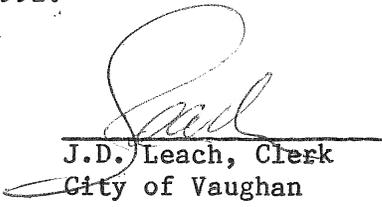


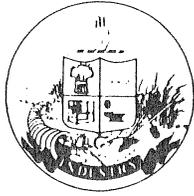
19-CP-1500-405

I. JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is an original copy of By-law Number 235-92, passed by the Council of the City of Vaughan on the 20th day of July, 1992.


J.D. Leach, Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of July, 1992.

REPEALED BY BY-LAW NO. 288-94



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 235-92

A By-law to adopt Amendment Number 405 to the Official Plan of the Vaughan Planning Area.

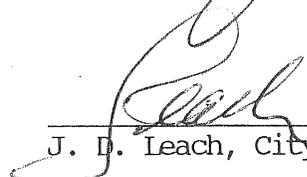
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 405 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" 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 405 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 20th day of July 1992.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 405
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 405 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 405.

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 Amendment No. 4 of the Vaughan Planning Area to redesignate the subject lands from "Rural Area" to "Rural Residential" and "Open Space".

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" as "Area Subject to Amendment No. 405". The lands are located on the south side of Kirby Road, west of Pine Valley Drive, being part of Lot 30, Concession 7, in the City of Vaughan.

III. BASIS

The decision to amend the Official Plan is based on Vaughan Council's resolution of May 4, 1992. Council's resolution is as follows:

1. That Official Plan Amendment OP.3.89 (F. P. Rossetto, H. Bernstein and 565898 Ontario Limited), BE APPROVED, subject to the following conditions:
 - a) That the Official Plan Amendment redesignate the subject lands "Rural Residential" and "Open Space" subject to the policies contained in Official Plan Amendment No. 400 respecting rural residential development.
 - b) That the Official Plan Amendment include policies regarding buffering and screening of the development and also include subdivision design criteria consistent with the policies included in Official Plan Amendment No. 400.
 - c) That in accordance with the request from MNR, the text of the official plan amendment give recognition of the value of the fisheries and forestry resources and that development occur in a manner minimizing negative impacts on these areas.
 - d) That prior to Council's consideration of the draft plan of subdivision the applicant shall submit a 'Tree Inventory and Impact Assessment Study' to the satisfaction of the Vaughan Parks

Planning and Development Division. The study shall include an inventory of the woodlots and trees, detailing species, calliper range and health. The study shall also assess the impact of development on the existing vegetation.

- e) That the official plan amendment provide for a significant public open space corridor in accordance with the red-lined concept plan included as Attachment #2 to the Staff report.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

- a) Schedule "A" to Amendment No. 4 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands shown as "Lands subject to Amendment No. 405" on Schedule "1" attached hereto, from "Rural Area" to "Rural Residential" and "Open Space" in the manner shown on Schedule "2" hereto.
- b) The development of the Subject Lands shall occur on the basis of a Plan of Subdivision and shall be permitted subject to the following specific development and implementation policies:
 - i) Each lot shall be serviced by a private well and a septic tank to the satisfaction of the Regional Medical Officer of Health and all other approval agencies;
 - ii) The minimum lot size for lots within the amendment area shall be 6000 square metres, with the average lot size to be not less than 8000 square metres. The development shall meet the requirements of the Region of York's "Regional Policy on Rural Communities Servicing" as amended from time to time;
 - iii) The design of the subdivision shall provide for a range of lot sizes directly related to the Subject Land's topography, vegetation, soil and drainage characteristics, the governing criterion being to retain a semi-rural character in

the development and to discourage urban density forms. Lot areas larger than the minimum will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area. For each lot, sufficient area will be set aside for the installation of two septic tilebeds and a recreational amenity area;

