

# THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

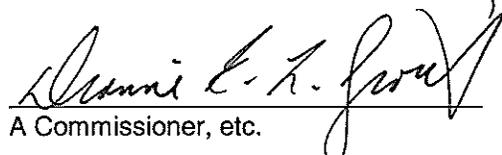
and

IN THE MATTER OF Amendment Number 577  
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 577 was adopted by the Council of the Corporation of the City of Vaughan on the 24th day of June, 2002, and written notice was given on the 27th day of June, 2002 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** notices of appeal setting out objections to Official Plan Amendment Number 577 and the reasons in support of the said objections were filed with me within twenty (20) days from the date of circulation of the Official Plan Amendment.
4. **THAT** the said Official Plan Amendment and supporting documentation were forwarded to the Ontario Municipal Board on July 22, 2002.
5. **THAT** the Ontario Municipal Board advised by letter dated November 6, 2002, that the appeals have been withdrawn.
6. **THAT** Official Plan Amendment Number 577 is deemed to have come into effect on the 30th day of October, 2002, in accordance with Subsection 17(30) of the Planning Act, RSO 1990, as amended.

**SWORN BEFORE ME** in the City  
of Vaughan, in the Regional  
Municipality of York, this  
11th day of November, 2002.

  
A Commissioner, etc.

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2004

  
\_\_\_\_\_  
JOHN D. LEACH

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 187-2002

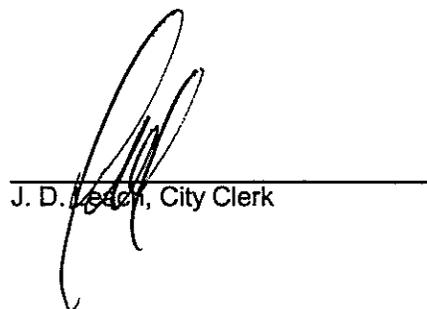
**A By-law to adopt Amendment Number 577 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 577 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) " 1 " and " 2 " is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 24<sup>th</sup> day of June, 2002.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

AMENDMENT NUMBER 577  
TO OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 577 of the Official Plan of the Planning Area constitutes Amendment Number 577.

Also attached hereto but not constituting parts of the Amendment are Appendices "1" and "2".

## I PURPOSE

The purpose of this amendment is to amend the provisions of Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended, by permitting lots that are less than .3h in size abutting the National Estates Subdivision. The minimum lot size shall be .2 ha for all lots identified on the attached schedules.

## II LOCATION

The lands subject to this amendment, herein referred to as the "Subject Lands" are shown on Schedules "1" or "2 attached hereto as "Area Subject to Amendment No. 577" The lands are located southeast of Rutherford Road and Pine Valley Drive, on the south side of Muzich Place and Orr Avenue, being Blocks 31 and 33, Plan 65M-3331, Lots 53 and 54 and Blocks 55 and 56, Plan 65M-3052; Blocks 31 and 32, Plan 65M-3287; Blocks 39 to 41, Plan 65M-3310 and Block 76 and Part of Lot 75, Plan 65M-3432, in Lot 15, Concession 6, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to permit the development of residential lots having a minimum lot size of .2 ha abutting the National Estates Subdivision is based on the following considerations:

1. Official Plan Amendment No.240 states that lands designated "Low density residential immediately north and east of the National Estates Golf Course Plan of Subdivision, adjacent development and abutting lots shall be a minimum of .3 ha. in area and lot size will decrease as distance from the golf course subdivision increases.
2. The purpose of this residential policy was to provide a transition between the rural residential homes of National Estates and the more urban lots of Weston Downs.
3. The new .2 ha lots would continue to meet the Low Density requirement of the Woodbridge North Neighbourhood 3 Area, would be more regular in shape and would continue to provide a transition between the National Estates Subdivision and Weston Downs.
4. The new .2 ha, lots would result in 4 additional lots from what was originally approved by the Neighbourhood Plan, but still maintains the intent of both the Neighbourhood Plan and Official Plan.

5. Planning Staff have in the past supported reduction in lots sizes. In 1990 a similar application for the identical proposal was submitted to the City and supported by Planning Staff. More Recently Council Adopted OPA#532 (amendment to OPA#240) which permitted lots less than .3ha abutting the National Estates Subdivision.
6. Prior to any development of these lands a tree preservation/inventory plan shall be submitted for City approval. The plan shall intend to incorporate and save the existing trees as a buffer area.
7. The implementing By-law shall rezone the lands to RR Residential Zone and shall provide specific development standards to support the transition between the estates to the south and the more urban homes of Weston Downs to the north.

