, as follows:

*By striking out recommendations 1) and 2) of the Committee of the Whole, dated November 26, 2013 and approving the following:*

*That the recommendation in the report of the Commissioner of Planning, dated November 26, 2013, be approved, subject to the following amendments:*

- 1) *THAT Council adopt the modified language set out in proposed Policy 4.2.6.4 (b) (iii), forming Attachment 2 to Communication C9 of the Commissioner of Planning, dated December 10, 2013, to maintain the original intent of Policy 4.2.1.2 of OPA 600, until completion of the conditional donation process for the subject lands, at which time a redesignation to a more appropriate land*

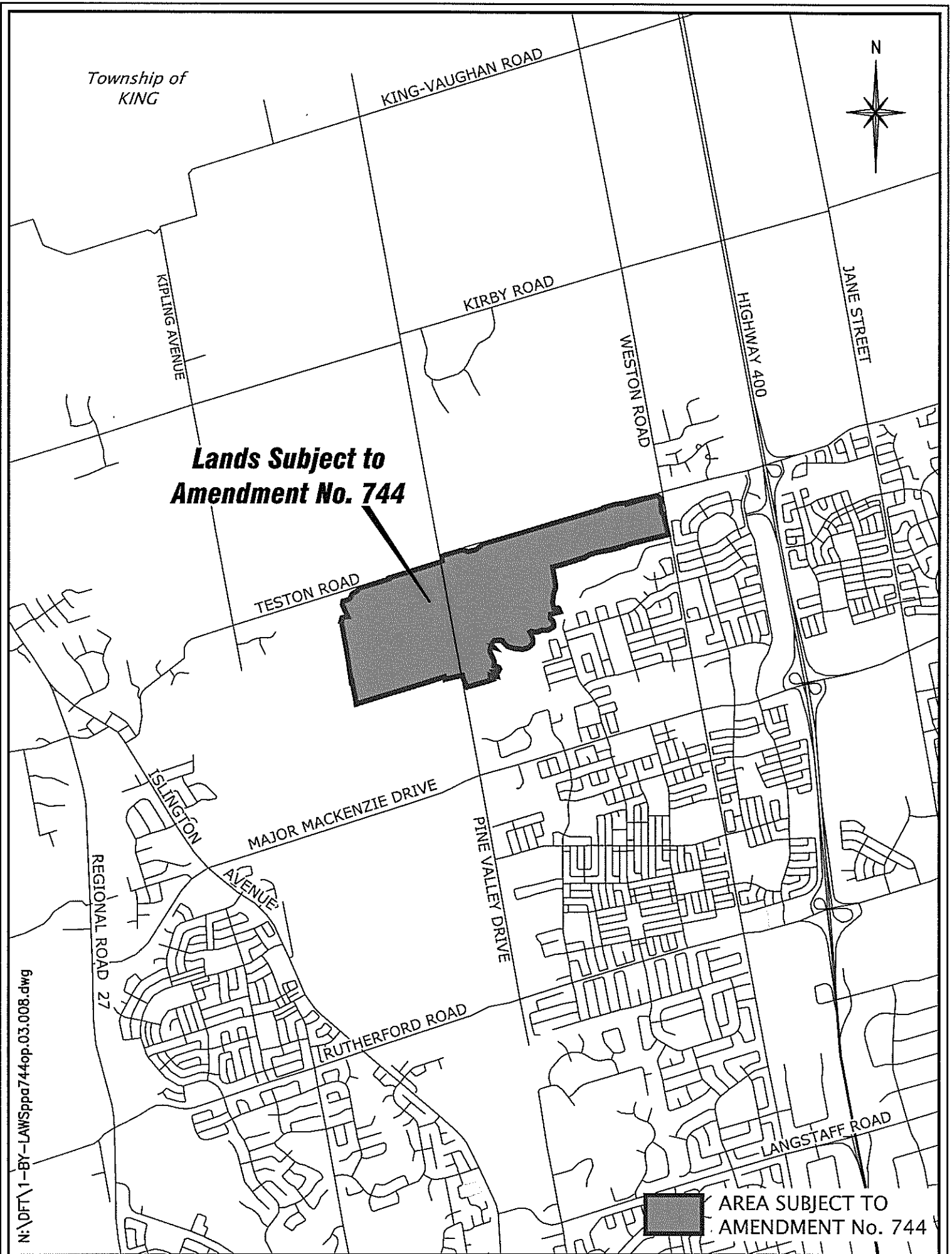
*use such as the Historical Site designation described above shall be initiated by the City through an Official Plan Amendment in consultation with the Province and First Nations.;*

