

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 591 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 30th day of May, 2003.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 5th day of June, 2003.

Certificate of Approval

AMENDMENT No. 591

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on **May 30th, 2003**.

Date:

June 2/03



Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

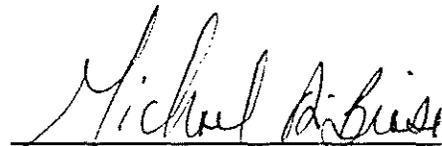
BY-LAW NUMBER 120-2003

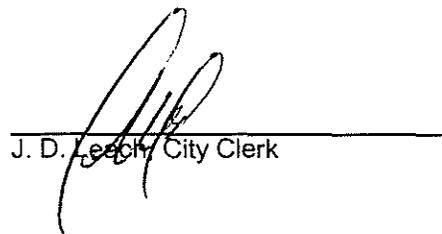
A By-law to adopt Amendment Number 591 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 591 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 591 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 14th day of April, 2003.


Michael Di Biase, Mayor


J. D. Leach, City Clerk

**AMENDMENT NUMBER 591
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 591 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 591.

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 #600 by redesignating the lands from "Medium Density Residential/Commercial" and "Low Density Residential" to "Low-Rise Residential" and providing development policies.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 591". The lands are located on the west side of Weston Road, South of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Medium Density Residential/Commercial" and "Low Density Residential" to "Low-Rise Residential" is based on the following:

1. The proposed development is consistent with the draft Vellore Village Centre Planning and Urban Design Study.
2. This Official Plan Amendment satisfies the OPA #600 policies requiring the preparation of a tertiary plan for the Vellore District Centre.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No.591" on Schedules "1" and "2" attached hereto from "Medium Density Residential/Commercial" and "Low Density Residential" to "Low-Rise Residential".
- b) Adding the following to Section 4.2.1.5 District Centres: Vellore Village Centre & Carrville District Centre:
 - xiv) Notwithstanding the above, the lands located on the west side of Weston Road, South of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan, identified as the "Subject Lands" of Official Plan Amendment No. 591, designated as 'Low-Rise Residential', are hereby subject to the following policies:

- i) Within the "Low-Rise Residential" designation, the following uses shall be permitted:
 - single detached residential
 - semi-detached residential
 - row/street townhouse

- ii) Low-Rise Residential Policies
 - Within the Low-Rise Residential area, the minimum residential density on any site shall be 17 units per hectare, and the maximum residential density on any site shall not exceed 40 units per residential hectare. Within each quadrant, the average density calculated across the Low-Rise Residential designation shall not be less than 25 units per hectare.

 - The area included in the calculation of residential density shall include local and primary roads and the land for the residential units, but shall exclude all other lands.

 - The maximum building height shall be two and one-half (2 ½) storeys.

- iii) Additional policies for the Vellore Village District Centre Secondary Plan will also be applied to the "Subject Lands."

