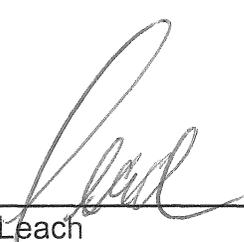


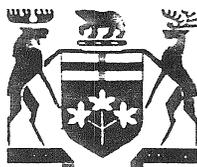
I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 488 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board, without modification, on the 17th day of July, 1997.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 8th day of December, 1997.

ISSUE DATE
AUG 21 1997
DECISION/ORDER No. 0892



Ontario

PL968501

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Islington Woods Development Ltd. has appealed under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate land at Lot 15, Concession 7, from Drainage Tributary to Low Density Residential to permit a residential plan of subdivision.

City of Vaughan File No. OP.96.023
O.M.B. File No. O960185

Islington Woods Development Ltd. has appealed under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate land at Lot 15, Concession 7, from Drainage Tributary to Low Density Residential to permit a residential plan of subdivision.

City of Vaughan File No. OP.96.028
O.M.B. File No. O970072

Islington Woods Development Ltd. has appealed under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the City of Vaughan to make a decision respecting a proposed plan of subdivision on lands composed of Lot 15, Concession 7, in the City of Vaughan.

City of Vaughan File No. 19T-97V02
O.M.B. File No. S970040

Islington Woods Development Ltd., Friends of Boyd Park and Vaughanwood Ratepayers Association have appealed to the Ontario Municipal Board under subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from a decision of the City of Vaughan which granted applications by Islington Woods Development Ltd. numbered B109/96, B110/96 and B111/96 for consent to convey part of the lands composed of Lot 15, Concession 7, in the City of Vaughan.

O.M.B. File Nos. C970036, C970037 and C970038

Islington Woods Development Ltd. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88 of the City of Vaughan to rezone lands respecting Part of Lots 14 and 15, Concession 7, from "A" Agricultural and "OS-2" Open Space Park to "R2" Residential and "R3" Residential to facilitate the residential development of the lands.

O.M.B. File No. Z970058

RECEIVED

AUG 25 1997

CLERK

BEFORE :

J. R. MILLS
Member

)
)
)
)

Thursday, the 17th day of
July, 1997

THESE MATTERS HAVING come on for Public Hearing;

AND THE PARTIES having come to an agreement, such that all appeals have been resolved;

THE BOARD HAVING BEEN REQUESTED to amend and approve applications B109/96 and B110/96 pursuant to subsections 53(35) and 53(35.1) of the *Planning Act*;

THE BOARD ORDERS that the appeals by the Friends of Boyd Park, Vaughanwood Ratepayers Association, and Islington Woods Developments Ltd. against the decision of the Committee of Adjustment respecting application B109/96 is allowed in part and the application is amended to change the proposed use from "Education Centre" to "Residential" and as amended is approved subject to the conditions attached hereto as Appendix "A";

AND THE BOARD ORDERS that the appeals by the Friends of Boyd Park, Vaughanwood Ratepayers Association, and Islington Woods Developments Ltd. against the decision of the Committee of Adjustment respecting application B110/96 is allowed in part and the application is amended to change the proposed use from "Educational Facility and Religious Retreat" to "Residential" and as amended is approved subject to the conditions attached hereto as Appendix "B";

AND THE BOARD ORDERS that in all other respects the appeals against decisions B109/96 and B110/96 are dismissed;

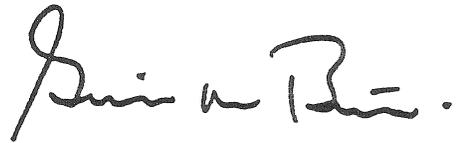
AND THE BOARD ORDERS that the appeal by Islington Woods Developments Ltd. respecting condition number three of decision B111/96 is allowed, the condition is deleted, and the appeal against condition number 9 is not allowed;

AND THE BOARD ORDERS that the appeals by the Friends of Boyd Park, Vaughanwood Ratepayers Association, and Islington Woods Developments Ltd. against the decision of the Committee of Adjustment respecting B111/96 are dismissed and the application is granted subject to the conditions attached hereto as Appendix "C";