- iv) Access to the Subject Lands shall be by way of a paved road to ensure accessibility for all vehicular traffic. The developer shall provide the paved road in accordance with municipal standards to the entrance of the Subject Lands from Pine Valley Drive;
- v) The maximum number of lots shall be 24;
- vi) The rural character of the surrounding area shall be maintained by the provision of landscaped buffer areas positioned in such a manner as to screen the view of the Subject Lands from Kirby Road, Pine Valley Drive and from adjacent rural areas. The buffer areas shall consist of a combination of earthen berm and plant materials. The design of the landscaped screen shall be implemented through the subdivision agreement. All residential building envelopes shall be setback a minimum of 30 metres from Pine Valley Drive and Kirby Road;
- vii) Woodland areas in and adjacent to stream valleys and watercourses shall be maintained in a natural undisturbed state due to their environmental sensitivity and aesthetics to ensure proper flood and erosion control;
- viii) Floodplains, and valleylands including valley side slopes shall be conveyed to the Municipality or the Metropolitan Toronto and Region Conservation Authority as open space areas. The extent of the lands to be

conveyed shall be determined through the draft plan of subdivision process. The provision of access to these public open space areas shall be encouraged;

- ix) Valleylands are defined to include all lands located in a valley, and shall generally extend a minimum of 10 metres inland from the crest of a stable valley wall. The associated 10 metre buffer may be extended to include significant ecological areas;
- x) Normally required minimum setbacks or such setbacks as are determined by detailed site study shall be measured from the crest of the valley slope as defined prior to development;
- xi) The City, in consultation with the MTRCA, may impose setbacks for underground structures from stable or unstable valley slopes so as to maintain the stability of the valley slope and/or protect unstable slopes from slumping or erosion;
- xii) Storm sewer discharge into defined and ill-defined valley systems shall only be permitted in accordance with best management practices;
- xiii) The linkage of public open spaces shall be required in order to connect woodlots, river valleys and areas of severe terrain and to provide continuous open space corridors;
- xv) A natural vegetative buffer area with a minimum width of 30m from watercourses and ponds will be required, or to the top-of-bank, whichever is greater, in order to minimize the impacts of development on the watercourse. Development in the buffer strip will be restricted through the implementing zoning by-law;
- xiv) Resource features including wetlands, woodlands and tributaries to the Humber River are located on the lands subject to

Amendment No. 405. Significant resource features have been designated "Open Space" as shown on Schedule "2" and development shall be prohibited in these areas to minimize impact. The preservation of other resource features not designated "Open Space" shall be encouraged through sensitive design and implementation and where appropriate, through zoning and other land use restrictions;

