

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 104-2013**

**A By-law to adopt Amendment Number 738 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 738 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" 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 738 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.

Enacted by City of Vaughan Council this 25<sup>th</sup> day of June, 2013.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 18 of Report No. 14  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
April 23, 2013

**AMENDMENT NUMBER 738**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 738 and Schedules “1”, “2”, “3” and “4” of the Official Plan of the Vaughan Planning Area constitute Amendment Number 738.

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 the provisions of the Official Plan of the City of Vaughan Planning Area respecting Official Plan Amendment (OPA) #601 (Kleinburg-Nashville Community Plan), as amended, to facilitate a proposed residential development on the Subject Lands.

The subject Amendment will facilitate the following with respect to the Subject Lands identified as, "Area Subject to Amendment No. 738" on Schedule "1" attached hereto:

1. Address growth management and infrastructure requirements, prior to permitting development on the Subject Lands.
2. Facilitate the following for a residential development:
  - i) a) redesignate the Subject Lands from:
    - 1) "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit detached dwelling units and open space including buffer areas and acoustical barrier/berming, and private home daycare;
    - 2) "Valley and Stream Corridor" to "Residential Area "B" - Humber North Extension" to permit one (1) residential block for up to a maximum of four (4) detached dwelling units, and an artist's studio and accessory uses (i.e., private functions/events and teaching);
    - 3) "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Linear Park" to permit a 30 m wide linear park; and,
    - 4) "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming, right-of-way access to

the valleylands and overland flow route for stormwater management purposes;

- b) allow an artist's studio and accessory uses on Block 1 and ecological buffers with a minimum width of 5 m on Blocks 2 and 3 within the "Valley and Stream Corridor" designation in temporary private ownership, as shown on Schedule "A3" attached hereto as Schedule "3", until the Blocks are dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA; and,
  - c) maintain the "Valley and Stream Corridor" designation for the areas confirmed as valleylands;
- ii) permit an average density of between 5 to 7.779 units per net residential hectare for lands within the "Residential Area - Humber North Extension", "Residential Area "A" - Humber North Extension" and "Residential Area "B" - Humber North Extension" designations within the Humber North Extension Area, on the west side of Regional Road 27;
- iii) amend "Table A - Kleinburg-Nashville Community Plan Population Estimates" as shown on Schedule "4" attached hereto by:
- a) increasing the population for the Fully Serviced-Residential Phase 2B from "389" people for "Humber North Extension - West side of Regional Road 27" to "541" people for the lands identified as "Residential Area - Humber North Extension", "Residential Area "A" - Humber North Extension" and "Residential Area "B" - Humber North Extension", as shown on Schedule "A" attached hereto as Schedule "2"; and,
  - b) increasing the Fully Serviced Population Estimate for Residential Phase 2B from a total of "959" people to "1,111" people, resulting from an increase of 152 people to "Humber North Extension" area;

- iv) amend Schedule “2” to OPA #719 to include the Subject Lands which are to provide a community edge buffer along Regional Road 27 which shall be a minimum width of 24 m, which shall include naturalized landscaping and an acoustical barrier/berm to the satisfaction of the City of Vaughan, and the community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City;
- v) amend Schedule “A” to OPA #601 to include the Subject Lands which are to provide a low maintenance acoustical earth berm ranging between 20 m to 24 m in width to be located within the minimum 24 m wide community edge buffer along Regional Road 27, and be well landscaped with large caliper coniferous and deciduous tree planting and other naturalized landscaping in accordance with City standards;
- vi) require that the linear park shall be a minimum width of 30 m and located at the southerly limits of the Subject Lands to provide a buffer between the proposed residential development and the existing residential development in the Hedgerow Subdivision; and,
- vii) require that a right-of-way access to the lands designated “Valley and Stream Corridor” in temporary private ownership for the Toronto and Region Conservation Authority, and an overland flow route for stormwater management purposes for the City shall be a minimum width of 6 m.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, comprise approximately 33.23 ha, are shown on Schedule “1”, attached hereto as “Area Subject to Amendment No. 738”. The Subject Lands are located on the west of Regional Road 27, south of Kirby Road, being Part of Lot 29, Concession 9, City of Vaughan.