IV Details of the Actual Amendment And Policies Relative Thereto

Official Plan Amendment#240 (Woodbridge Community Plan) as amended is further amended as follows:

1. Deleting Schedule "A" to Official Plan Amendment #240 as amended and substituting therefore the Schedule "A" attached hereto as Schedule "1"
2. 3.4.17 Land designated "Low Density Residential" located on southside of Rutherford Road, west of Weston Road and being Blocks 31 and 33, Plan 65M-3331, Lots 53 and 54 and Blocks 55 and 56, Plan 65M-3052; Blocks 31 and 32, Plan 65M-3287; Blocks 39 to 41, Plan 65M-3310 and Block 76 and Part of 75, Plan 65M-3432 and identified as Area subject to Amendment #577 and on Schedule 2 shall be developed as follows .2 ha.
  - The Subject Lands shall be developed with a maximum of 12 residential lots all having a minimum lot area of .2 ha. as shown on the attached Schedule 2 to OPA#577.
  - All building permits for these lands shall comply with the Urban Design Guidelines for Woodbridge Neighbourhood 3 North.
  - Prior to a building permit a tree preservation plan shall be approved by the City, which will provide for the protection and/or relocation of the existing trees as a buffer area across the rear lot lines.

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. The implementing By-law shall contain development standard for the lands in order to create a smooth transition between the properties to the south and those to the immediate north 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 shall apply with respect to this amendment.

## APPENDIX '1'

The lands subject to this amendment are located at the northeast corner of Islington Avenue and Friuli Court being Blocks 31 and 33, Plan 65M-3331, Lots 53 and 54 and Blocks 55 and 56, Plan 65M-3052; Blocks 31 and 32, Plan 65M-3287; Blocks 39 to 41, Plan 65M-3310 and Block 76 and Part of 75, Plan 65M-3432, City of Vaughan.

On April 22, 2002 Vaughan Committee of the Whole Council recommended:

"That Official Plan Amendment Applications (OP.01.012 and Z.01.060 Regina Battiston and OP.01.016 and Z.01.78 1346909 Ontario Limited). Be Approved to permit a maximum of 12 residential lots with minimum lot areas of .2 ha."

The applicants proposed 15 residential lots with minimum lot area of .15ha. and proposed to rezone the lands to R1V Zone. Planning Staff supported a minimum .2ha lots which would continue to meet the intent of the official plan and introduced specific development standard to ensure the proper transition between the lands to the south and north. A preservation plan shall also be prepared and shall be incorporated into a buffer area where possible. Council, in the past has approved reduction in lot size in the past (OPA#532) and Planning Staff has supported a minimum reduction of .2ha for these lands in 1990.

The implementing by-law shall contain the necessary development standards to provide for appropriate development while ensuring proper transition.

