

Ontario

O 920060

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

At the request of Pinecliffe Homes Inc. and the Metrontario Group the Honourable Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 17(11) of the Planning Act, R.S.O. 1990, c.P.13, Proposed Amendment No. 379 to the Official Plan for the City of Vaughan

Minister's File No. 19-OP-1500-379

O.M.B. File No. O 920060

(OPA 379)

APPOINTMENT FOR HEARING

The Ontario Municipal Board hereby appoints Tuesday, the 22nd day of February, 1994, at the hour of 10:00 O'CLOCK (LOCAL TIME) in the forenoon at the HEARING ROOM, VAUGHAN MUNICIPAL BUILDING, 2141 MAJOR MACKENZIE DRIVE, MAPLE for the hearing of this matter.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board member or, in writing, from the Board. Such decision will be mailed to you when available.

*Pour recevoir des services en français, veuillez communiquer avec la Division des audiences au (416) 326-6929, au moins 25 jours civils avant la date fixée pour l'audience.*

DATED at Toronto, this 20th day of December, 1993.

SECRETARY

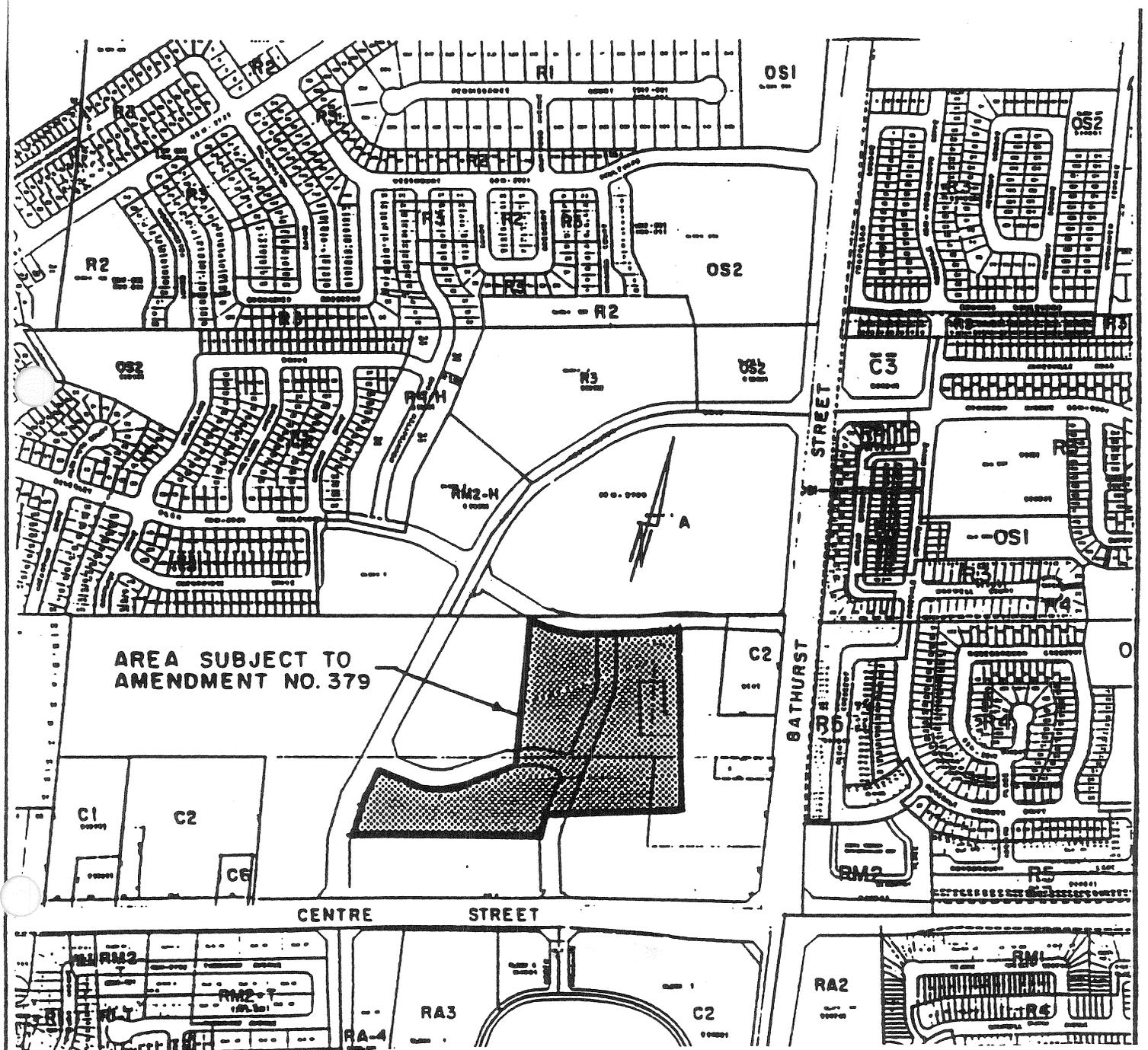
EXPLANATORY NOTE

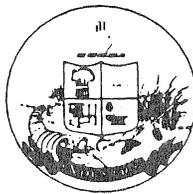
Official Plan Amendment No. 379 of the City of Vaughan affects land located north of Centre Street and West of Bathurst Street and being described as part of Lot 6, Concession 2, City of Vaughan.

