

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 610 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 17th day of December, 2004.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 7th day of June, 2006.

Certificate of Approval

AMENDMENT No. 610

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, as modified, pursuant to Sections 17 and 21 of the Planning Act and came into force on December 17, 2004.

Date: May 18/06



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

Modifications to Official Plan Amendment No. 610

- 1) The following text is added to the end of Section 4.10.10.1 (15), Subsection 3.iv (b)(3) vii:

“co-ordinated and consolidated access that minimizes the number of vehicles access points to Regional Roads

provisions for the accommodation of the future jog elimination at Major Mackenzie Drive and Regional Road 27.”

- 2) The following two policies are added to the end of Section 4.11.2.4 (3):

“6. The Trail siting and design within Regional Road 27 right-of-way shall be to the satisfaction of the Regional Municipality of York.

7. Prior to the completion of any phase of trail construction within the Regional Road right of way, an agreement shall be entered into between the City and the Region for those portions of the trail within the Regional Road right of way, stipulating that all maintenance and management of the trail will be the responsibility of the City.”

THE CITY OF VAUGHAN

BY-LAW

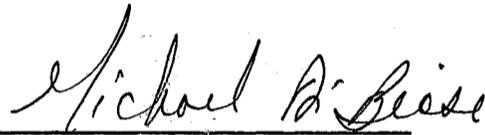
BY-LAW NUMBER 76-2004

A By-law to adopt Amendment Number 610 to the Official Plan of the Vaughan Planning Area.

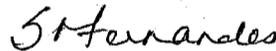
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 610 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" 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 610 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 March, 2004.



Michael Di Biase, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 610
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 610 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" and "3" constitutes Amendment Number 610.

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 #601, the Kleinburg-Nashville Community Plan, by redesignating the lands currently designated as "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", and by adding policies relating to development of the five designations and the Regional Road 27 Valleyland Trail.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown as "Area Subject to Amendment No. 610" on Schedules "1" and "2" attached hereto. The subject lands are located along Regional Road 27, between Rutherford Road and Nashville Road, comprising the lands within the valley corridor of the main branch of the Humber River, being Parts of Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concessions 8, and Part of Lots 22 and 23, Concession 9, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor", is based on the following:

1. Section 4.10.10.1 15) of OPA #601 (the Kleinburg/Nashville Community Plan) contains policies providing for the study of the subject lands to determine if development in portions of the valley (study area) is appropriate, and if so, to identify the appropriate, primarily low intensity land uses.
2. The lands to be redesignated to "Valley Policy Area" are located outside of areas of environmental hazards (Regional Storm Floodplain, steep slopes, erosion areas) and do not contain significant natural heritage features (woodlands, wetlands). All other lands within the study area will be redesignated to "Valley and Stream Corridor", subject to the "Valley and Stream" policies of OPA 601, providing for their long term ecological protection.
3. The land uses permitted in this amendment are consistent with the existing land uses currently within the area and are primarily residential.
4. The Corridor Management Plan prepared in support of this Official Plan Amendment, provides for a comprehensive analysis of the valley corridor and sets out recommendations for both the

protection and enhancement of sensitive valleyland features, and for recreational opportunities through a local trail route.

5. OPA 601 contains policies for the development of a recreational trail system through the valleylands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 601 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 610" on Schedules "1" and "2" attached hereto, from "Regional Road 27 Valley Corridor Study" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley and Stream Corridor".
- b) Deleting Schedule "A" Land Use to Official Plan Amendment 601, and replacing it with Schedule "2" attached hereto.
- c) Deleting Appendix "B" to Official Plan Amendment 601, and replacing it with Schedule "3" attached hereto.
- d) Replacing Section 4.10.10.1 15) with the following:
 1. In "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", and "Valley Policy Area 4", approval of any development application implementing the Official Plan shall include the following conditions:
 - a. Where floodplain, valley side slopes, and woodlands identified to be retained and protected, are located on the lands subject to a development application, such features shall be conveyed to a public authority; and
 - b. Provisions for the construction of the Regional Road 27 trail shown on Schedule "A" and Appendix "B" to this Plan, and any connecting links, either:
 - i. on the property subject to the development application; or
 - ii. on the road right-of-way adjacent to the property subject to the development application.