V IMPLEMENTATION

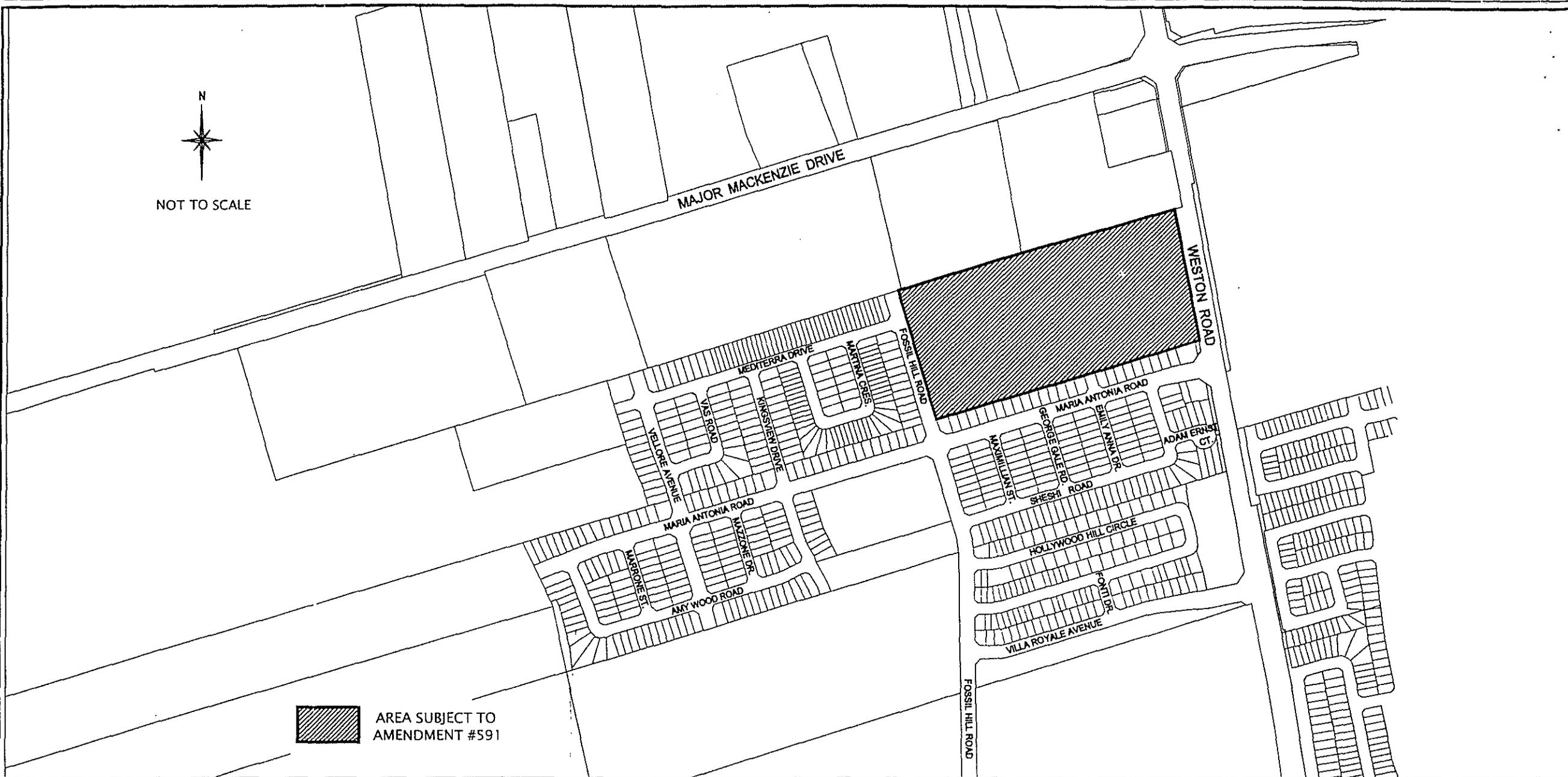
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law and Plan of Subdivision approval, pursuant to the Planning Act.

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.



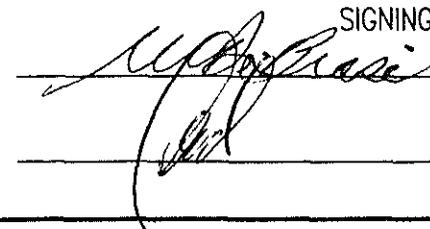
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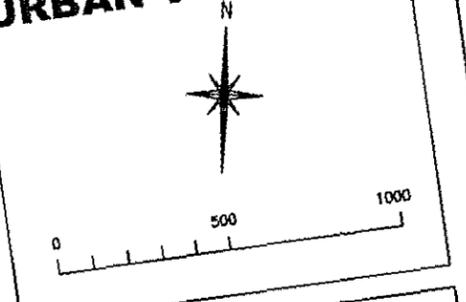
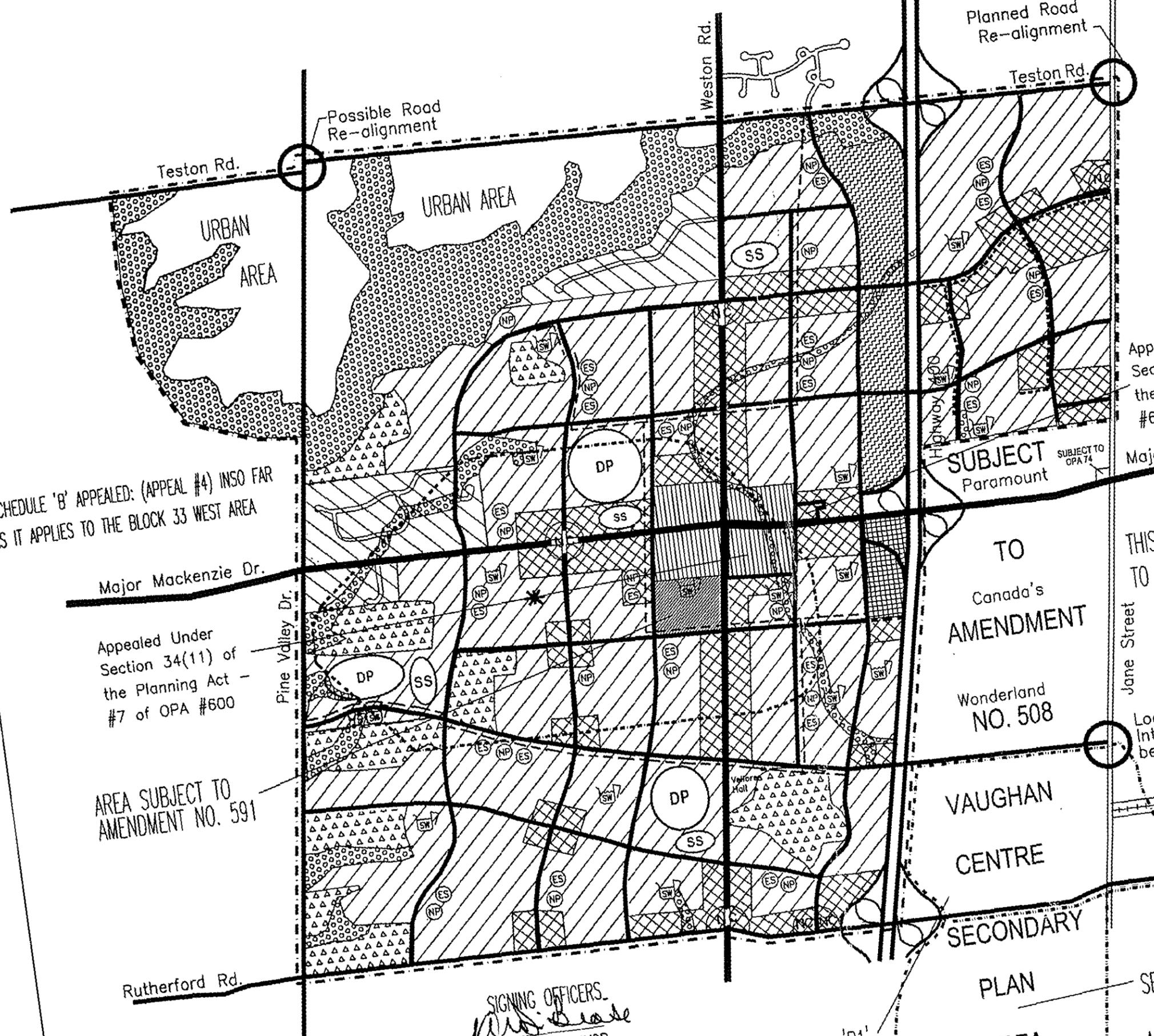
 AREA SUBJECT TO AMENDMENT #591