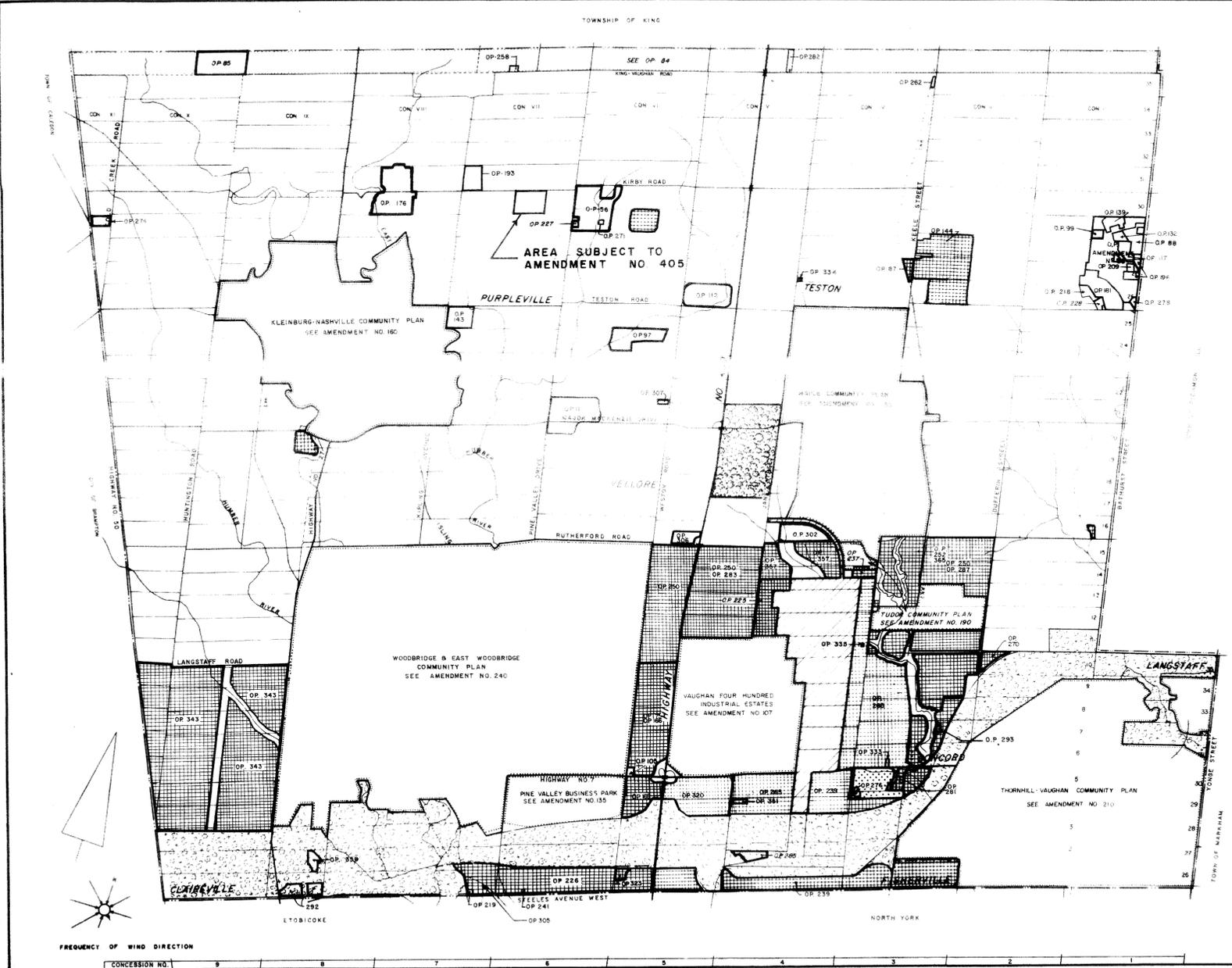
- xvi) Ponds may be zoned separately in the implementing by-law in a zone recognizing their environmental significance;
- xvii) Roads in rural residential developments should follow the topography of the Subject Lands;
- xviii) The precise limits of the Open Space designation shall be determined at the plan of subdivision stage of the approval process to the satisfaction of the City and Ministry of Natural Resources and Metropolitan Toronto and Region Conservation Authority. Not all the lands designated as Open Space shall come under public ownership. The precise limits of the Public Open Space lands shall be determined at the plan of subdivision stage;
- xix) Recognizing the importance of the fishery and forestry resources, development shall take place in such a manner as to minimize negative impacts to resource features including the use of proper stormwater management and erosion and sedimentation control measures both during and after development;
- xx) Notwithstanding Schedule "2", a road across the open space lands shall be permitted provided it is to the satisfaction of the City.

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 through an amendment to the Vaughan Zoning By-law, a plan of subdivision and a subdivision agreement 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 apply with respect to this Amendment.



GENERAL LAND USE

THIS IS SCHEDULE "1"
TO AMENDMENT NO. 405
ADOPTED THE 20th DAY OF JULY, 1992.

L. D. JACKSON
MAYOR

J. D. LEACH
CLERK

LEGEND

- RESIDENTIAL AREA
- INDUSTRIAL AREA
- RURAL AREA
- TRANSPORTATION AREA
- THEME PARK AREA
- PARKWAY BELT WEST PLAN

SCALE 1" = 400'

SCALE 1" = 800'

SCALE 1" = 1600'

60-311

SCHEDULE "1" TO AMENDMENT NO. 405 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND INSERT BE READ IN CONNECTION WITH THE WRITTEN TEST

284

GENERAL LAND USE

REVISED LAYOUT 8 JUNE 1977 VAUGHAN PLANNING DEPT.