## III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands, as shown on Schedule “1” attached hereto, are designated “Future Residential - Humber North Extension” and “Valley and Stream Corridor” by OPA #601 (Kleinburg-Nashville Community Plan), as amended. OPA #601 requires an amendment to the Official Plan for the “Future Residential - Humber North Extension” area to address the following growth management issues prior to the approval of any future development:

- i) assess the extent of housing and population growth in Phases;
- ii) review the remaining servicing capacity for residential growth in Phase 1;
- iii) complete the Kleinburg-Nashville Servicing Strategy as defined in Section 4.12 (Servicing) of OPA #601;
- iv) identify the preferred sanitary and water servicing option;
- v) establish the necessary road improvements respecting Regional Road 27 and Kirby Road; and,
- vi) develop a comprehensive plan for the Humber North Extension - West of Regional Road 27 Neighbourhood respecting establishing a neighbourhood focus, environmental features, terrestrial linkages, parkland, pedestrian linkages, integrated road pattern, servicing and appropriate density in accordance with the density policies of this Amendment.

An amendment is also required for OPA #601 regarding the “Valley and Stream Corridor” policies respecting the provision of temporary private ownership of the open space/valleylands for an artist’s studio and accessory uses and ecological buffers, until the open space/valleylands are dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA.

2. The Subject Lands are located within a Settlement Area, and are defined in accordance with the Provincial Policy Statement (PPS) as follows (excerpt), which is consistent with the definition in the Province's Places to Grow Plan - Growth Plan (Places to Grow):

"Settlement areas: means urban areas and rural settlement areas within a municipality (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in Policy 1.1.2."

The "Settlement Areas" Policy 1.1.3 of the PPS further supports the development of land in the Settlement (Urban) Area, as follows:

"1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) Densities and a mix of land uses which:
  - 1) efficiently use land and resources;
  - 2) are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical extension; and,"

"1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities."

The Places to Grow Settlement Area provisions support development that is not in a built-up area, specifically the "Designated Greenfield Area" Policy 2.2.7 in accordance with the following:

“2.2.7.1 New development taking place in designated Greenfield area will be planned, designated and zoned in a manner that:

- a) contributes to creating complete communities;
- b) creates street configurations, densities and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services;
- c) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

OPA #601 designates part of the Subject Lands, “Future Residential - Humber North Extension”, which recognizes that residential uses would be permitted on the Subject Lands and that an Official Plan Amendment is necessary to address the growth and servicing infrastructure requirements, prior to permitting development on the subject lands. There are existing communities located to the south and east of the Subject Lands. The proposed development is in accordance with the settlement area policies in the PPS and Places to Grow.

Servicing, transportation and community infrastructure are required to support the proposed development and to allow for an efficient and safe community as required by the following “Infrastructure and Public Service Facilities” Policy 1.6 in the PPS:

“1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.

Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.”



Places to Grow, requires efficient infrastructure with the establishment of compact developments as indicated in the following “Infrastructure Planning” Policy 3.2.1:

“3.2.1.1. Infrastructure planning, land use planning and infrastructure investment will be co-ordinated to implement this Plan (Places To Grow). Infrastructure includes, but is not limited to, transit, transportation corridors, water and wastewater systems, waste management systems and community infrastructure.”

The City’s Kleinburg-Nashville Water and Wastewater Servicing Master Plan and City-Wide Water and Wastewater Master Plan, which both detail a similar water servicing scheme for the Kleinburg-Nashville Service Area, and the Kleinburg-Nashville Water and Wastewater Servicing Master Plan, which details a sanitary servicing scheme for the Humber North Extension lands identify servicing infrastructure improvements (i.e., water supply and sanitary services) required to support the build out of the planned and proposed developments for the Kleinburg-Nashville Community. The Official Plan requires all new development to be on full municipal water supply and sanitary services, which has been identified in these aforementioned Master Plans. The proposal is consistent with the infrastructure policies of the PPS and Places To Grow.