THIS IS SCHEDULE '1'  
 TO AMENDMENT No. 577  
 ADOPTED THE 24 DAY OF June, 2002

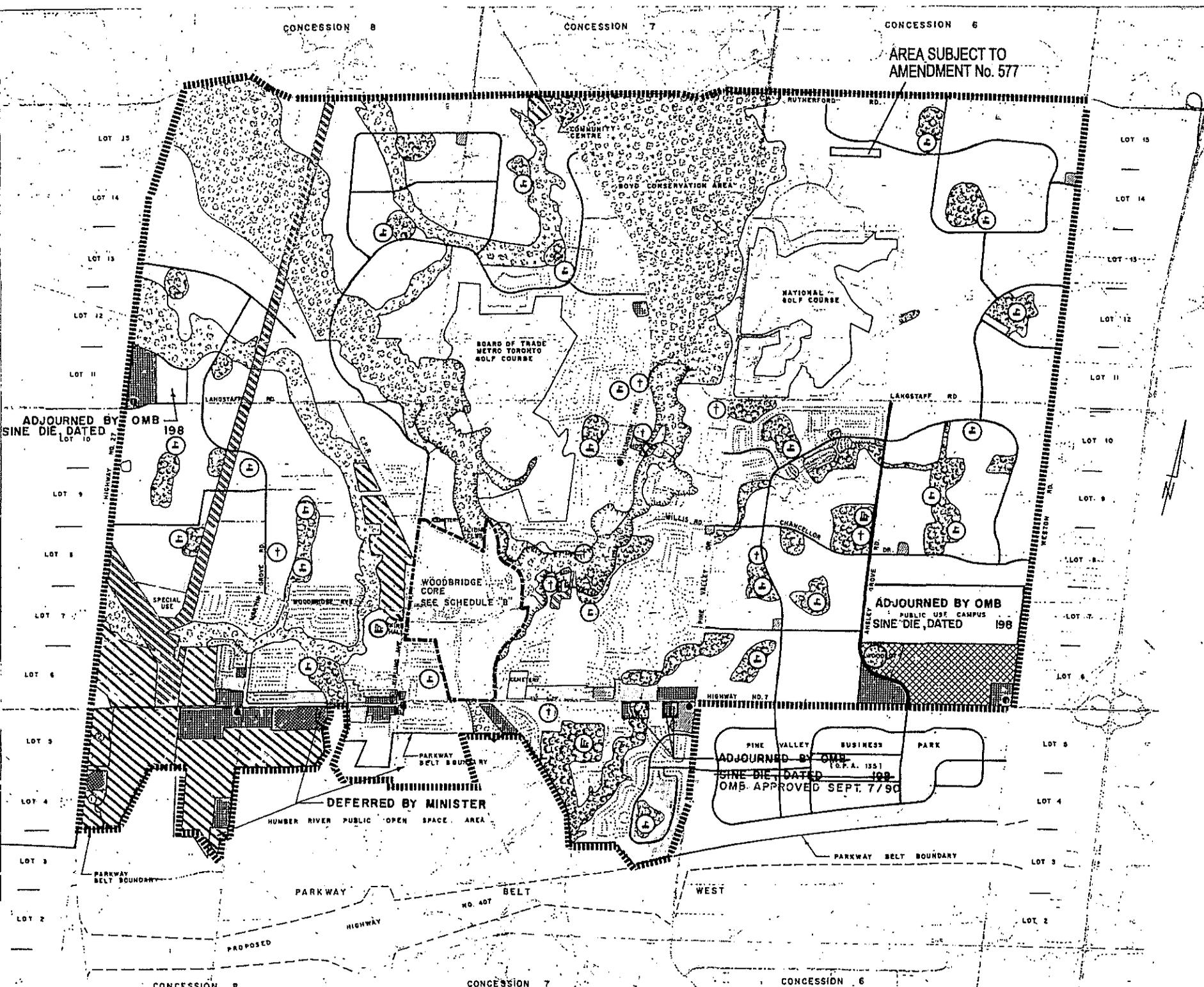
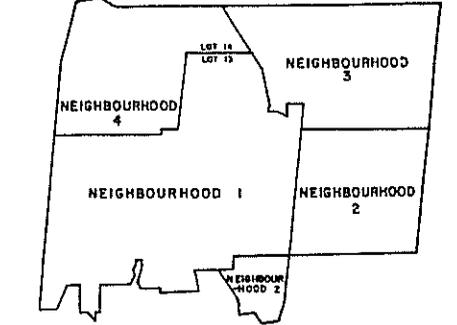
SIGNING OFFICERS  
*[Signature]* MAYOR  
*[Signature]* CLERK

- LEGEND**
- [Pattern] LOW DENSITY RESIDENTIAL
  - [Pattern] MEDIUM DENSITY RESIDENTIAL
  - [Pattern] HIGH DENSITY RESIDENTIAL
  - [Pattern] COMMUNITY COMMERCIAL
  - [Pattern] LOCAL CONVENIENCE COMMERCIAL
  - [Pattern] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Pattern] SERVICE COMMERCIAL
  - [Pattern] INDUSTRIAL
  - [Pattern] UTILITY
  - [Pattern] OPEN SPACE
  - [Pattern] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Pattern] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Pattern] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE 'B'
  - [Pattern] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
  - [Pattern] PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

**WOODBRIDGE COMMUNITY PLAN**

**NEIGHBOURHOOD KEY MAP**



AREA SUBJECT TO  
 AMENDMENT No. 577

ADJOURNED BY OMB  
 SINE DIE, DATED 198

ADJOURNED BY OMB  
 PUBLIC USE CAMPUS  
 SINE DIE, DATED 198

ADJOURNED BY OMB  
 SINE DIE, DATED 198  
 OMB APPROVED SEPT. 7/90

DEFERRED BY MINISTER

HUMBER RIVER PUBLIC OPEN SPACE AREA

WOODBRIDGE CORE  
 SEE SCHEDULE 'B'

BOARD OF TRADE  
 METRO TORONTO  
 GOLF COURSE

RUTHERFORD RD.