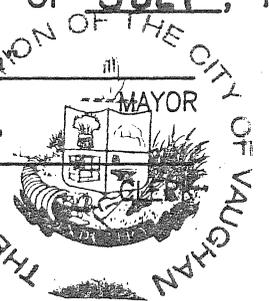
AMENDMENTS TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

REVISIONS			REVISIONS			REVISIONS			REVISIONS			REVISIONS							
DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY	DATE	AMDT. NO.	DESCRIPTION	BY
19-03	5	LOTS 2-16 CONC. 4	JWS	15-6-80	100	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	181	PT. LOT 26, 27, CON. 2	DM	4-12-87	254	AMENDMENT TO THORNHILL-VAUGHAN	MC	5-9-89	328	PT. LOTS 4-10, CONC. 9 & 10	SM
27-03	6	TEXT AMENDMENT ONLY	JWS	24-3-80	109	PT. LOT 32, CONC. 1	JWS	14-5-84	182	PT. LOT 11, CON. 7	DM	2-12-87	255	AMENDMENT TO THORNHILL-VAUGHAN	MC	19-4-90	329	AMENDMENT TO O.P.A. 175	SM
4-3-84	7	LOTS 20-24 CONC. 4	JWS	17-6-80	110	PT. LOTS 20, 21 CONC. 6	RJM	13-12-84	183	AMENDMENT TO WOODBRIDGE C.P.	DM	7-5-90	330	POLICIES & GUIDELINES/IND. AREAS	SM				
17-11-84	8	LOT 1 CONC. 8	JWS	27-10-81	111	PT. LOTS 20, 21 CONC. 6	RJM	14-5-84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM	2-2-88	258	PT. LOT 1, CONCESSION 7	DM				
27-10-84	9	LOTS 22, 23 CONC. 8	JWS	29-4-81	112	PT. LOT 26, CONC. 8	DB	9-10-84	185	PT. LOT 5, CON. 5	DB								
21-3-86	11	LOT 1 CONC. 8	JWS		113			18-12-84	186	AMENDMENT TO WOODBRIDGE C.P.	DB								
8-9-86	13	LOT 1 CONC. 8	JWS	14-5-81	114	PT. 18, 19, 20 AND 21, CONC. 8	DB	15-11-84	187	AMENDMENT TO THORNHILL C.P.	D.R.	25-2-88	260	PT. LOT 1, CONCESSION 7	DM	28-7-90	333	PT. OF LOT 6, CONC. 3	SM
22-2-88	14	TEXT AMENDMENT ONLY	JWS	16-3-81	115	PT. LOTS 21, 22 CONC. 4	RJM	9-11-84	188	AMENDMENT TO WOODBRIDGE C.P.	D.R.								
2-3-88	16	LOT 1 CONC. 7	JWS	8-3-82	116	PT. LOT 7, CON. 10	RJM	29-7-84	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	PT. LOT 35, CONCESSION 4	DM	25-7-90	335	PT. OF LOT 11, CONC. 4	SM
7-10-89	17	ROADS PLAN	JWS	23-2-83	117	PT. LOT 28, CONCESSION 2	DM	14-2-86	190	TUDOR COMMUNITY PLAN	DM	24-4-89	263	PT. LOTS 7 & 8, CONC. 10	SM	18-7-90	336	PT. OF LOT 7, CONC. 4	SM
28-6-72	26	WOODBRIDGE COMMUNITY PLAN	JWS	20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4, 5, CON. 6	DM	18-4-90	337	AMENDMENT TO O.P.A. 210	SM				
14-2-73	28	AMENDMENT TO WOODBRIDGE C.P.	JWS	9-5-81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	1-8-85	192	AMENDMENT TO VAUGHAN 400	DM	18-10-90	245	PT. LOT 7, 8, 9, 10, CON. 3 & LOT 4, 5, CON. 5	SM	19-9-90	338	AMENDMENT TO O.P.A. 190	SM