This amendment sets out a City policy that residential development on the subject land will require the provision of land for park or other recreational purposes at a rate of one hectare for each 300 dwelling units, or, at the City's option, require cash-in-lieu of a conveyance of parkland at this rate.

LOCATION: PART OF LOT 6, CONCESSION 2

SCALE: 





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# THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 316-91

A By-law to adopt Amendment Number 379 to the Official Plan of the Vaughan Planning Area.

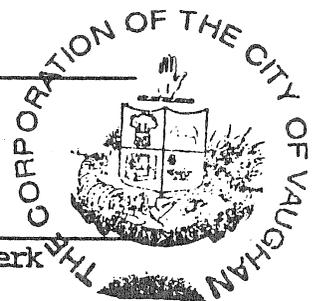
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 379 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 379 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 22nd day of October 1991.

"L.D. Jackson"  
L. D. Jackson, Mayor

"J.D. Leach"  
J. D. Leach, City Clerk



REPEALED BY BY-LAW 260-94

**AMENDMENT NUMBER 379  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 379 to the Official Plan of the Vaughan Planning Area constitutes Amendment #379.

Also attached hereto but not constituting part of the Amendment is Appendix I.

*Oct. 17/91*

LEGAL APPROVED CONTENTS <input checked="" type="checkbox"/> FORM <input checked="" type="checkbox"/>
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## I PURPOSE

The purpose of this Amendment is to provide for a specific amendment to Official Plan Amendment #210 (Thornhill/Vaughan Community Plan) of the Vaughan Planning Area to permit the application of the alternative requirement for parkland dedication provided for by Subsections 41(3) and 50(7) of the Planning Act. This section provides that land or cash-in-lieu of lands may be conveyed at no cost to the municipality at a rate of up to 1 ha/300 residential units provided that the official plan contains specific policies allowing the application of the alternative requirement. The proposed amendment will fulfill this requirement.

## II LOCATION

The lands subject to this Amendment are located north of Centre Street and west of Bathurst Street being bounded on the west by the proposed extension of New Westminster Drive, being Part of Lot 6, Concession 2, City of Vaughan, and hereinafter referred to as the "Subject Lands". They are shown as "Area Subject to Amendment No. 379" on Schedule "1" attached hereto.

## III BASIS

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

1. The City has retained a consultant to analyze parkland needs for the municipality. The consultant indicated that the B5 and the Town Centre North Neighbourhoods would function as one large neighbourhood. From this the consultant drew several conclusions including the need to establish a 1 ha/300 dwelling unit parkland dedication policy for the Town Centre North area. The lands subject to this alternative parkland requirement include plans of subdivision 19T-82052 and 19T-91018.
2. Staff are of the opinion that the approval of this official plan amendment would provide for the appropriate parkland requirements for the Town Centre North Neighbourhood

IV DETAILS OF THE ACTUAL AMENDMENT  
AND POLICIES RELATIVE THERETO

Amendment #210 (Thornhill/Vaughan Community Plan) of the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subsection to Section 2.2.5 b):

"Notwithstanding the above, on the lands subject to Official Plan Amendment No. 379, the City shall require the provision of lands for park or other recreational purposes at a ratio of one hectare for each 300 dwelling units, being the alternative conveyance provided for by Subsection 41 (1) of the Planning Act or, at the City's option, the acceptance of cash-in-lieu of such conveyance."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law.

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 1

The lands subject to this Amendment are located north of Centre Street and west of Bathurst Street being bounded on the west by the proposed extension of New Westminster Drive, being Part of Lot 6, Concession 2, City of Vaughan.

At the Council Public Hearing on February 4, 1991, the Town Centre North Neighbourhood Plan was considered as guideline for development. At that time Council approved the plan and resolved, in part:

"That the Town Centre North Neighbourhood Plan provide for a 2.65 hectare Neighbourhood parkland dedication and that further cash-in-lieu contributions be determined as part of the draft plan approval process."

In order to obtain this amount of parkland it is necessary to apply the alternative parkland dedication requirement permitted by the Planning Act. Furthermore, the City had retained consultants to analyze parkland needs for the municipality. The consultant indicated that the B5 and the Town Centre North Neighbourhood would function as one large neighbourhood. From this the consultant drew several conclusions including the need to establish a 1 ha/ 300 dwelling unit parkland dedication policy for the Town Centre North.

On September 11, 1991 Council resolved:

"THAT Official Plan Amendment application OP.15.91 (City of Vaughan Town Centre North Neighbourhood), BE APPROVED, and that Staff be directed to prepare the required official plan amendment for adoption by Council."