AND THE BOARD ORDERS that the appeals for orders from this Board to amend the City of Vaughan Official Plan are allowed and the Official Plan is amended in accordance with Appendix "D" attached hereto and forming part of this Order;

AND THE BOARD ORDERS that the appeals for an order from this Board to amend the City of Vaughan Zoning By-law is allowed and the Zoning By-law is amended in accordance with Appendix "E" attached hereto and forming part of this Order;

AND THE BOARD ORDERS that the appeal for an order from this Board to approve draft plan of subdivision 19T-97V02 is allowed and the plan, attached hereto as Appendix "F", is approved subject to fulfilment of the conditions attached hereto as Appendix "G".



ACTING SECRETARY

THE CITY OF VAUGHAN
BY-LAW

BY-LAW NUMBER 199-97

A By-Law to adopt Amendment Number 488 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 488 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, Schedules "1" and "2", 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 488 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 8th day of July, 1997.

"L. D. Jackson"

L.D. Jackson, Mayor

"J. D. Leach"

J.D. Leach, City Clerk

AMENDMENT NUMBER 488

199-97

TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 488 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 488.

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

APPROVED
DATE
BY

PURPOSE

The purpose of this Amendment is to amend Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan), to redesignate the subject lands from "Drainage Tributary" to "Low Density Residential", to facilitate the development of the Subject Lands for a residential development. In addition, the Amendment will provide site specific development policies.

LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" and "2" hereto as the Area Subject to Amendment No. 488. The lands are located south of Rutherford Road on the east side of Islington Avenue, southeast of the West Vaughan Community Centre, in Part of Lots 14 and 15, Concession 7, City of Vaughan.

BASIS

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

1. The Subject Lands, designated "DRAINAGE TRIBUTARY" by Official Plan Amendment No. 240, were owned by the Metropolitan Toronto and Region Conservation Authority (MTRCA), who determined that the Subject Lands are table land, suitable for development, and surplus to their needs. The MTRCA then obtained severances of the Subject Lands from their overall holding, known as the Boyd Conservation Area, and sold the Subject Lands to a private interest for development.
2. The proposed low density residential development will be compatible with the existing neighbouring residential development, located on the west side of Islington Avenue, and with the existing Community Centre and Secondary School site adjoining the north part of the Subject Lands.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 488 on Schedules "1" and "2" attached hereto, from "DRAINAGE TRIBUTARY" to "LOW DENSITY RESIDENTIAL".

b) Adding the following to Subparagraph 3.3 - Neighbourhoods.

"3.3(m) Notwithstanding the provisions of Subparagraph 3.3(b) in regard to Neighbourhood 3, the permitted density for the Low Density Residential development of the lands located on the east side of Islington Avenue, south of Rutherford Road, in Lots 14 and 15, Concession 7, shall be a maximum of 14.2 units per net hectare.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands should 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 Areas as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 488
ADOPTED THE 8th DAY OF July, 1997

"L. D. Jackson"