3. The Subject Lands are designated “Towns and Villages” by the Region of York Official Plan, approved by the Minister of Municipal Affairs and Housing on September 7, 2012, and are located within the boundary of a Community Plan, being OPA #601, which permits urban uses. Section 7.3 “Water and Waste Water Servicing” of the Regional Official Plan requires that development within the “Towns and Villages” designation be on full municipal water and sewer services. The City’s Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan, and City-Wide Master Plan for the Kleinburg-Nashville Service Area identifies the servicing infrastructure required for the subject lands to develop. Accordingly, the redesignation of the Subject Lands, where the development would be on full municipal services, would be appropriate and in keeping with the Regional Official Plan.
4. The following reports were submitted in support of this Amendment for the Subject Lands:

- i) *Planning Analysis - Humber North Extension*, dated June 2008, by Humphries Planning Group Inc., and revised March 15, 2010, October 22, 2010, and February 2012;
- ii) *North Humber Extension Proposed Low Impact Subdivision - Functional Servicing Report*, dated February 2012, by The Municipal Infrastructure Group Ltd.;
- iii) *Geotechnical Investigation - Proposed Residential Subdivision*, Part of East Half of Lot 29, Concession 9, dated January 9, 2008, by Terraprobe Limited;
- iv) *Hydrogeological Investigation - Proposed Residential Development, 11336 & 11270 Regional Road 27*, dated June 23, 2008, by Terraprobe Limited;
- v) *Phase I Environmental Assessment - 11336 Regional Road 27 & 11270 Regional Road 27*, dated December 10, 2007, by Try Environmental Services Inc.;
- vi) *Environmental Report - Vivot Property, Highway 27, City of Vaughan*, dated February 2012, by Ages Limited;
- vii) *Traffic Impact Assessment - Proposed Street "A" Intersection At Regional Road 27*, dated May 30, 2007, by Sernas Transtech;
- viii) *Noise Feasibility Study - Residential Development, West side of Regional Road 27, South of Kirby Road*, dated June 2008, by Howe Gastmeier Chapnik (HGC) Engineering Ltd.; and revised *Noise Impact Study*, dated June 18, 2012; and,
- ix) *North Humber Extension Area - Community Design Guidelines*, dated August 17, 2010, by the Sorbara Development Group, and revised November 26, 2010.

The supporting documentation concluded that the proposed development represents good planning since the development is consistent with the policies of the PPS and Places to Grow and conforms to the Region of York Official Plan.

5. The statutory Public Hearing was held on September 15, 2008. The recommendation of the Committee of the Whole to receive the Public Hearing report on September 15, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 22, 2008. On April 23, 2013, Vaughan Council ratified the April 9, 2013, Committee of the Whole recommendation, to approve Official Plan Amendment File OP.03.007 (1422174 Ontario Ltd. - Lea Vivot In-Trust.), and the related Zoning By-law Amendment File Z.08.037 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) and Draft Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust.).

6. The Regional Municipality of York must approve this Amendment to the Official Plan. The Region of York has reviewed the application, in conjunction with the applications to amend the Zoning By-law and for Draft Plan of Subdivision approval.

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

Official Plan Amendment (OPA) #601 (Kleinburg-Nashville Community Area), as amended, is hereby further amended to facilitate the Subject Lands identified as, "Area Subject to Amendment No. 738" on Schedule "1" attached hereto, by:

1. Deleting Schedule "A" to OPA #601, and substituting therefor Schedule "2" attached hereto, thereby redesignating the Subject Lands from:
  - 1.1 "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas and acoustical barrier/berming, and private home daycare;
  - 1.2 "Valley and Stream Corridor" to "Residential Area "B" - Humber North Extension" to permit one (1) residential block for up to a maximum of four (4) detached dwelling units, and an artist's studio and accessory uses (i.e., private functions/events and teaching);
  - 1.3 "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Linear Park" to permit a linear park with a minimum width of 30 m; and,
  - 1.4 "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming, right-of-way access to the valleylands and overland flow route for stormwater management purposes.
2. Deleting Schedule "A3" to OPA #601, and substituting therefor Schedule "A3" attached hereto, as Schedule "3", to identify the Humber North Extension Area, on the west side of Regional Road 27, as well as the open space/valleylands (Blocks 1 to 3 inclusive) that

shall be in temporary private ownership until the Blocks are dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA.