LANGSTAFF RD.

LANGSTAFF RD.

WESTON RD.

MILLS RD.

CHANCELLOR DR.

HIGHWAY NO. 7

PINE VALLEY BUSINESS PARK

PARKWAY

NO. 407

WEST

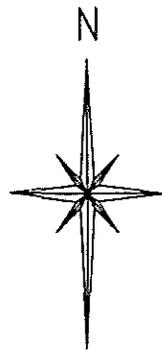
CONCESSION 8

CONCESSION 7

CONCESSION 6

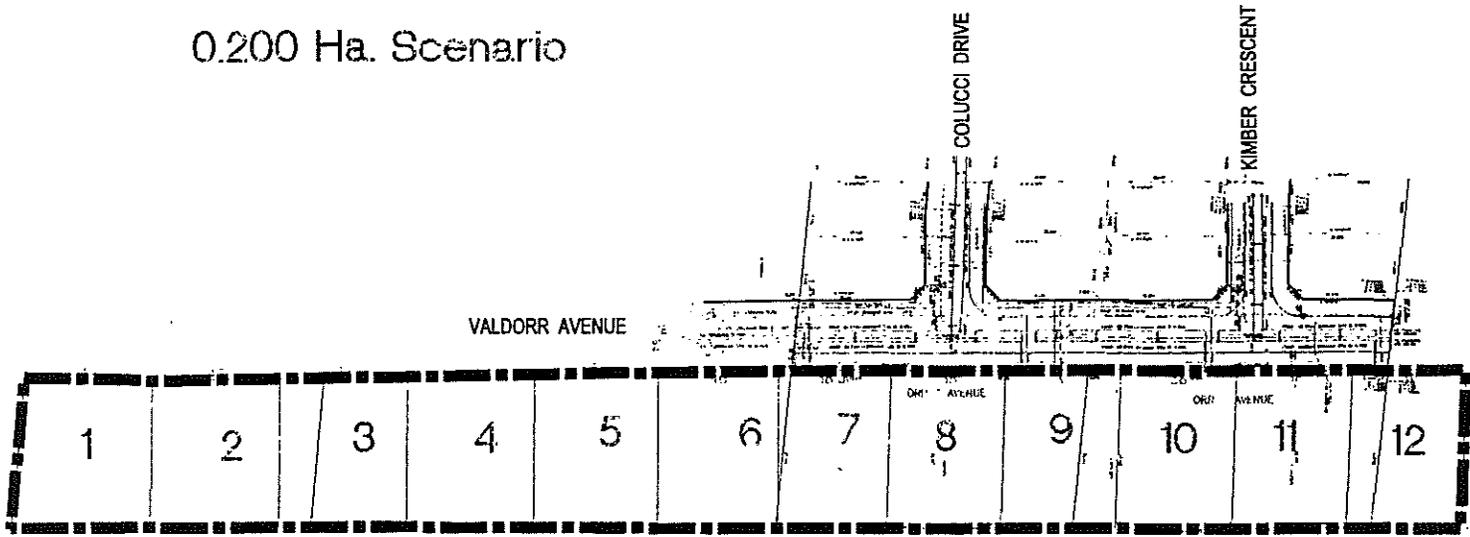
LOT 15  
 LOT 14  
 LOT 13  
 LOT 12  
 LOT 11  
 LOT 10  
 LOT 9  
 LOT 8  
 LOT 7  
 LOT 6  
 LOT 5  
 LOT 4  
 LOT 3  
 LOT 2

LOT 15  
 LOT 14  
 LOT 13  
 LOT 12  
 LOT 11  
 LOT 10  
 LOT 9  
 LOT 8  
 LOT 7  
 LOT 6  
 LOT 5  
 LOT 4  
 LOT 3  
 LOT 2