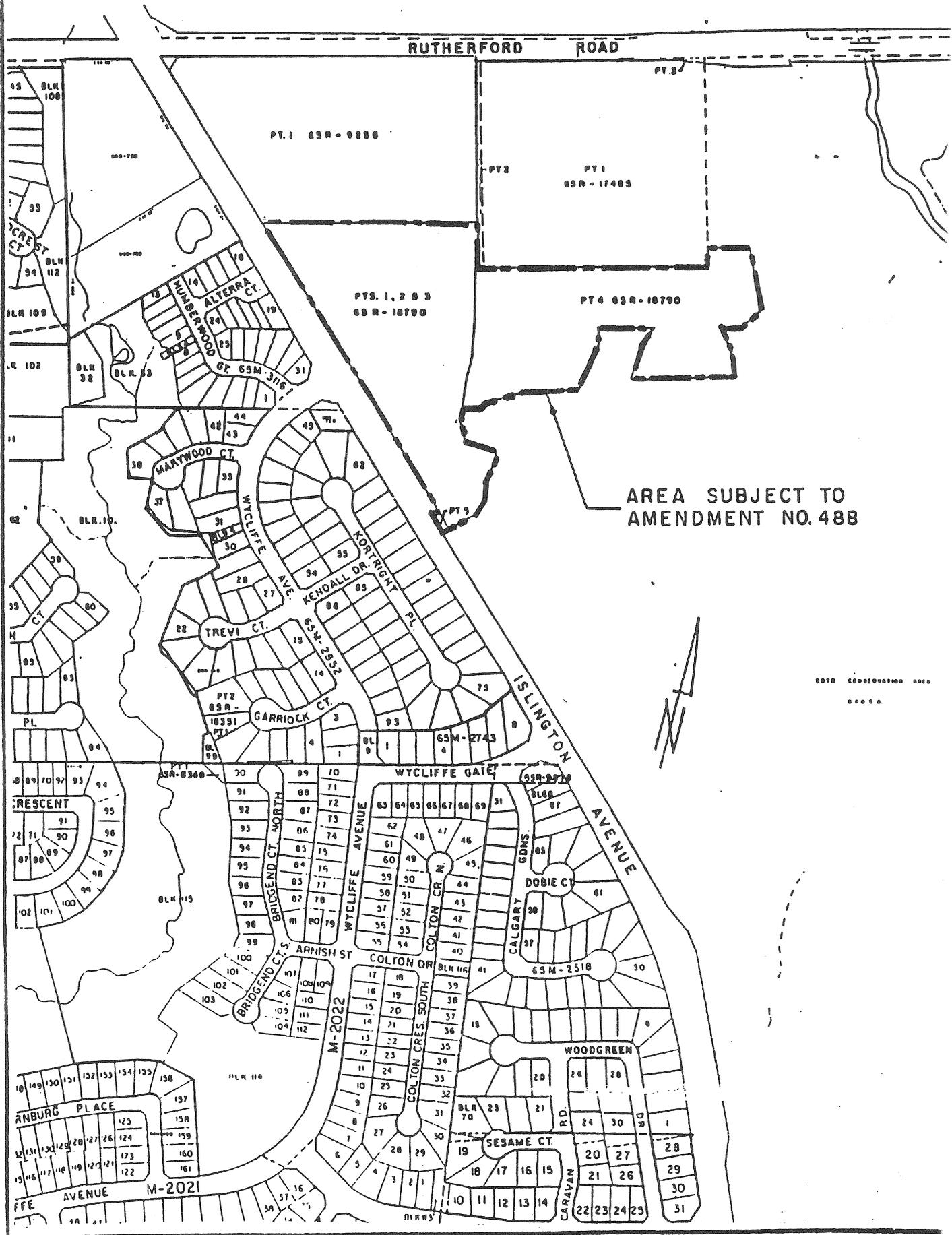
MAYOR

"J. D. Leach"

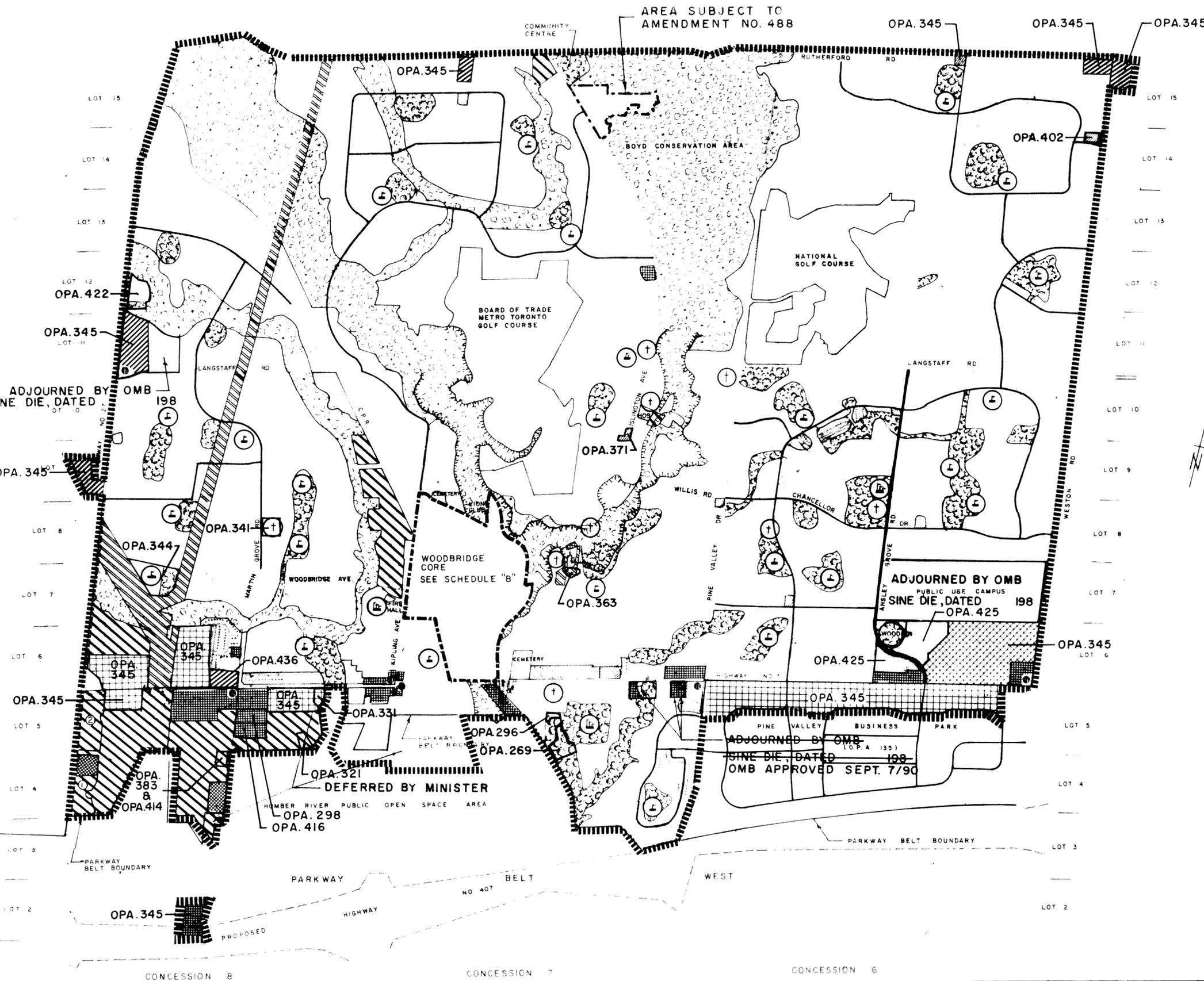
CLERK

LOCATION: PART OF LOTS 14 AND 15,
CONCESSION 7

SCALE: 0 200m



THIS IS SCHEDULE "2"
TO AMENDMENT NO. 488
ADOPTED THE 8th DAY OF JULY, 1997.



L. D. JACKSON
MAYOR

J. D. LEACH
CLERK

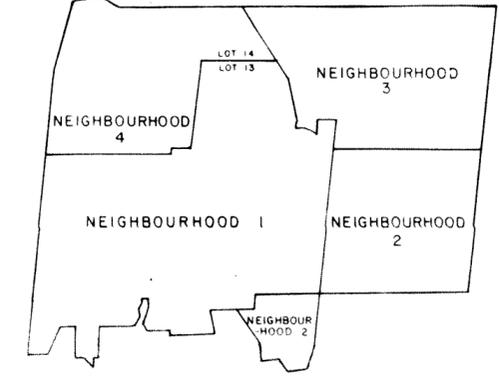
LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] MAJOR COMMERCIAL CENTRE
 - [Symbol] LOCAL CONVENIENCE COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] SERVICE STATION
 - [Symbol] SERVICE COMMERCIAL
 - [Symbol] INDUSTRIAL
 - [Symbol] UTILITY
 - [Symbol] OPEN SPACE
 - [Symbol] DRAINAGE TRIBUTARY
 - [Symbol] CHURCH
 - [Symbol] SPECIAL USE
 - [Symbol] CONSERVATION AUTHORITY FLOODLINE
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] SECONDARY SCHOOL
 - [Symbol] HIGHWAY NO. 7 COMMERCIAL CORRIDOR
 - [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- ==== BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY



WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240

APPENDIX I

RECORD OF COUNCIL ACTION.