2. In addition to the specific policies for each "Valley Policy Area", the following uses are permitted in all "Valley Policy Areas":

- Parks and Open space
- Woodlands
- Home Occupation
- Private Home Daycare
- Institutional Uses.

3. Each "Valley Policy Area" shall be subject to the following policies:

i) Valley Policy Area 1

- a) Residential development is permitted, subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and the "Environmental" policies in Section 4.10 of this Plan.
- b) All new development within Valley Policy Area 1 shall be serviced by municipal water supply. Waste treatment shall be serviced by either private waste disposal systems or municipal sanitary sewer, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

ii) Valley Policy Area 2

- a) Residential enclave development is permitted which is low in scale, ground-related, and buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
- b) Development is subject to the "Environmental" policies of Section 4.10 of this Plan.
- c) Prior to development of this site, a comprehensive development plan shall be prepared for approval by Council, which shall detail:

- i. lotting, form and structure of the proposed residential development;
 - ii. functional servicing report;
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features; and
 - vi. a comprehensive urban design plan.
- d) To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.
- e) All new development within "Valley Policy Area 2" shall be serviced by full municipal water and sanitary servicing, subject to the policies in Subsection 4.1.2(2) of this Plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

iii) Valley Policy Area 3

- a) Residential development shall be permitted, subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and the "Environmental" Policies in Section 4.10 of this Plan.
- b) All new development within "Valley Policy Area 3" shall be serviced as per Section 4.1.2(2) of this Plan.
- c) All new development shall comply with Section 4.10.14 (3) of this Plan.

iv) Valley Policy Area 4

- a) Lands located west of Regional Road 27:
 - 1. The existing residential uses outside of the Regional Storm Floodplain will be recognized; limited new residential development or redevelopment may be permitted which is

compatible with the existing housing form and lot sizes in the area;

2. All new development shall be serviced in accordance with Subsection 4.1.2(2) of this Plan.

b) Lands located east of Regional Road 27:

1. Residential enclave development is permitted which low in scale and ground-related, and is buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
2. Development is subject to the "Environmental" policies in Section 4.10 of this Plan.
3. Prior to development of this site, a comprehensive development plan shall be prepared by all landowners for approval by Council, which shall detail:
 - i. lotting, form and structure of the proposed residential development;
 - ii. functional servicing report;
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features;
 - vi. a comprehensive Urban Design Plan;
 - vii. integration of a gateway feature;
 - viii. *co-ordinated and consolidated access that minimizes the number of vehicles access points to Regional Roads; and*
 - ix. *provisions for the accommodation of the future jog elimination at Major Mackenzie Drive and Regional Road 27.*
4. To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial

roads. This buffer shall generally be 30-50m wide and landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.

5. Any development within this Policy Area shall be serviced by full municipal water and sanitary servicing subject to the policies in Section 4.12.2 of this plan, provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

6. All new development shall comply with Section 4.10.14 (3) of this Plan.

e) Adding the following to Section 4.11.2.4 (3):

1. The Regional Road 27 Trail is a north-south local trail connecting to the Inter Regional Trail and other planned and existing trails.
2. The Regional Road 27 Trail shall be established generally in the preferred trail location shown on Schedule "A" and Appendix "B" to this Plan. An amendment to the Official Plan is not required to implement the trail in a location different from that shown on Schedule "A" and Appendix "B", provided that the intent of the Trail Plan is maintained to the satisfaction of the City.
3. The preferred alignment of Regional Road 27 Trail shall be implemented as a condition of approval of Planning Act applications for development/redevelopment of lands, through agreements with private landowners or through public-sponsored projects where the trail is on public lands.
4. Where the City determines that it is not possible to achieve the preferred trail location, the alternate location, associated with the Regional Road 27 right-of-way, may be implemented without amendment to this Plan.
5. The trail shall be constructed in a way which minimizes the ecological impacts, in consultation and partnership with the Toronto and Region Conservation Authority.

