

THE CORPORATION OF THE CITY OF VAUGHAN

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

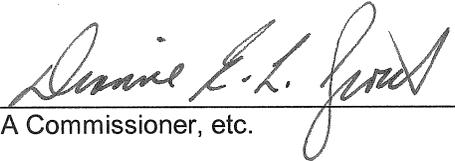
and

IN THE MATTER OF Amendment Number 582
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 582 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of May, 2004, and written notice was given on the 2nd day of June, 2004 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** no notice of appeal setting out an objection to Official Plan Amendment Number 582 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 582 is deemed to have come into effect on the 23rd day of June, 2004, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
23rd day of June, 2004.)


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, 2007



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

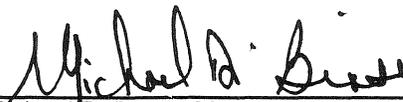
BY-LAW NUMBER 147-2004

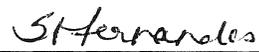
A By-law to adopt Amendment Number 582 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 582 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 25th day of May, 2004.


Michael Di Biase, Mayor


Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 582
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 582 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 582.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #350 (The Maple Community Plan) by redesignating the lands from "Local Convenience Commercial" to "Low Density Residential".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands, are shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 582". The lands are located on the east side of Cranston Park Avenue, south of Teston Road, in Lot 25, Concession 8, City of Vaughan

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Local Convenience Commercial" to "Low Density Residential" is based on the following:

1. The redesignation would facilitate a logical residential infill development.
2. The proposed redesignation is compatible with the surrounding land use.
3. The proposed development form (semi-detached dwellings) is compatible with the surrounding land uses.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 (The Maple Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

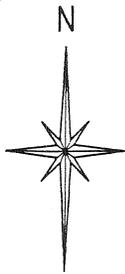
- a) Redesignating the lands shown as "Lands Subject to Amendment No. 582" on Schedules "1" and "2" attached hereto from "Local Convenience Commercial" to "Low Density Residential".
- b) Deleting Schedule "A" to Amendment No. 350, and substituting the Schedule "A" attached hereto as Schedule "2".

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 and a Draft Plan of Subdivision, 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 the Plan shall apply with respect to this Amendment.



TESTON ROAD

KEELE STREET

ST. JOAN OF ARC AVENUE

ROYAL RIDGE

KINNEY GATE
CRESCENT

CRANSTON PARK AVENUE



LANDS SUBJECT TO
AMENDMENT #582

THIS IS SCHEDULE '1' TO AMENDMENT No. 582

NOT TO SCALE

ADOPTED THE 25th DAY OF MAY, 2004

FILE No. OP.02.015
RELATED FILE: Z.02.060
CLIFTONGATE INVESTMENTS INC.
LOCATION: Part Lot 25, Concession 4
CITY OF VAUGHAN

SIGNING OFFICERS

Alfred B...
MAYOR

S. Ferrandis
CLERK

APPENDIX I

RECORD OF COUNCIL ACTION

The subject lands are located on the east side of Cranston Park Avenue, south of Teston Road, being Part of Lot 25, Concession 4, City of Vaughan. On May 3, 2004, Committee of the Whole considered an application to amend the Official Plan and the following recommendation (in part) contained in the report of the Commissioner of Planning dated May 3, 2003 as follows (in part):