30-3-73	29	LOT 1 CONC. 7	JWS	9-7-81	120	PT. LOT 5, CONC. 3	DB	29-12-87	193	PT. LOT 31, CONCESSION 7	DM	28-6-91	339	AMENDMENT TO O.P.A. 107	SM				
18-9-78	30	LOT 4 CONC. 3	JWS	15-4-81	121	PT. LOTS 23, 24 AND 25, CONC. 3	DB	21-1-85	194	AMENDMENT TO EAST WOODBRIDGE	DB								
3-7-74	31	AMENDMENT TO WOODBRIDGE C.P.	JWS	20-5-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4-4-85	195	PART LOT 8, CONC. 4	DB	17-11-88	268	PINE VALLEY BUSINESS PARK	JM	25-7-90	341	PT. LOT 8, CONC. 8	SM
18-7-75	32	TEXT AMENDMENT ONLY	JWS	18-2-81	123	AMENDMENT TO WOODBRIDGE	DB	22-5-86	196	PT. LOT 27, CON. 2	DM	18-4-90	249	PT. LOTS 4 & 5, CONC. 7	SM	18-7-90	342	PT. OF LOT 5, CONC. 6	SM
14-6-74	33	LOT 30 CONC. 2	JWS		124			30-1-88	197	AMENDMENT TO WOODBRIDGE C.P.	UB								
14-6-74	35	LOT 26 CONC. 1	JWS	6-12-81	125	PT. LOTS 5, CONC. 8	RJM		198			01-12-88	271	PT. LOT 29, CONC. 6	SM	24-1-90	344	PT. LOTS 7 & 8, CONC. 8	SM
21-8-73	36	AMENDMENT TO WOODBRIDGE C.P.	JWS	12-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-85	199	AMENDMENT TO EAST WOODBRIDGE	DM								
19-11-73	37	AMENDMENT TO WOODBRIDGE C.P.	JWS	6-3-86	200	SITE PLAN CONTROL	RJM	6-3-86	200	SITE PLAN CONTROL	DM	11-9-88	273	PT. LOTS 23-25, CONC. 2	SM	16-9-91	346	PT. OF LOT 5, CONC. 6	SM
17-5-74	38	AMENDMENT TO WOODBRIDGE C.P.	JWS	11-5-82	127	PT. LOT 13, CONC. 5	RJM	24-3-86	201	PT. LOT 29, 30, 31, AND 32, CONC. 1	DM	5-11-88	274	PT. LOTS 29 & 30, CONC. 11	SM	14-10-90	347	PT. LOT 10, CONC. 5	SM
28-2-75	39	LOTS 26-29 CONC. 2	JWS	26-1-82	128	AMENDMENT TO WOODBRIDGE C.P.	RJM	28-5-88	202	AMENDMENT TO THORNHILL-VAUGHAN	DM	18-2-88	275	AMENDMENT TO VAUGHAN 400	SM	18-2-90	347	AMENDMENT TO VAUGHAN 400	SM
29-7-74	41	AMENDMENT TO WOODBRIDGE C.P.	JWS	6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	24-7-85	204	PART LOT 3, CONC. 7	DM	17-3-89	277	PT. LOT 9, CONCESSION 5	JM	3-50			
8-12-74	43	LOT 8 CONC. 10	JWS	26-4-82	132	PT. LOT 25, CONC. 2	RJM	1-5-85	205	PART LOT 4, CONC. 6	DM	17-10-88	278	PT. LOT 26, CONCESSION 2	JM	27-3-91	351	PART OF LOT 4, CONC. 4	SM
18-6-74	44	LOT 14 CONC. 8	JWS	11-5-82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2-5-85	206	AMENDMENT TO WOODBRIDGE	DM	4-10-85	279	PT. LOT 6, CONCESSION 5	SM				