6. *The Trail siting and design within Regional Road 27 right-of-way shall be to the satisfaction of the Regional Municipality of York.*

7. *Prior to the completion of any phase of trail construction within the Regional Road right of way, an agreement shall be entered into between the City and the Region for those portions of the trail within the Regional Road right of way, stipulating that all maintenance and management of the trail will be the responsibility of the City.*

f) Adding the following to Section 4.10.10.1 (16):

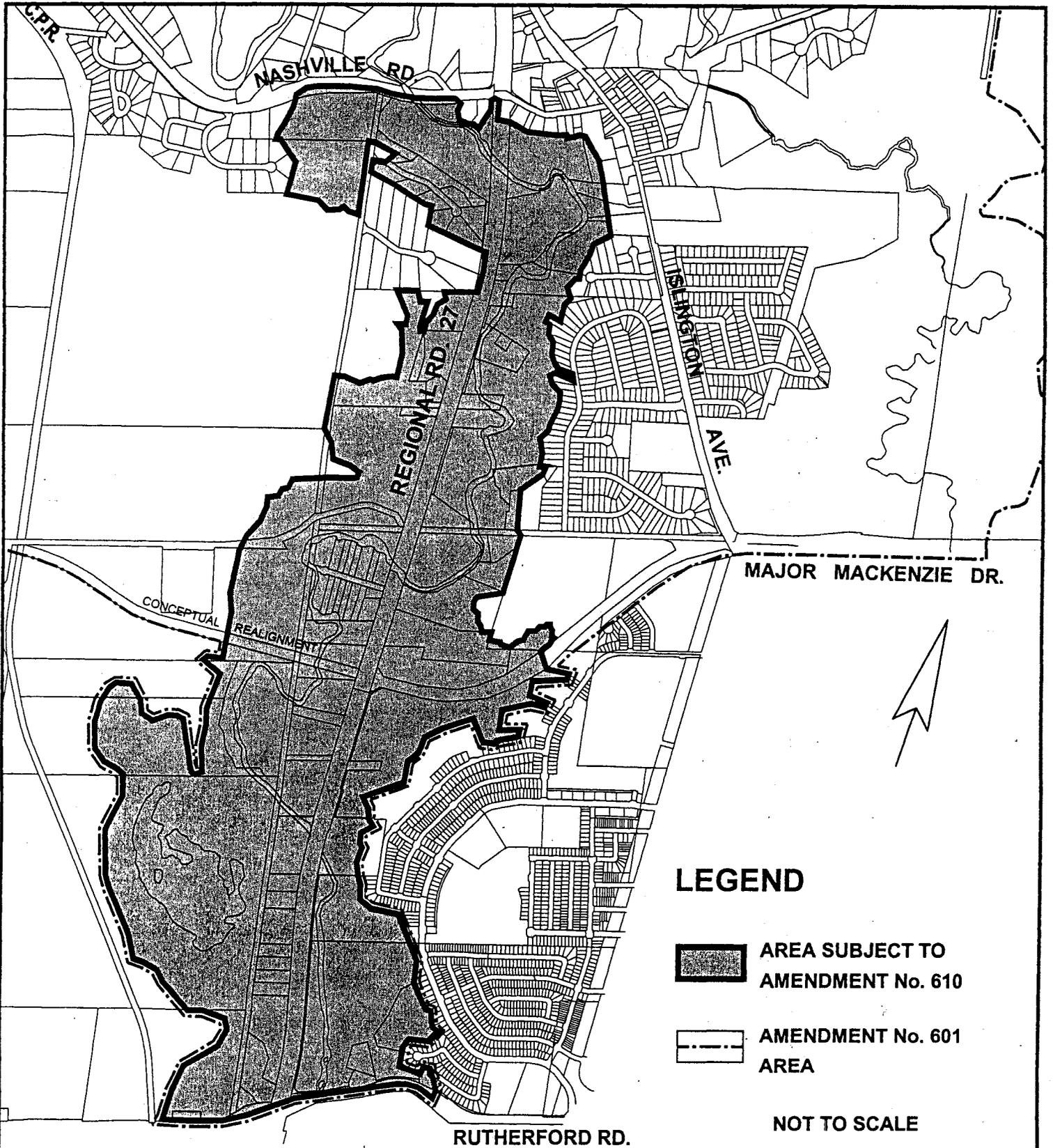
1. The former aggregate extraction sites on the west side of Regional Road 27, north of Rutherford Road (Lot 17, Concession 8 and Lots 17 and 18, Concession 9 – Wardlaw), and on the south side of Major Mackenzie Drive, west of Regional Road 27 (Lot 20, Concession 9 - O'Connor), are encouraged to be rehabilitated to a naturalized state, in a manner which is appropriate for its valley land location and surrounding land uses.

V IMPLEMENTATION

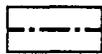
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law, and Draft Plan of Subdivision, or Site Plan approval, as required, pursuant to the Planning Act. A comprehensive tertiary plan is required for Valley Policy Areas 2 & 4.

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.



LEGEND

-  AREA SUBJECT TO AMENDMENT No. 610
-  AMENDMENT No. 601 AREA

NOT TO SCALE

LOCATION:

PART OF LOTS 16 TO 24,
CONCESSION 8 &
PART OF LOTS 22 & 23,
CONCESSION 9

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 610**
ADOPTED THE 8th DAY OF MAR., 2004

SIGNING OFFICERS

W.D. Biese

MAYOR

S. Faranda

CLERK

**THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 601**

ADOPTED THE DAY OF , 2001

SIGNING OFFICERS

MAYOR

CLERK

MASVILLE RD.

LEGEND

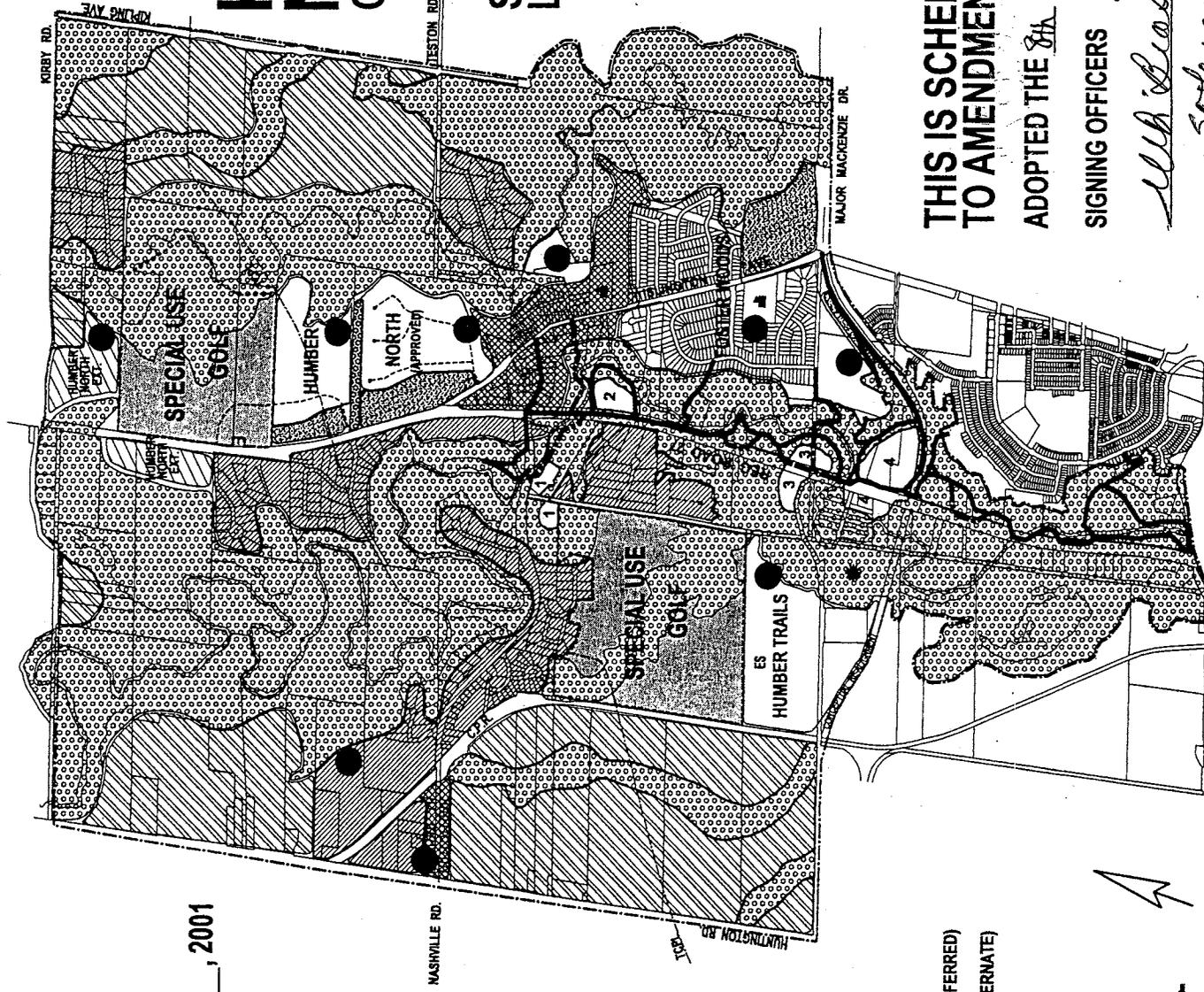
-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY AREA
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
-  REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA
-  VALLEY POLICY AREAS 1 TO 4

SCALE



**KLEINBURG
NASHVILLE
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE**



**THIS IS SCHEDULE '2'
TO AMENDMENT NO. 610**

ADOPTED THE 8th DAY OF MAR., 2004

SIGNING OFFICERS

MAYOR

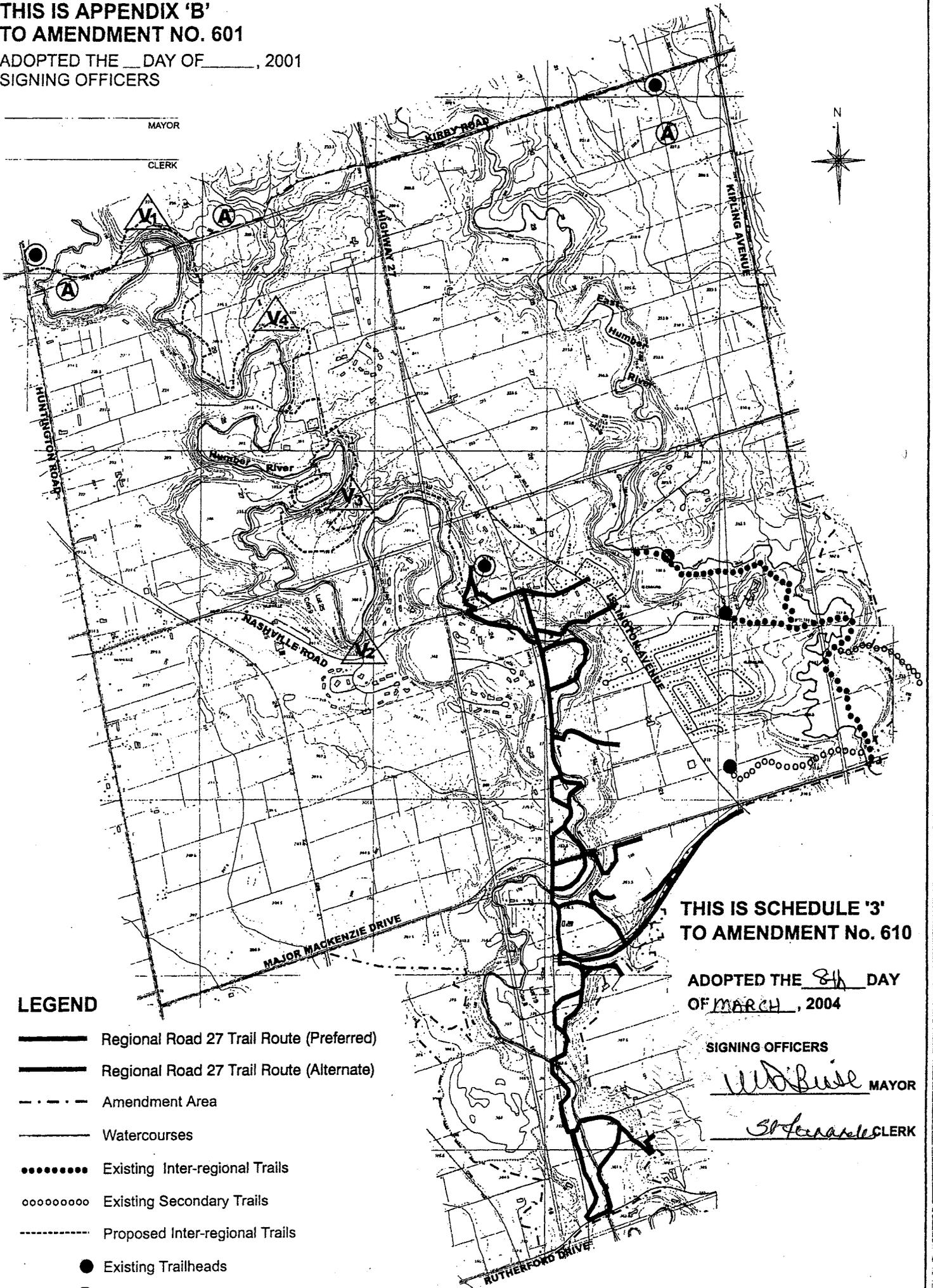
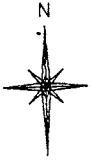
CLERK