- 2) *THAT the detailed development limits will be subject to additional assessment and refinement through the Block Plan process; and*

*That the following Communications be received:*

C3. *Mr. David Toyne, dated November 25, 2013; and*

C12. *Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated December 6, 2013.”*



**APPENDIX II**

NOT TO SCALE

**LANDS SUBJECT TO AMENDMENT No. 744  
OFFICIAL PLAN AMENDMENT No. 744**

FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

**VELLORE URBAN VILLAGE 1**

**LEGEND**

- Dem elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Units Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Commercial
- Vellore Village Centre
- Estate Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre
- Waste Disposal Assessment Area (Passer Estates)

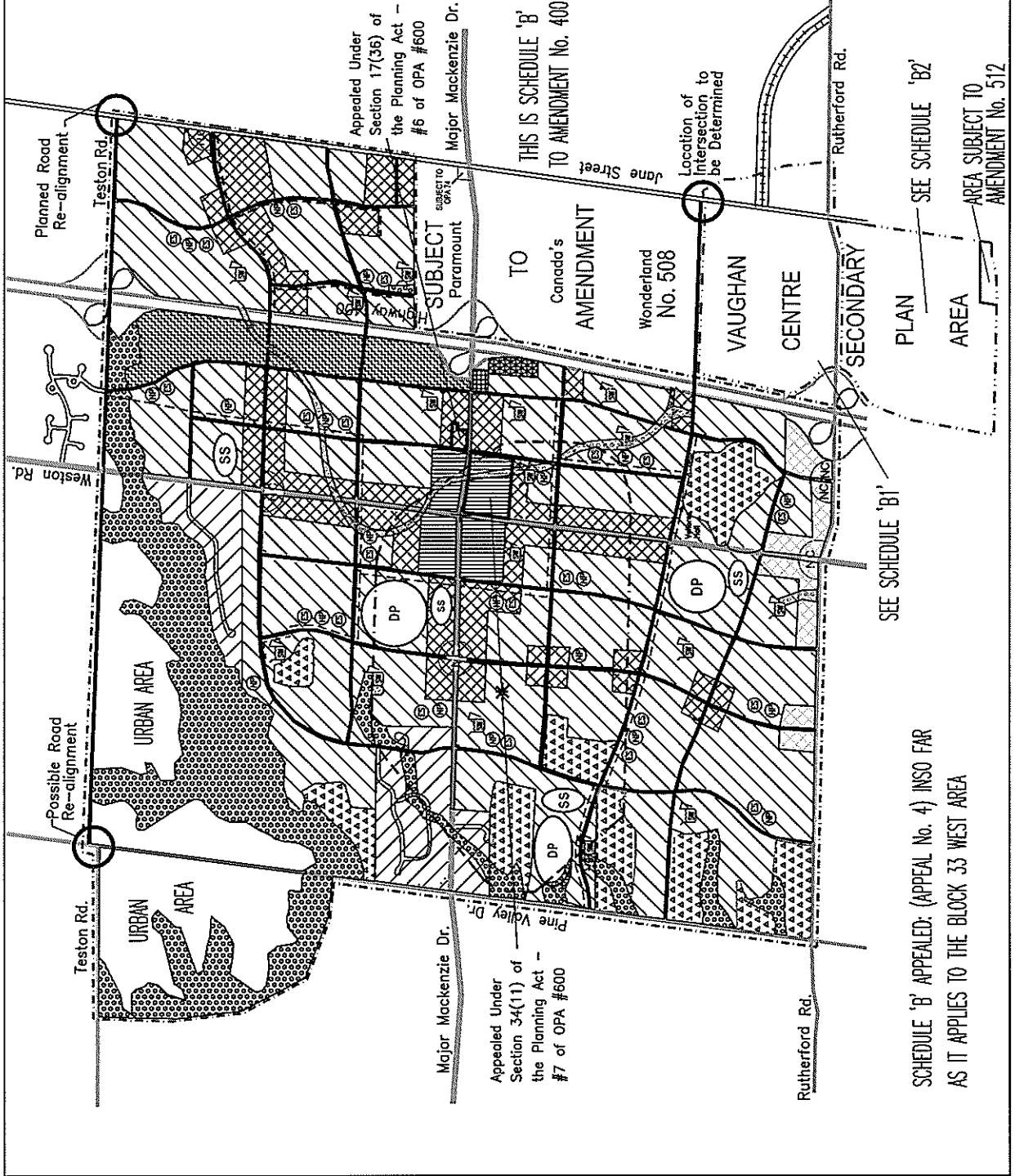
THIS IS SCHEDULE 'B' TO AMENDMENT No. 600 ADOPTED THE \_\_\_ DAY OF \_\_\_, 2000