29-4-75	45	LOTS 9, 11 CONC. 3	JWS	17-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-7-85	207	AMENDMENT TO WOODBRIDGE	DM	18-1-89	280	AMENDMENT TO MAPLE C.P.	SM	21-2-90	353	PT. OF LOT 12, CONC. 4	SM
25-9-75	46	TEXT AMENDMENT ONLY	JWS	19-7-82	135	PINE VALLEY BUSINESS PARK	RJM		208			18-1-89	280	AMENDMENT TO MAPLE C.P.	SM	21-2-90	353	PT. OF LOT 12, CONC. 4	SM
25-7-75	47	LOT 13 CONC. 3	JWS	18-1-83	136	PT. LOT 16, CONC. 4	RJM	19-9-89	209	PT. LOT 21, CONC. 6	DM	24-6-89	281	PT. LOT 4, CONC. 5	SM	8-2-91	354	PT. OF LOT 11, CONC. 4	SM
12-6-76	49	LOTS 1/2 CONC. 3	JWS	9-5-82	137	PT. LOT 21, CONC. 5	RJM	19-9-89	209	PT. LOT 21, CONC. 6	DM	14-10-89	282	PT. LOT 1 CONCESSION 7	RS	12-7-91	355	PT. OF LOT 24, CONC. 6	SM
11-6-76	50	LOT 27 CONC. 1	JWS	4-5-82	138	PT. LOT 21, CONC. 5	RJM	19-9-89	210	THORNHILL-VAUGHAN S.P. REVIEW	RJM	15-10-89	283	PT. LOTS 12-15, CONC. 6	SM				
5-10-76	52	LOTS 8, 10 CONC. 3	JWS	15-4-82	139	PT. LOT 29, CONC. 2	RJM	16-12-85	211	PART LOT 1, CONC. 6	DM								
9-2-77	53	AMENDMENT TO WOODBRIDGE C.P.	JWS	12-2-82	140	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-8-86	212	PT. LOTS 29, 30, CONC. 6	DM	29-9-89	285	PT. LOT 2, CONCESSION 4	SM	11-6-91	353	P.T. OF LOT 2, CONC. 8	SM
3-5-78	56	LOTS 29, 30 CONC. 6	JWS	10-2-81	141	PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PT. LOT 15, CONC. 5	DM	16-5-89	286	AMENDMENT TO VAUGHAN 400 S.P.	SM	3-50			
11-7-77	57	LOTS 27, 28 CONC. 9	JWS	28-4-82	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-85	215	PT. LOT 14, CONC. 6	DM	17-8-90	287	PT. LOTS 13, 14 & 15, CONC. 3	SM	31-5-91	360	AMENDMENT TO O.P.A. 210	SM
18-5-78	58	LOT 1 CONC. 7	JWS	30-4-83	142	PT. LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	DM	9-12-85	215	PT. LOT 14, CONC. 6	DM								
12-4-77	61	LOT 5 CONC. 8	JWS	5-10-82	143	PT. LOTS 25, CONC. 7	RJM	17-12-85	217	PT. LOT 5, CON. 6	DM	20-12-86	290	PT. LOTS 21 to 25, CONC. 4	SM	4-10-91	363	PT. LOT 7, CONC. 7	SM
14-12-76	63	AMENDMENT TO WOODBRIDGE C.P.	JWS	11-6-82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27-2-84	218	PT. LOT 26, CON. 2	DM								
13-9-74	64	LOTS C II CONC. 4, 5	JWS	12-10-82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-86	219	PT. LOT 1, CON. 7	DM								