NOT TO SCALE

0.200 Ha. Scenario



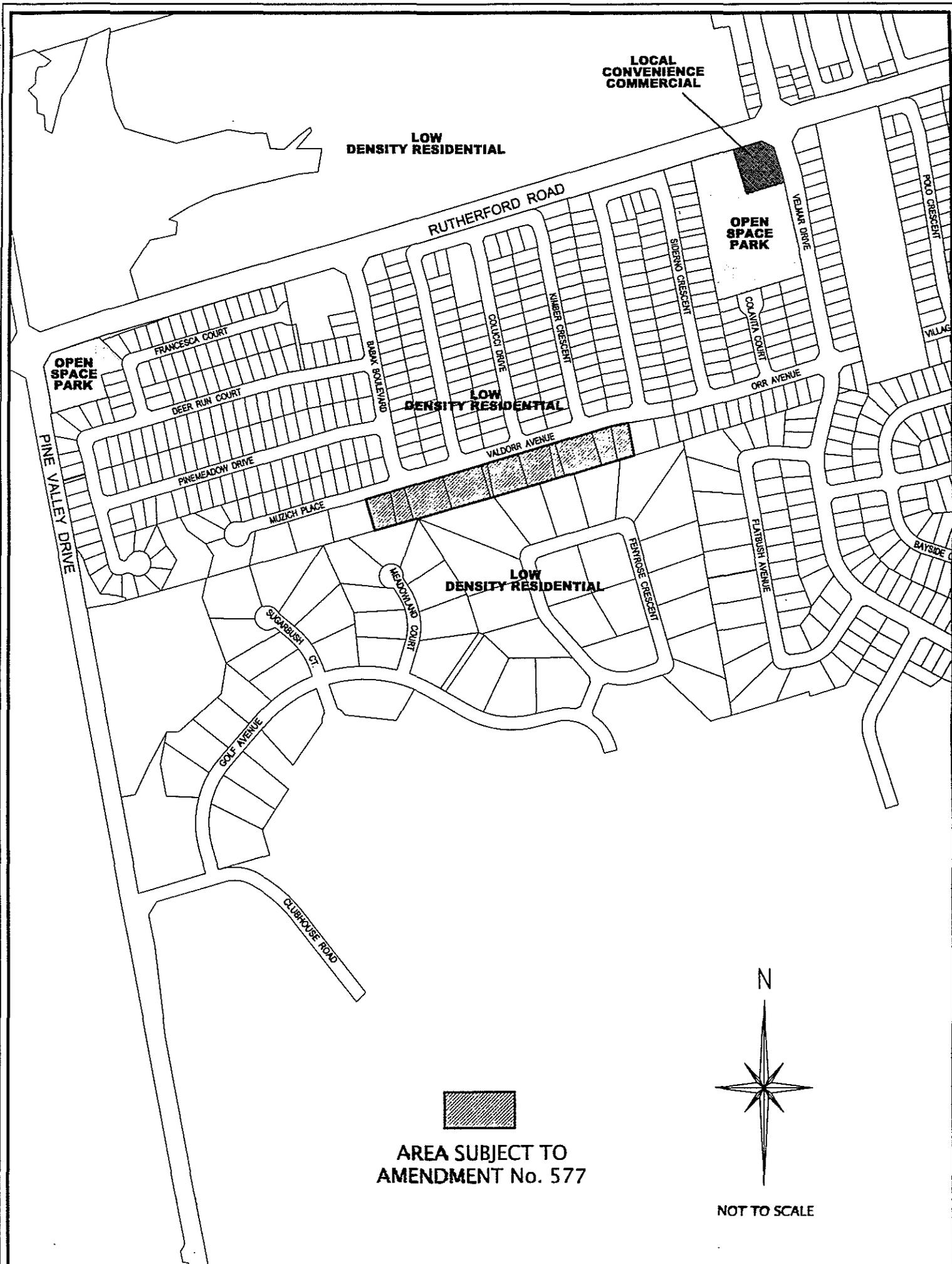
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 SUBJECT LANDS

**THIS IS SCHEDULE '2'**  
**TO AMENDMENT No. 577**  
 ADOPTED THE 24th DAY OF June, 2002

FILE No. OP.01.012    OP.01.016  
           Z.01.060     Z.01.078

LOCATION: Part of Lot 15, Con. 6  
 CITY OF VAUGHAN

SIGNING OFFICERS  
*Michael DiBiase*  
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 MAYOR  
 \_\_\_\_\_  
 CLERK



## APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 577

FILE No. OP.01.012    OP.01.016  
                   Z.01.060    Z.01.078

LOCATION: Part of Lot 1, Con. 7  
 CITY OF VAUGHAN