FILE: OP.02.021
LOCATION: Lot 20, Concession 6
APPLICANT: ARTIBUS DEVELOPMENT CORP.
CITY OF VAUGHAN

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 591**
ADOPTED THE 14th DAY OF APRIL, 2003

SIGNING OFFICERS

MAYOR

CLERK



LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- [Hatched Box] Lands Subject to Vellore - Urban Village Area #1
- [Diagonal Lines Box] Low Density Residential
- [Cross-hatched Box] Medium Density Residential/Commercial
- [Vertical Lines Box] Vellore Village Centre
- [Horizontal Lines Box] Estate Residential
- [Dotted Box] Urban Area
- [Stippled Box] High Performance Employment Area
- [Triangle Pattern Box] Valley Lands
- [Wavy Line Box] Stream Corridor
- [Dashed Line Box] Greenway System
- [Square Pattern Box] Tableland Woodlots
- [Grid Pattern Box] General Commercial
- [Diagonal Lines Box] Low-Rise Residential
- [SW Symbol] Storm Water Management
- [Dashed Line Box] Vaughan Centre
- [Dotted Box] Waste Disposal Assessment Area (Passer Estate)

SCHEDULE 'B' APPEALED: (APPEAL #4) IN SO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

Major Mackenzie Dr.

Appealed Under Section 34(11) of the Planning Act - #7 of OPA #600

AREA SUBJECT TO AMENDMENT NO. 591

Rutherford Rd.

Appealed Under Section 17(36) of the Planning Act - #6 of OPA #600

Major Mackenzie Dr.

SUBJECT Paramount

TO Canada's AMENDMENT

Wonderland NO. 508

VAUGHAN CENTRE

SECONDARY PLAN AREA

THIS IS SCHEDULE 'B' TO AMENDMENT # 400

Location of Intersection to be Determined

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE ___ DAY OF ___, 2000

SIGNING OFFICERS

[Signature]
MAYOR
[Signature]
CLERK

MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT

SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

THIS IS SCHEDULE '2' TO AMENDMENT No. 591

APPENDIX I

The subject lands are located on the west side of Weston Road, South of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan. At the Council Meeting of March 17, 2003, Council considered applications to amend the Official Plan and resolved:

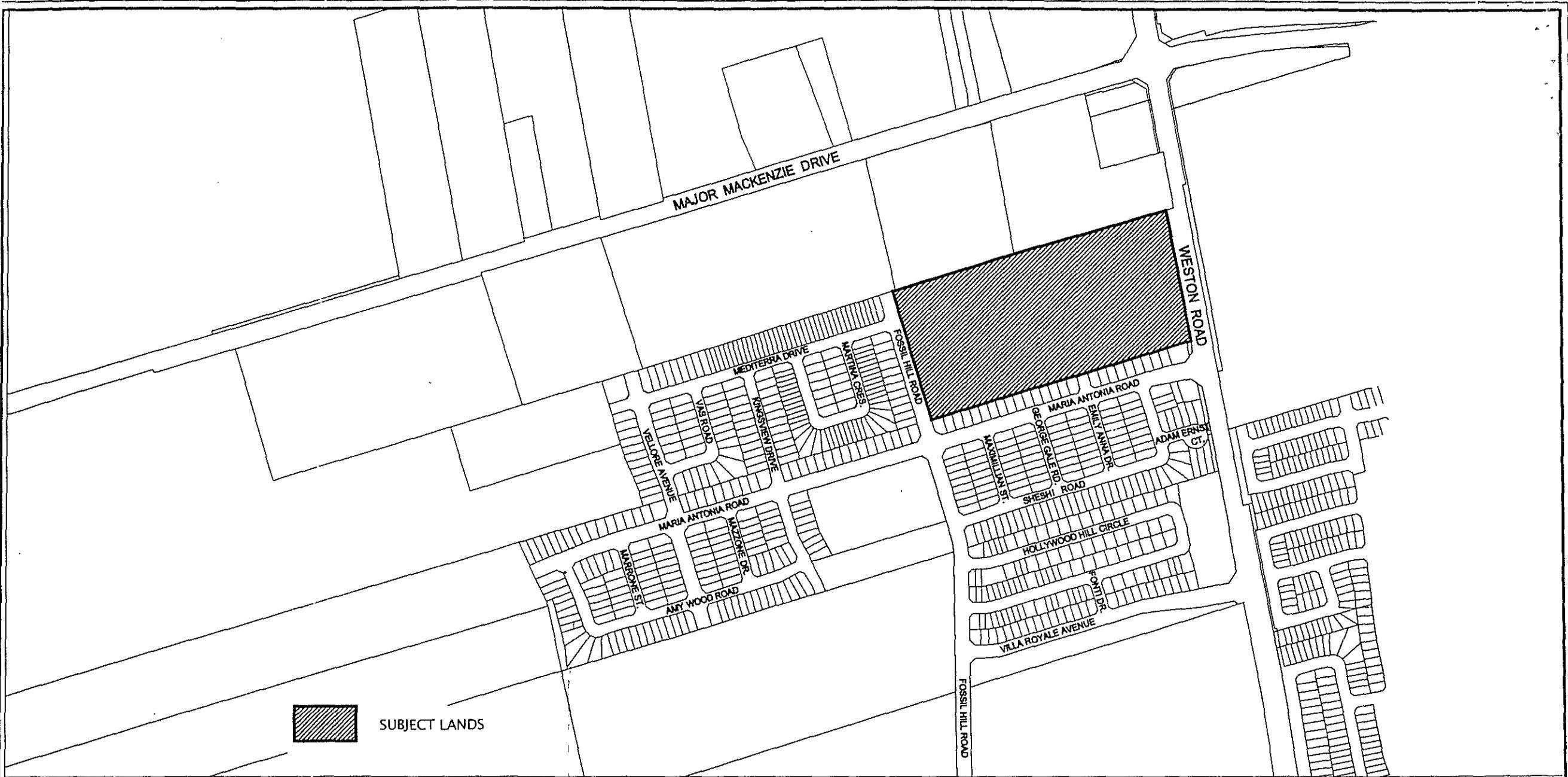
"The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2003, be approved;
- 2) That the applicant honour his commitment to the Ratepayers Association;
- 3) That the following deputations and written submission be received:
 - a) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and written submission dated March 3, 2003; and
 - b) Mr. Domenic Stante, applicant; and
- 4) That the following written submissions be received:
 - a) Ms. Mimi Badali, Vellore Village Residents Association, 88 Maria Antonia Road, Woodbridge, L4H 1S6, dated March 3, 2003; and
 - b) Ms. Nadia Magarelli, Weston Downs Ratepayers Association, 81 Blackburn Blvd., Woodbridge, L4L 7J5, dated March 3, 2003.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.021 (Artibus Development Corporation) BE APPROVED."



FILE: OP.02.021
 LOCATION: Lot 20, Concession 6
 APPLICANT: ARTIBUS DEVELOPMENT CORP.
 CITY OF VAUGHAN

APPENDIX II LOCATION MAP