On October 28, 1996, Vaughan Council adopted Item 7, Report No. 32 of the Committee of the Whole (Public Hearing) without amendment as follows:

"The Committee of the Whole (Public Hearing) recommends:

1. That Clause 1 of the recommendation contained within the following report of the Director of Development Planning dated October 21, 1996, be approved;
2. That the review of development applications OP.96.023 and Z.96.066 (MTRCA), with the issues identified by the public and Council, together with those contained in this report, being addressed by Staff in a comprehensive report to Committee of the Whole;
3. That all of the deputations, submissions and petitions, be received;
4. That any future consideration of sale of lands in Vaughan by the MTRCA be circulated for comment by the City of Vaughan prior to the declaration of said as surplus; and
5. That the City of Vaughan request the MTRCA to prepare a report on the status of all MTRCA lands within Vaughan."

On October 28, 1996, Vaughan Council adopted, item 8, Report No. 32 of the Committee of the Whole (Public Hearing) as amended, as follows:

"The Committee of the Whole (Public Hearing) recommends:

1. That recommendation 1 contained in the following report of the Director of Development Planning dated October 21, 1996, be approved;
2. That the application for File OP.96.023, be refused;
3. That Staff be requested to submit the Development Opportunities Land Use Study, upon completion, to the Committee of the Whole for consideration; and
4. That all of the deputations, submissions and petitions, be received."

On March 17, 1997, Vaughan Council adopted, Item 26, Report No. 16 of the Committee of the Whole without amendment:

"The Committee of the Whole recommends:

1. That Clause 1 of the recommendation contained in the following report of the Manager of Policy and Special Studies, and the Commissioner of Planning and Development, dated March 3, 1997, be approved;
2. That Clause 2 of the recommendation to hold a public meeting to consider any residential development applications be endorsed;
3. That Clause 3 of the recommendation be deferred until such time as Staff can address Clause 4;
4. That Staff be directed to meet with the applicant and interested ratepayers, to work towards a resolution of outstanding issues; and
5. That the deputations by Ms. Stripe and Mr. Pestaluky, be received."

On April 14, 1997, Vaughan Council had before it for its consideration deputations (Item 137) respecting Islington Woods Developments Ltd. - O.M.B Pre-Hearing and Surplus MTRCA Lands East side Islington Avenue/South of Rutherford Road and resolved as follows:

"THAT the recommendation contained within the report of the Solicitor/Corporate, dated April 14, 1997, be approved subject to the deletion of Clause (2) and the insertion of the following in lieu thereof:

- (2) That Council would support the holding of a public hearing on May 20, 1997 to give consideration to a revised application that indicated low density residential development on the entire site, and resolution of the matters outlined in the letter of the Friends of Boyd Park, dated April 4, 1997, be received and, also, forwarded to the Ontario Municipal Board; and

That the City of Vaughan has no objection for an advanced date for an Ontario Municipal Board Hearing."

On April 15, 1997 an Ontario Municipal Board Pre-hearing was held respecting the Subject Lands at which time a hearing was scheduled for July 17 and 18, 1997.

On May 26, 1997, Vaughan Council adopted Item 12, Report No. 28, of the Committee of the Whole (Public Hearing) without amendment as follows:

"The Committee of the Whole recommends:

- 1. That the recommendation contained in the following report of the Director of Development Planning, dated May 20, 1997, be approved;**
- 2. That Staff be directed to include conditions of draft plan of subdivision, in the technical report; and**
- 3. That the depositions by Mr. Roy Mason, Mr. Myron Pestaluky, Master Michael DeRose, Mr. Joe DeRose, and Ms. Franca Stirpe be received."**