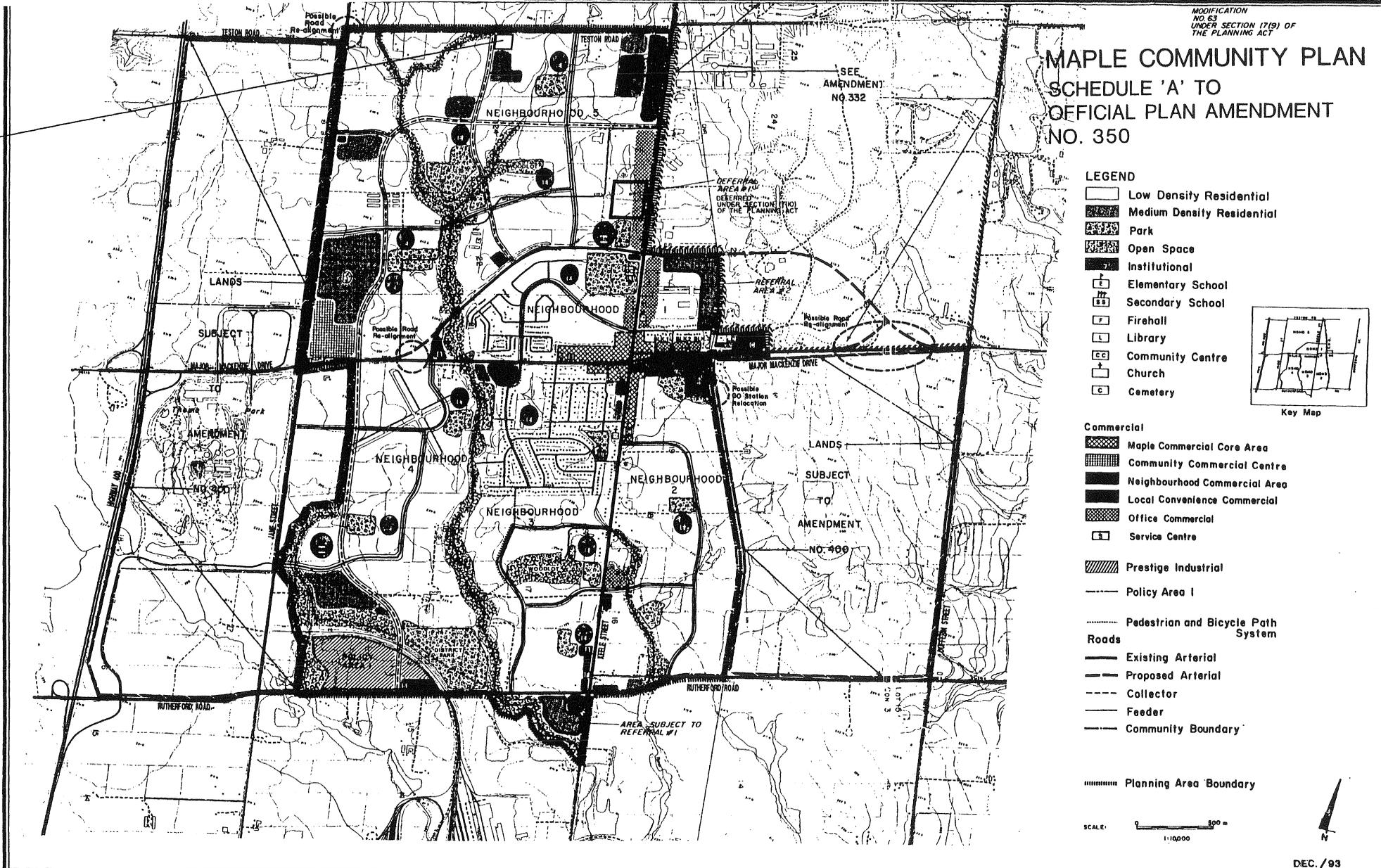
"The Commissioner of Planning recommends:

That Official Plan Amendment Application Z.02.060 (Cliftongate Investments Inc.) BE APPROVED, to redesignate the subject lands from Local Convenience Commercial to Low Density Residential to permit 18 semi-detached dwellings."

The Committee adopted the recommendation of the Commissioner of Planning, which was subsequently adopted by Council on May 10, 2004.

**MAPLE COMMUNITY PLAN
SCHEDULE 'A' TO
OFFICIAL PLAN AMENDMENT
NO. 350**

LANDS SUBJECT TO
AMENDMENT NO. 582



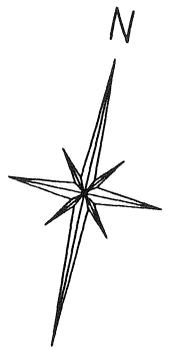
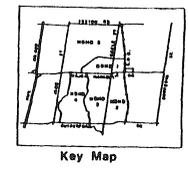
- LEGEND**
- Low Density Residential
 - Medium Density Residential
 - Park
 - Open Space
 - Institutional
 - Elementary School
 - Secondary School
 - Firehall
 - Library
 - Community Centre
 - Church
 - Cemetery

- Commercial**
- Maple Commercial Core Area
 - Community Commercial Centre
 - Neighbourhood Commercial Area
 - Local Convenience Commercial
 - Office Commercial
 - Service Centre

- Prestige Industrial
 - Policy Area I
 - Pedestrian and Bicycle Path System
- Roads**
- Existing Arterial
 - Proposed Arterial
 - Collector
 - Feeder
 - Community Boundary

Planning Area Boundary

SCALE: 1:10,000



NOT TO SCALE

DEC./93

FILE: OPA No. 582
LOCATION: Part Lot 25, Concession 4
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 582
ADOPTED THE 25th DAY OF MAY, 2004**

SIGNING OFFICERS

MAYOR

CLERK