SPONSOR OTHERS \_\_\_\_\_

WTR \_\_\_\_\_

CRK \_\_\_\_\_

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



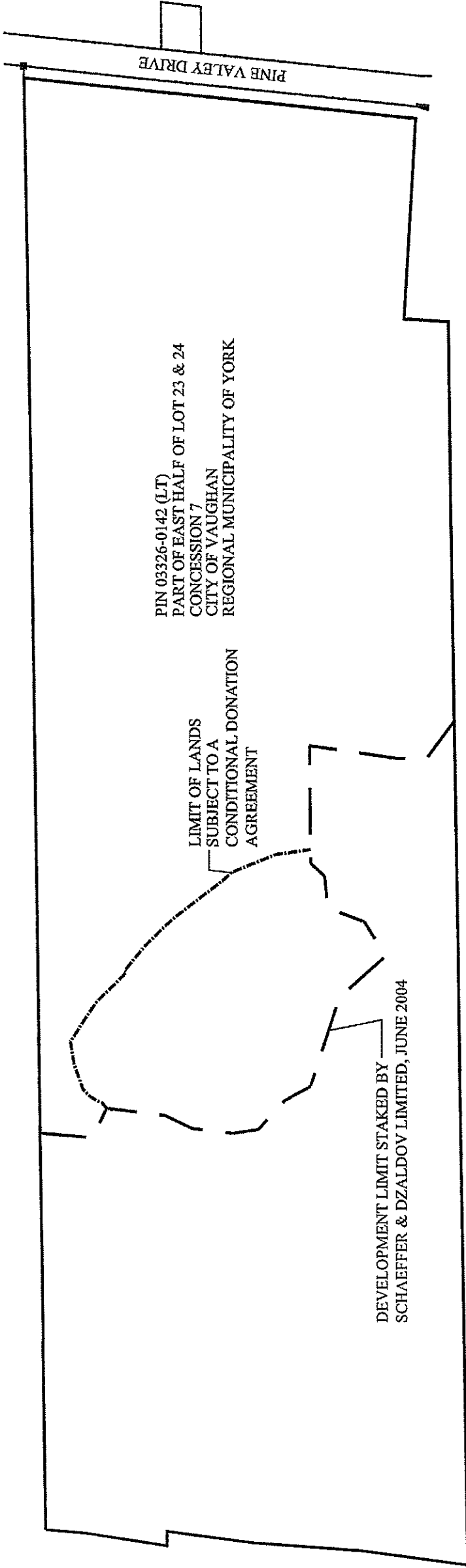
NOT TO SCALE



**APPENDIX III  
EXISTING LAND USE  
OFFICIAL PLAN AMENDMENT No. 744**

FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

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SOURCE: SCHAEFFER DZALDOV BENNETT LTD.  
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APPENDIX IV  
 LANDS SUBJECT TO A CONDITIONAL  
 DONATION AGREEMENT  
 OFFICIAL PLAN AMENDMENT No. 744

FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN