

THE CORPORATION OF THE CITY OF VAUGHAN

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

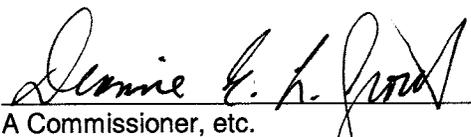
and

IN THE MATTER OF Amendment Number 598
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 598 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of June, 2003, and written notice was given on the 2nd day of July, 2003 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 598 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 598 is deemed to have come into effect on the 23rd day of July, 2003, 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)
24th day of July, 2003.)


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

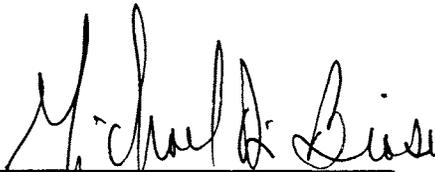
BY-LAW NUMBER 244-2003

A By-law to adopt Amendment Number 598 to the Official Plan of the Vaughan Planning Area.

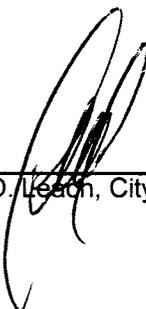
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 598 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 23rd day of June, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 598
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 598 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 598.

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 permitting a reduced lot area of 4,674m² for an "Estate Residential" lot. The policies of OPA #600 state that the minimum lot size for estate residential shall be a minimum of 6,000m², with an average lot size to be no less than 8,000m².

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 598". The lands are located northeast of Major Mackenzie Drive and Pine Valley Drive, being Lot 5 on Plan M-1540, municipally known as 116 Millwood Parkway, within Lot 21, Concession 6, City of Vaughan.

III BASIS

The decision to amend the "Estate Residential" designation policies of OPA #600 to permit a reduced lot area is based on the following:

1. The "Estate Residential" designation permits a minimum lot size of 6,000m², with the average lot size to be no less than 8,000m². An Official Plan amendment is required to enable the proposed lot area of 4,674m², however lots in the area range in size from 4,032m² to 17,037.87m².
2. The Consent Policies of OPA #600 state that, applications for severance for the creation of non-farm residential lots shall be considered, having regard to the following:
 - Lots in the form of infilling for non-farm residential use will be considered within areas designated as Hamlet or Estate Residential.
3. This lot fronts on the east/west portion of Millwood Parkway, and the proposed lots would be similar to the lots along the north and south sides of Millwood Parkway. The lot also faces lands designated for urban development in Block 40, and is expected to be opposite smaller serviced lots in the future.

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) Amending the "Estate Residential" designation to the lands known municipally as 116 Millwood Parkway, being Lot 5 on Plan M-1540, in Lot 21, Concession 6, City of Vaughan, and shown as "Area Subject to Amendment No. 598 on Schedules "1" and "2" attached hereto, to permit two dwelling units on Lot 5 with a minimum lot area of 4,674m².

- b) Deleting Section 6.2.5.3 Exceptions and replacing it with the following:
 - (1) A landscape buffer shall be provided along Weston Road and the northern property boundary for the lands subject to Amendment No. 544, located on the east side of Weston Road, north of Teston Road, being Block 27 of Plan 65M-3001, in Lot 27, Concession 5.

 - (2) The minimum lot size for the estate residential lot located northeast of Major Mackenzie Drive and Pine Valley Drive, being Lot 5 on Plan M-1540, municipally known as 116 Millwood Parkway, within Lot 21, Concession 6, City of Vaughan shall have a minimum lot area of 4,674m².

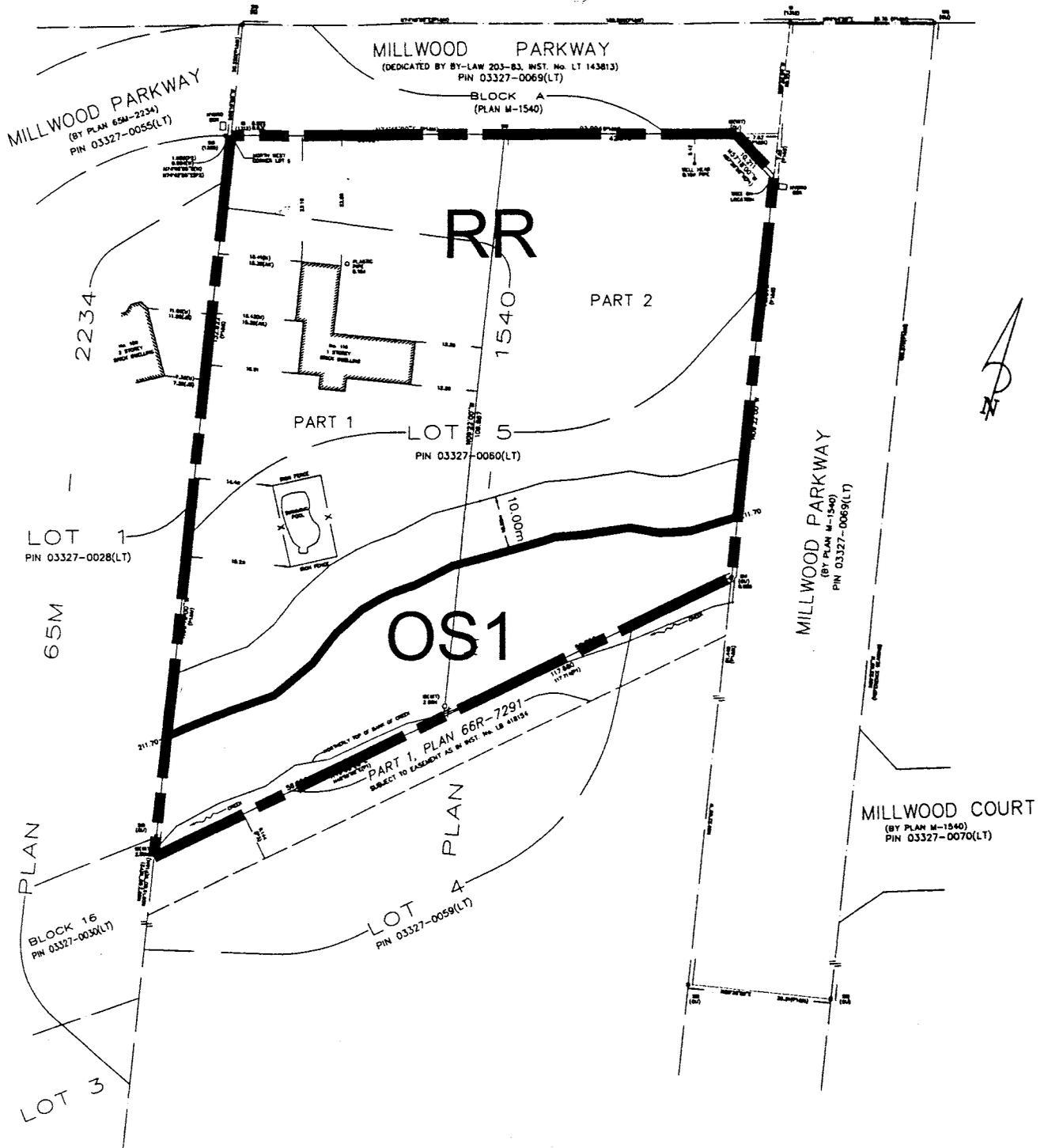
- c) Deleting Schedule "F" in Official Plan Amendment No. 600 and substituting therefore with the Schedule "F" attached hereto as Schedule "2".

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, 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.

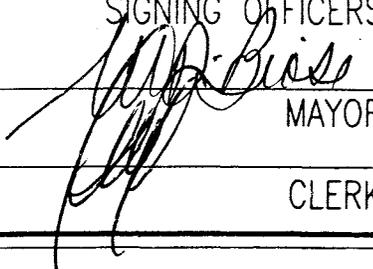


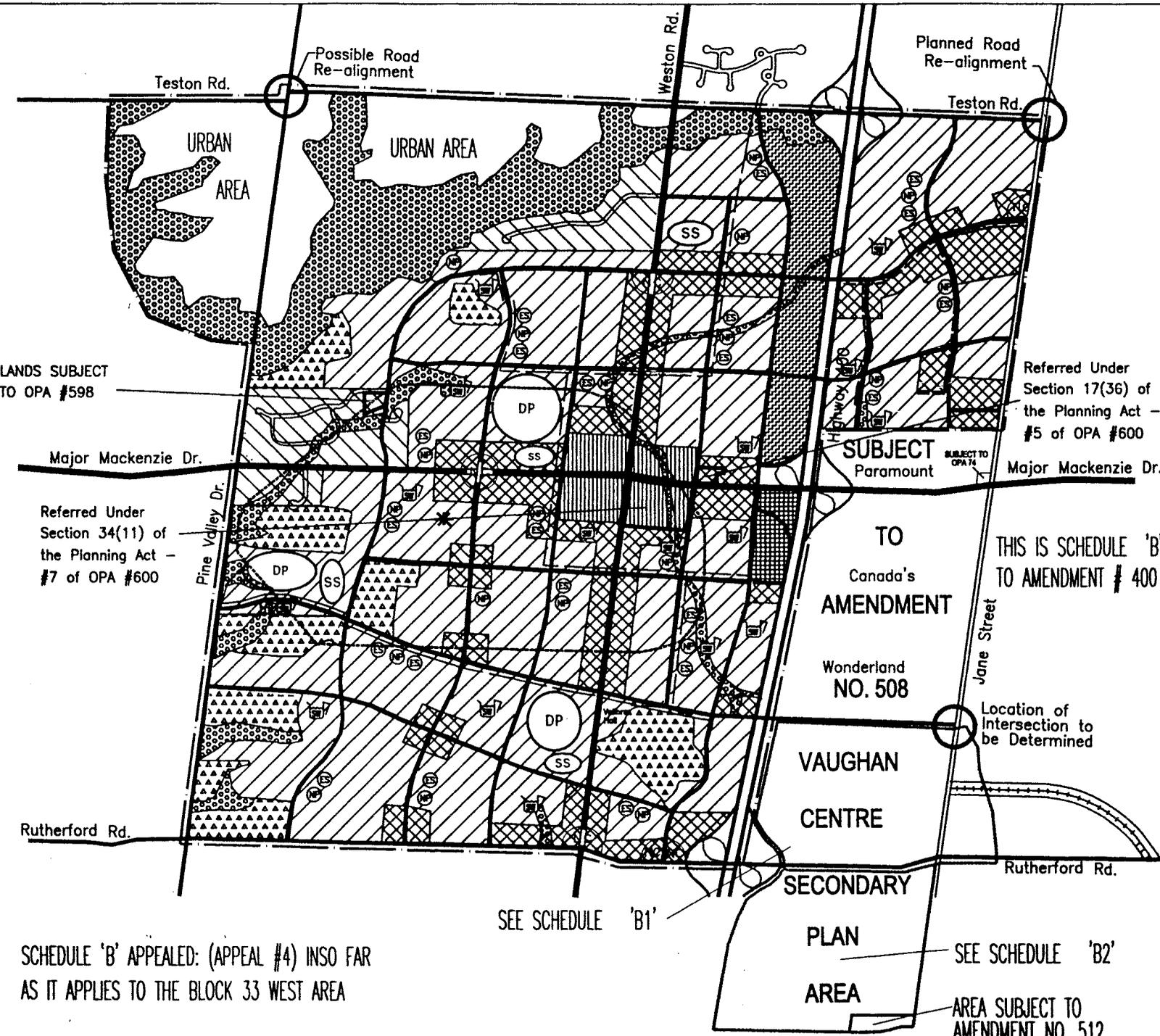

**AREA SUBJECT TO
 AMENDMENT No. 598**

NOT TO SCALE

**THIS IS SCHEDULE '1'
 TO AMENDMENT No. 598**
 ADOPTED THE 23RD DAY OF June, 2003

FILE No. OP.03.005
 RELATED FILE: Z.02.082
 LOCATION: Part of Lot 21, Concession 6
 APPLICANT: TINA & PAOLO ROMANO
 CITY OF VAUGHAN

SIGNING OFFICERS

 _____ MAYOR
 _____ CLERK



VELLORE URBAN VILLAGE 1

LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NCC) Neighbourhood Commercial Cen.
- ▨ Lands Subject to Vellore - Urban Village Area #1
- ▧ Low Density Residential
- ▩ Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- Urban Area
- ▨ High Performance Employment Area
- ▩ Valley Lands
- ▧ Stream Corridor
- ▨ Greenway System
- ▩ Tableland Woodlots
- ▧ General Commercial
- ▨ Storm Water Management
- ▩ Vaughan Centre
- ▧ Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE _____ DAY OF _____ 2000

SIGNING OFFICERS

CLERK

THIS IS SCHEDULE '2'
TO AMENDMENT No. 598
ADOPTED THE 23RD DAY OF June, 2003

SIGNING OFFICERS

[Signature]
MAYOR

[Signature]
CLERK

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

SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

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

FILE No.: OP.03.005
RELATED FILE: Z.02.082
LOCATION: Part of Lot 21, Concession 6
APPLICANT: TINA & PAOLO ROMANO
CITY OF VAUGHAN

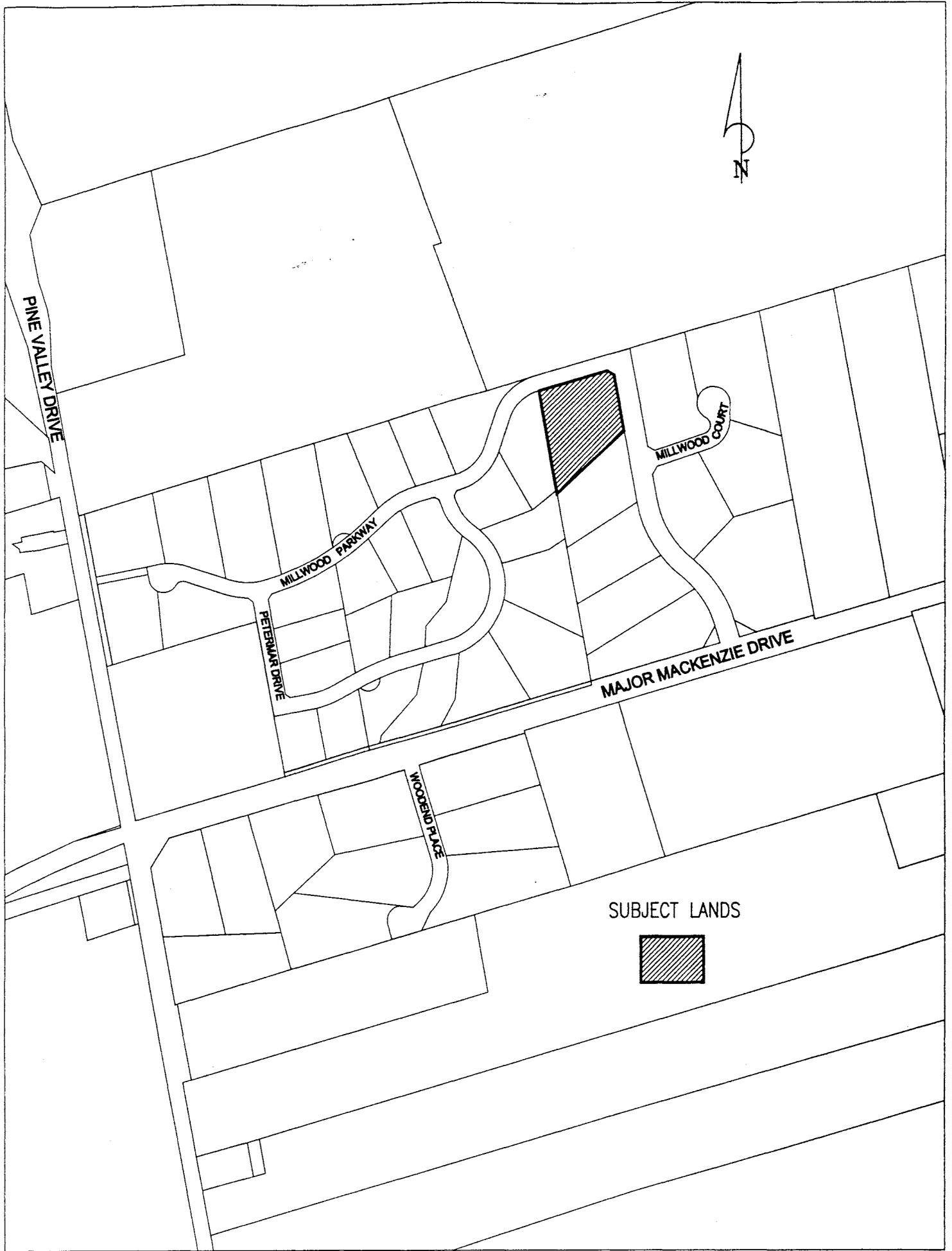
APPENDIX I

The subject lands are located north of Major Mackenzie Drive, east of Pine Valley Drive, being Lot 5 on Plan M-1540 (116 Millwood Parkway), within Lot 21, Concession 6, City of Vaughan. At the Council Meeting of June 16, 2003, Council considered applications to amend the Official Plan and adopted the following recommendation:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.005 (Tina & Paola Romano) BE APPROVED to amend the "Estate Residential" Policies of OPA #600 to reduce the minimum lot size from 6,000m² to 4674m².
2. THAT Zoning By-law Amendment Application Z.02.082 (Tina & Paola Romano) BE APPROVED, subject to the following:
 - i) That prior to enactment of the by-law:
 - a) final verification is required that the two lots are of sufficient size, dimensions and capability to support a private well and sewage disposal system;
 - b) that the open space limits be defined to the satisfaction of the Planning Department and the Toronto and Region Conservation Authority.
 - ii) That the implementing by-law:
 - a) amend the existing site-specific schedule to provide for two lots;
 - b) rezone the south end of the subject lands to OS1 Open Space Conservation Zones; and
 - c) provide a minimum 10m building and structure setback from the OS1 Zone.



NOT TO SCALE

APPENDIX II

OFFICIAL PLAN AMENDMENT No. 598

FILE No. OP.03.005
RELATED FILE: Z.02.082
LOCATION: Part of Lot 21, Concession 6
APPLICANT: TINA & PAOLO ROMANO
CITY OF VAUGHAN