1-4-81	66	LOT 5 CONC. 8	JWS	6-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		220			3-5-91	292	PT. LOT 11, CONC. 8	SM	6-6-92	365	PT. LOTS 13-15, CONC. 3	SM
29-12-77	70	THORNHILL-VAUGHAN COMMUNITY PLAN	JWS	20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM		221			27-11-90	293	PT. LOTS 12 & 13, PLAN 65M-2330	SM	11-4-92	366	PT. LOT 15, CONC. 3	SM
29-7-77	71	AMENDMENT TO WOODBRIDGE C.P.	JWS	15-9-82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11-2-86	222	PINE VALLEY BUSINESS PARK	DM								
1-10-78	72	LOTS 11, 12 CONC. 8	JWS	21-10-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	14-6-85	223	PT. LOT 26, CONC. 9	DM	14-8-86	296	PT. LOT 5, CONC. 8 (Woodbridge C.P.)	SM	5-11-91	369	PT. LOT 12, CONC. 4	SM
18-3-78	74	LOTS 18-21 CONC. 5	JWS	18-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-86	224	PT. LOT 13, CONC. 6	DM	4-7-90	297	AMENDMENT TO O.P.A. 210	SM	370	FILE CLOSED	SM	
5-10-77	76	LOTS 23, 24 CONC. 9	JWS	23-11-82	151	PT. LOT 25, CONC. 9	RJM	6-8-86	225	PT. LOTS 12, 13, 4, 4, CON. 4	DM	29-6-89	298	AMENDMENT TO O.P.A. 240	SM	29-9-90	371	PT. LOTS 9 & 10, CONC. 7	SM
5-11-77	77	AMENDMENT TO WOODBRIDGE C.P.	JWS	17-2-83	152	AMENDMENT TO WOODBRIDGE C.P.	DB	19-8-86	226	PT. LOT 1, CONC. 3	DM	27-8-89	299	AMENDMENT TO MAPLE C.P.	SM	14-2-92	372	PT. LOT 26, CONC. 1	SM
6-10-80	79	LOT 11, CON. 5	JWS	27-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	300	227	PT. LOT 29, CONC. 6	DM								
8-2-78	82	LOTS 8, 10 CONC. 6	JWS	26-10-82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	21-1-87	228	PT. LOT 26, CONC. 2	DM	7-12-89	301	PT. LOT 17, CONCESSION 3	RS	11-9-91	374	PT. LOT 28, CONC. 1	SM
27-6-78	83	LOT 25, CONC. 8	JWS	11-4-83	156	EAST WOODBRIDGE COMMUNITY PLAN	RJM	25-10-85	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-85	302	PT. LOT 16, CONCESSION 4	SM	18-9-91	375	PT. LOT 1, CONC. 5	SM
28-7-78	84	LOT 1 CONC. 10	JWS	6-6-83	157	PT. LOT 14, CONC. 6	DM	28-8-86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5-6-90	303	PT. LOT 9, CONCESSION 5	SM	15-1-92	376	PT. LOT 11, CONC. 5	SM
28-7-78	85	LOT 1 CONC. 10	JWS	27-9-84	158	PT. LOT 21, CONC. 4	RJM	29-12-86	231	PINE VALLEY BUSINESS PARK REVIEW	DM								
8-12-78	86	LOT 24, 25 CONC. 4	JWS	4-10-85	159	PT. LOT 24, CONC. 8	RJM	24-2-88	2										