**THIS IS APPENDIX 'B'
TO AMENDMENT NO. 601**

ADOPTED THE ___ DAY OF _____, 2001
SIGNING OFFICERS

MAYOR

CLERK



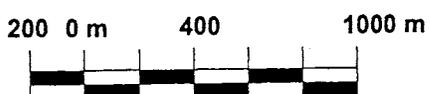
**THIS IS SCHEDULE '3'
TO AMENDMENT No. 610**

ADOPTED THE 8th DAY
OF MARCH, 2004

SIGNING OFFICERS
W. B. Buse MAYOR
S. J. ... CLERK

LEGEND

- Regional Road 27 Trail Route (Preferred)
- Regional Road 27 Trail Route (Alternate)
- Amendment Area
- Watercourses
- Existing Inter-regional Trails
- Existing Secondary Trails
- Proposed Inter-regional Trails
- Existing Trailheads
- Proposed Trailheads
- Alternate Trailheads
- Proposed Viewing Stations (1-4)



**APPENDIX 'B'
PASSIVE RECREATION
ENHANCEMENT
OPPORTUNITIES**

APPENDIX I

The subject lands are located on along Regional Road 27, between Nashville Road and Rutherford Road, being entirely within the valley corridor of the main branch of the Humber River.

"The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 16, 2004, be approved; and
- 2) That staff be directed to provide a report to a future Committee of the Whole (Working Session) meeting, addressing increased setbacks beyond Toronto and Region Conservation Authority top-of-bank requirements to better protect natural areas.

Recommendation

The Commissioner of Planning recommends:

- "1. THAT the Regional Road 27 Valley Corridor Study BE APPROVED and implemented through adoption of Official Plan Amendment 610.
2. THAT Zoning Amendment Application Z.03.005 (Regional Road 27 Valley Corridor Study) BE APPROVED to amend the boundaries of the OS1 Open Space Conservation Zone to be consistent with the TRCA's updated floodplain mapping for the Corridor.
3. THAT the Regional Road 27 Valley Corridor Management Plan (Attachment #3) BE APPROVED.
4. THAT the implementing amendments to the Official Plan and Zoning By-law be brought forward to Council for adoption."