3. Deleting "Table A - Kleinburg-Nashville Community Plan Population Estimates" to OPA #601, as amended, and substituting therefor "Table A - Kleinburg-Nashville Community Plan Population Estimates" attached hereto as Schedule "4" to amend the following:

- 3.1 increasing the population to "541" people for the Fully Serviced Population Estimate for "Future Residential 2B, Humber North Extension - West of Regional Road 27)" for the lands identified as "Humber North Extension - West of Regional Road 27", as shown on Schedule "A", attached hereto as Schedule "2";

- 3.2 increasing the Fully Serviced Population Estimate from "15,769" people to "15,921" people, resulting from an increase of 169 people to "Humber North Extension - West of Regional Road 27"; and,

- 3.3 increasing the Total Fully Serviced and Private/Partial Services Population Estimate from "16,804" people to "16,956" people, resulting from an increase of 152 people to "Humber North Extension - West of Regional Road 27".

4. Deleting paragraph 1) of Sub-section 4.1.2, Community Planning Policies, and substituting therefor the following paragraph:

"(OPA #738) 1) The planned population of the community shall be approximately 16,956 people. (OPA #738)"

5. Deleting Sub-section 4.3.1, Community Boundaries and Growth, and substituting therefor the following Sub-section:

"(OPA #738) This plan provides for Suburban Residential, Village Residential, Residential Area - Humber North Extension, Residential Area "A" - Humber North Extension, Residential Area "B" - Humber North Extension, Future Residential, Low Density Residential, Medium Density Residential, Mixed-Use Residential-Commercial Area A and

Area B, General Commercial, Institutional, and Park Areas, as identified on Schedule “A”, which are intended to provide a variety of residential and commercial environments within the community. Such developments are to be integrated, over time, with the overall community in a controlled and sequenced manner, which will protect and enhance the natural environment. (OPA #738)”

6. Deleting Paragraph 2.3) of Sub-section 4.3.2.2, Residential Area and Future Residential Areas, and substituting therefor the following paragraph:

“(OPA #738) 2.3) Notwithstanding Paragraph 2) above, the permitted residential density for the lands designated “Residential Area - Humber North Extension”, “Residential Area “A” - Humber North Extension” and “Residential Area “B” - Humber North Extension” on Schedule “A” shall permit an average density ranging between 5 to 7.779 units per net residential hectare within the Humber North Extension Area, on the west side of Regional Road 27. (OPA #738)”

7. Adding the following after Sub-section 4.3.2.2, Paragraph 3), Residential Area and Future Residential Areas:

“(OPA #738) 3.1) Notwithstanding Paragraph 3) above, the permitted uses on the lands designated “Residential Area “B” - Humber North Extension”, shown on Schedule “A3”, shall include up to a maximum of four (4) detached dwelling units, and an artist’s studio and accessory uses (i.e., private functions/events and teaching). (OPA #738)”

8. Deleting the fourth paragraph in Sub-section 4.5.2.3, Future Residential Area - Phase 2B Humber North Neighbourhood Extension, and substituting therefore the following paragraph:

“(OPA #738) The total community population resulting following Phase 2B development will be approximately 16,956 people. A summary of the population estimates for the Community by Phase is indicated on Table “A”. (OPA #738)”