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 488

CITY OF VAUGHAN

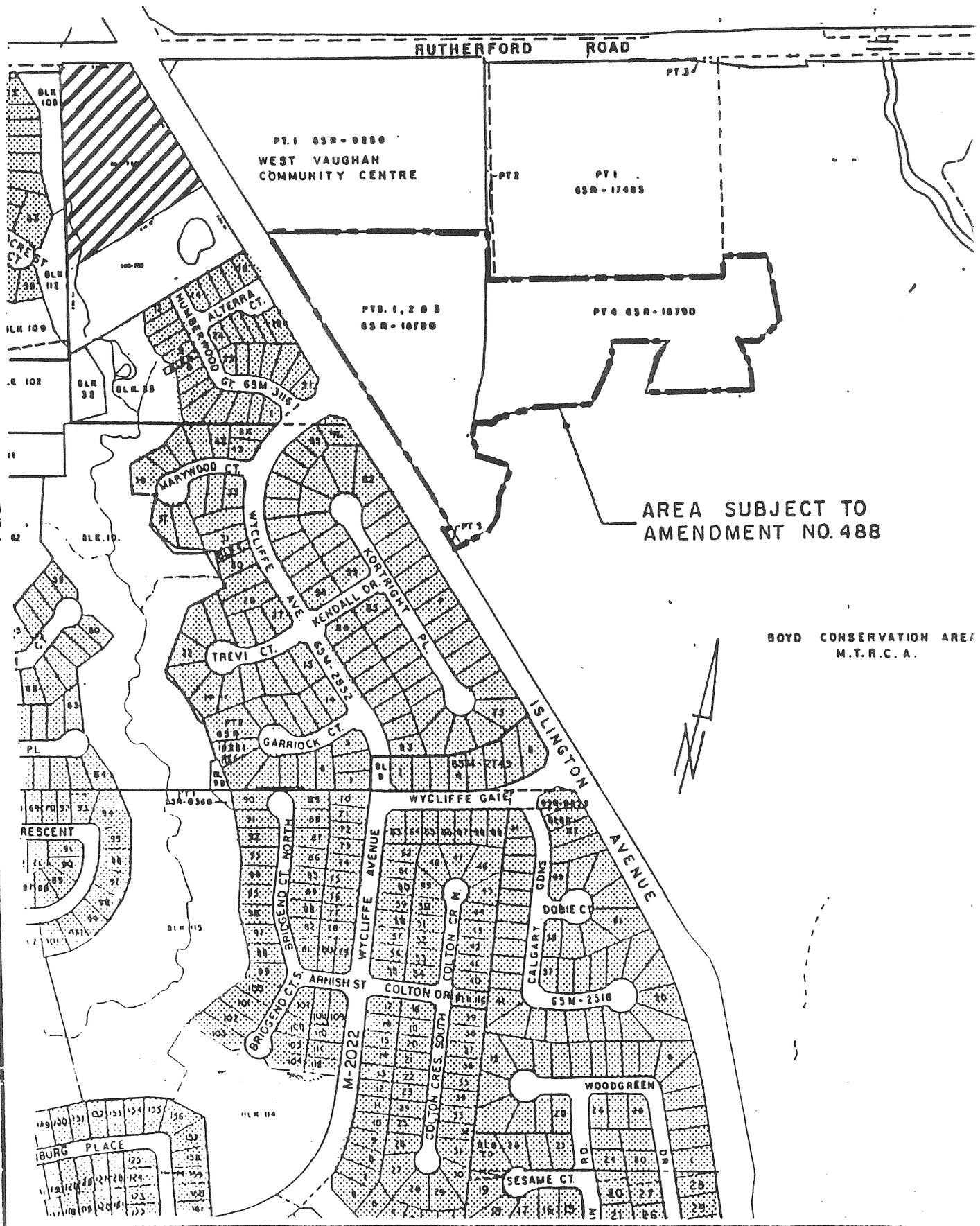
LOCATION: PART OF LOTS 14 AND 15, CONCESSION 7

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  OPEN SPACE

DATE: 97/06/10

SCALE: 0 200m



AREA SUBJECT TO AMENDMENT NO. 488

BOYD CONSERVATION AREA / M.T.R.C.A.