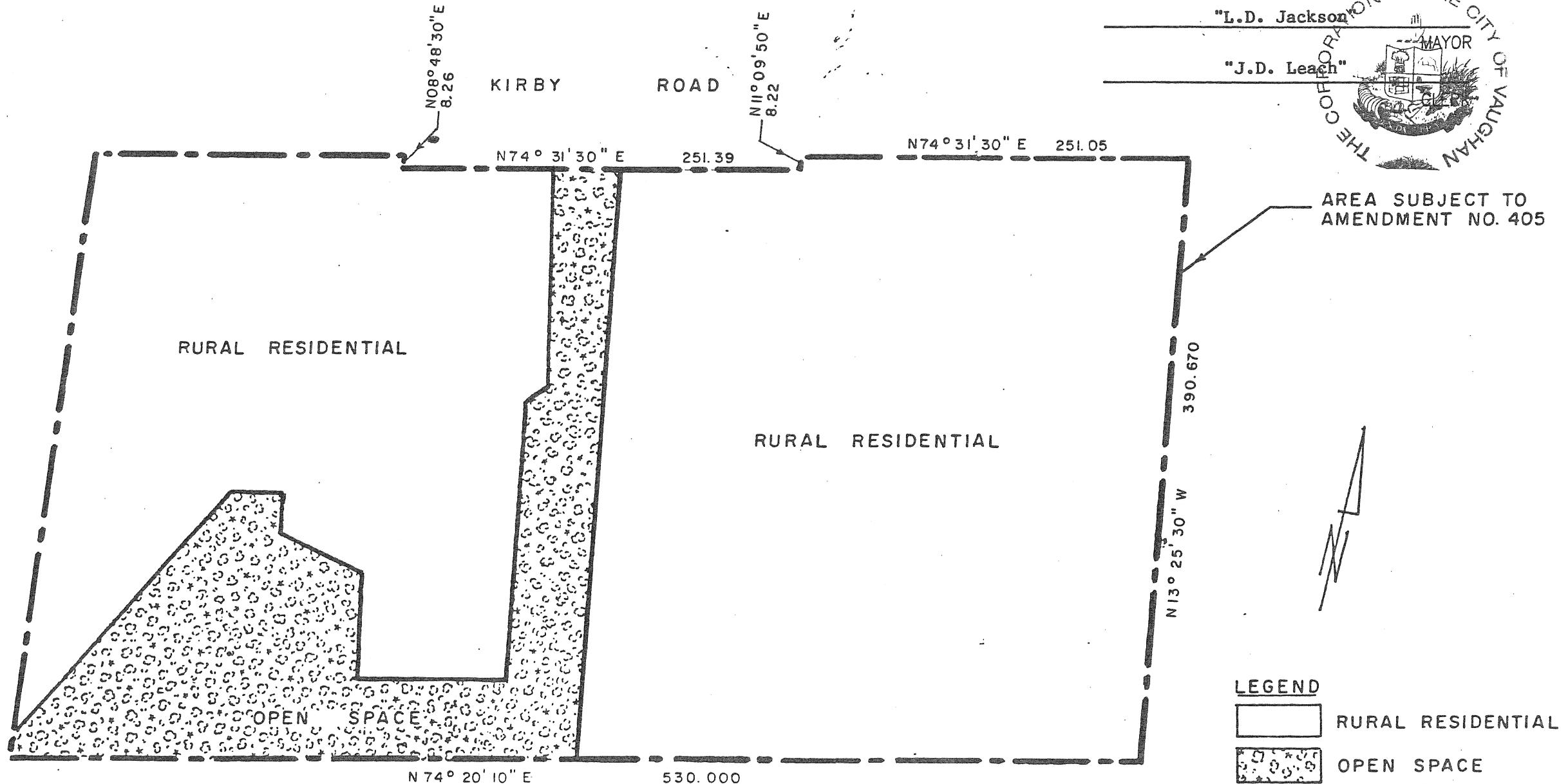
LOCATION: PART OF LOT 30, CONCESSION 7

NOT TO SCALE

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 405
ADOPTED THE 20TH DAY OF JULY, 1992

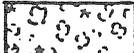
"L.D. Jackson" 

"J.D. Leach"



AREA SUBJECT TO
AMENDMENT NO. 405

LEGEND

-  RURAL RESIDENTIAL
-  OPEN SPACE

APPENDIX I

The subject lands are located on the south side of Kirby Road, west of Pine Valley Drive, being part of Lot 30, Concession 7, in the City of Vaughan.

The subject lands comprise approximately 28.3 ha and are currently designated "Rural Area" by Official Plan Amendment No. 4, as amended. The purpose of this amendment is to redesignate the subject lands to "Rural Residential" and "Open Space".

On May 4, 1992, Vaughan Council resolved the following:

- "1. That Official Plan Amendment OP.3.89 (F. P. Rossetto, H. Bernstein and 565898 Ontario Limited), BE APPROVED, subject to the following conditions:
 - a) That the Official Plan Amendment redesignate the subject lands "Rural Residential" and "Open Space" subject to the policies contained in Official Plan Amendment No. 400 respecting rural residential development.
 - b) That the Official Plan Amendment include policies regarding buffering and screening of the development and also include subdivision design criteria consistent with the policies included in Official Plan Amendment No. 400.
 - c) That in accordance with the request from MNR, the text of the official plan amendment give recognition of the value of the fisheries and forestry resources and that development occur in a manner minimizing negative impacts on these areas.
 - d) That prior to Council's consideration of the draft plan of subdivision, the applicant shall submit a 'Tree Inventory and Impact Assessment Study' to the satisfaction of the Vaughan Parks Planning and Development Division. The study shall include an inventory of the woodlots and trees, detailing species, calliper range and health. The study shall also assess the impact of development on the existing vegetation.
 - e) That the official plan amendment provide for a significant public open space corridor in accordance with the red-lined concept plan included as Attachment #2 to the Staff report."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 405

CITY OF VAUGHAN

LOCATION: PART OF LOT 30, CONCESSION 7

LEGEND

-  AGRICULTURAL
-  RURAL RESIDENTIAL
-  OPEN SPACE

DATE: 92 / 06 / 30

SCALE: 0  1000 FT.