9. Adding the following after Sub-section 4.6.1.1, Paragraph 4), Parks Policies:

“(OPA #738) 4.1) Notwithstanding Paragraph 4) above, respecting the minimum width of a linear park, the linear park, shown on Schedule “A3”, shall be a minimum width of 30 m. All of the other provisions in Paragraph 4) shall apply. (OPA #738)”

10. Adding the following after Sub-section 4.10.10.1, Paragraph 6), Valley and Stream Corridors Policies:

“(OPA #738) 6.1) The lands designated “Valley and Stream Corridors” (Blocks 1 to 3 inclusive) shown on Schedule “A3”, which shall be in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA, shall be subject to the following:

- i. Notwithstanding Paragraph 3) above, respecting no buildings or structures being permitted on lands designated as “Valley

and Stream Corridor”, the permitted uses on Block 1 shall be as follows:

- a) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail, and accessory uses (i.e., private functions/events and teaching);
- b) informal grassed trails;
- c) the maintenance of one (1) existing 30 m<sup>2</sup> cabin/artist’s studio for artistic purposes;
- d) the upkeep and maintenance of up to four (4) horses on a temporary basis between the months of April to November;
- e) the maintenance of one (1) in-run shed on a temporary basis between the months of April to November; and,
- f) the installation and maintenance of a fenced horse paddock area.

Buildings and structures intended for flood and erosion control purposes are permitted, where such buildings and structures meet the requirements of the TRCA.

- ii. Blocks 2 and 3 for the ecological buffers shown on Schedule “A3”, which shall be in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA, and shall have a minimum width of 5 m.

No buildings or structures shall be permitted on the Blocks 1 to 3 inclusive upon dedication of these Block to TRCA, to the satisfaction of the TRCA. (OPA #738)”

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the City of Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law, and Plan of Subdivision Approval, pursuant to the *Planning Act*.

#### VI INTERPRETATION

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



## **APPENDIX I**

The Subject Lands are located on west of Regional Road 27, south of Kirby Road, in Part of Lot 29, Concession 9, City of Vaughan.

The purpose of this Amendment is to address the housing and population growth, sanitary and water servicing, and road improvement requirements, prior to permitting development on the Subject Lands identified as, "Area Subject to Amendment No. 738", and to redesignate the Subject Lands from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas, acoustical barrier/berming and private home daycare; from "Valley and Stream Corridor" to "Residential Area "B" - Humber North Extension" to permit one (1) residential block for up to a maximum of four (4) detached dwelling units, and an artist's studio and accessory uses (i.e., private functions/events and teaching); from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Linear Park" to permit a 30 m wide linear park; and from "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming, right-of-way access to the valleylands and overland flow route for stormwater management purposes, and to maintain the "Valley and Stream Corridor" designation for the areas confirmed as valleylands.

Further, the Amendment includes policies respecting a proposed linear park and the temporary private uses within the open space/valleylands.

On April 23, 2013, Vaughan Council ratified the April 9, 2013, Committee of the Whole recommendation, without amendment, to approve Official Plan Amendment File OP.03.007. Vaughan Council approved the following recommendation (in part):

- "1. THAT Official Plan Amendment File OP.03.007 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) BE APPROVED, specifically to amend OPA #601 (Kleinburg-Nashville Community Plan), for the subject lands shown on Attachments #2 and #3, in accordance with the designations shown on Attachment #5, as follows:
  - a) redesignate Lots 1 to 40 inclusive from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit 40 detached dwelling units with minimum lot frontages of 18m and minimum lot areas between 684 m<sup>2</sup> and 774 m<sup>2</sup>;
  - b) redesignate Block 41 from "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit one (1) residential block for up to a maximum of four (4) detached dwelling units, and an artist's studio and accessory uses (i.e., private functions/events and teaching) on an area totaling 0.67 ha;
  - c) redesignate Block 42 from "Future Residential - Humber North Extension" to "Open Space" to permit a 30 m wide linear park totaling an area of 1.04 ha;
  - d) redesignate Block 43 from "Future Residential - Humber North Extension" to "Open Space" to permit a 24 m wide landscape buffer area and acoustical barrier/berming totaling an area of 0.44 ha;
  - e) redesignate Block XX (1.04 ha) from "Valley and Stream Corridor" to "Open Space" to facilitate a 6 m wide right-of-way access to Block 44 for the Toronto and Region Conservation Authority, and overland flow route for stormwater management purposes for the City; and,
  - f) maintain the "Valley and Stream Corridor" designation on Block 45 for the 12.11ha private open space, and on Block 46 for the 14.32ha valley and stream corridor lands.
2. THAT the implementing Official Plan Amendment include the following:
  - a) permit an average density of between 5 to 7.779 units per ha for the subject lands shown on Attachment #5, when combined with the lands designated "Residential Area - Humber North Extension Area" and

“Residential Area - Humber North Extension Area “A””, within the Humber North Extension Area (West Side of Regional Road 27) shown on Attachment #7;

- b) require that the community edge buffer along Regional Road 27 shall be a minimum width of 24 m, which shall include naturalized landscaping and an acoustical barrier/berming to the satisfaction of the City of Vaughan, and the community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City;
  - c) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives, and green building design and site development;
  - d) a site-specific policy for Block 42 to facilitate a 5 m wide ecological buffer in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA;
  - e) a site-specific policy for Block 45 to permit the following uses in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA:
    - i) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail, and accessory uses (i.e., private functions/events and teaching);
    - ii) informal grassed trails;
    - iii) the maintenance of one (1) existing 16 m<sup>2</sup> cabin/artist’s studio for artistic purposes;
    - iv) the upkeep and maintenance of up to four (4) horses on a temporary basis between the months of April to November;
    - v) the maintenance of one (1) in-run shed on a temporary basis between the months of April to November; and,
    - vi) the installation and maintenance of a fenced horse paddock area; and,
  - f) an amendment to Table “A” Kleinburg-Nashville Community Plan Population Estimates to indicate a population of 541 instead of 389 for the Humber North Residential Area (shown on Table “A” as “Future Residential 2B - West of Regional Road 27 - Fully Serviced) representing a population increase of 152 people, and a total population of 1,111 people within the Phase 2B Future Residential Humber North Extension Area.
3. THAT should the implementing Official Plan Amendment for File OP.03.007 (1422174 Ontario Ltd. - Lea Vivot In-Trust.) be approved by York Region (approval authority), that the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board be further modified as follows:
- a) “Residential Area - Humber North Extension” to be shown as “Low-Rise Residential” and permit detached houses, and detached houses and an artist’s studio and accessory uses in a residential block;
  - b) “Open Space” to be shown as “Low-Rise Residential” to facilitate a 24 m wide landscape buffer area and acoustical barrier/berming;

- c) "Open Space" to be shown as "Parks" to facilitate a 30 m wide linear park on 1.04 ha;
- d) "Valley and Stream Corridor" (Block 44) to be shown as "Natural Areas" to facilitate a 5 m wide ecological buffer, in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA;
- e) "Valley and Stream Corridor" (Block 45) to be shown as "Natural Areas" to permit the following uses, in temporary private ownership, to be dedicated to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA:
  - i) the installation and maintenance of artistic pieces for the purposes of a private not-for-profit sculpture garden and trail, and accessory uses (i.e., private functions/events and teaching);
  - ii) informal grassed trails;
  - iii) the maintenance of one (1) existing 16 m<sup>2</sup> studio for artistic purposes;
  - iv) the upkeep and maintenance of up to four (4) horses on a temporary basis between the months of April to November;
  - v) the maintenance of one (1) in-run shed on a temporary basis between the months of April to November; and,
  - vi) the installation and maintenance of a fenced horse paddock area;
- f) "Open Space to be shown as "Infrastructure and Utilities" to facilitate a 6 m wide right-of-way access to the Private Open Space and as an overland flow route for stormwater management purposes; and,
- g) "Valley and Stream Corridor" to be shown as "Natural Area" to maintain the valleylands and stream corridor, and private open space areas."