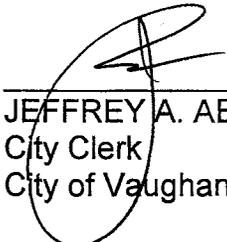


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 614 to the Official Plan of the Vaughan Planning Area, which was approved (as modified) by the Ontario Municipal Board as per Order issued on the 7th day of March, 2012.



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JEFFREY A. ABRAMS  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 9 day of March, 2012.

ISSUE DATE:

March 7, 2012



Ontario

PL060885

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

Kerrowood Developments Limited has appealed to the Ontario Municipal Board under subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from the failure of the Regional Municipality of York to announce a decision respecting Proposed Amendment No. 614 to the Official Plan for the City of Vaughan to redesignate lands located on the west side of Highway No. 27, north of Nashville Road, in Lots 24 and 25, Concession 8 from "Suburban Residential" and "Valley Area" to "Serviced Residential" and "Valley Area" to permit the proposed development of a residential subdivision on full municipal services

Approval Authority File No. OP.30.90

O.M.B. File No. O060175

Kerrowood Developments Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, of the City of Vaughan to rezone lands located on the west side of Highway No. 27, north of Nashville Road, in Lots 24 and 25, Concession 8 from "A – Agricultural Zone 9(498)" and "OS1 – Open Space Zone" to the "R1 – Residential Zone" 9(498), "A – Agricultural Zone" 9(498) and "OS1 – Open Space Zone" to permit the proposed development of a residential subdivision on full municipal services

O.M.B. File No. Z060143

Kerrowood Developments Limited has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from the failure of the City of Vaughan to make a decision respecting a proposed plan of subdivision on lands located on the west side of Highway No. 27, north of Nashville Road, in Lots 24 and 25, Concession 8, in the City of Vaughan

Approval Authority File No. 19T-84076

O.M.B. File No. S060082

B E F O R E:

J. CHEE-HING  
MEMBER

)  
)  
)

Wednesday, the 7<sup>th</sup> day of

March, 2012

**THIS MATTER** having come on for public hearing and the Ontario Municipal Board (the "Board"), in accordance with its Decision issued on April 11, 2008 (the "Decision"), having withheld its Order until this day to:

- await receipt of modified Official Plan Amendment and Zoning By-law Amendment documents as well as the revised conditions of draft plan approval to reflect the Board's findings on Lot 42 and that these documents be in a form acceptable to the City of Vaughan; and
- await confirmation from the Regional Municipality of York (the "Region") regarding the fulfillment of the pre-conditions as set out by the Region in Exhibit 1;



**THE BOARD ORDERS** that the appeal with respect to the Official Plan Amendment is allowed in part and Amendment No. 614 to the Official Plan for the City of Vaughan is modified as set out in Attachment "1" to this Order, and as modified is approved;

**AND THE BOARD ORDERS** that the appeal with respect to the Zoning By-law Amendment is allowed, and By-law No. 1-88, as amended, of the City of Vaughan is hereby amended in the manner set out in Attachment "2" to this Order. The Board authorizes the City of Vaughan to assign a number to this by-law for record keeping purposes;

**AND THE BOARD ORDERS** that the appeal with respect to the Draft Plan of Subdivision is allowed and the draft plan shown in Exhibit 22, as modified by the Board in accordance with its Decision with respect to Lot 42, is approved subject to the fulfillment of the conditions set out in Attachment "3" to this Order;

**AND THE BOARD FURTHER ORDERS** that pursuant to subsection 51(56.1) of the *Planning Act*, the City of Vaughan shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Act*. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Board may be spoken to.

SECRETARY

# ATTACHMENT "1"

## AMENDMENT NUMBER 614 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 614 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 614.

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 the provisions of the Official Plan of the Vaughan Planning Area respecting Official Plan Amendment # 601 (Kleinburg-Nashville Community Plan) for the lands shown as "Area Subject to Amendment No. 614" on Schedule "1" attached hereto, as follows:

- redesignate the lands identified as "Area Subject to Amendment #614" on Schedule "1" from "Suburban Residential" and "Valley & Stream Corridor" to "Serviced Residential", "Valley & Stream Corridor" and "Open Space";
- a minimum 20 metre wide buffer area, adjacent to Regional Road #27 shall be provided and shall be designated "Open Space". This buffer shall be comprised of dense landscaping to screen new development from Regional Road 27;
- also included in the calculation of density shall be the lands required for stormwater management facility, and the minimum 20 m buffer area along Regional Road 27;

The Amendment will facilitate a residential draft plan of subdivision consisting of 44 lots and related blocks.

## II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 614". The Subject Lands are located on the west side of Regional Road 27, north of Nashville Road, in Lots 24 and 25, Concession 8, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "Suburban Residential" and "Valley & Stream Corridor" to "Serviced Residential", "Valley and Stream Corridor" and "Open Space" is based on the following:

1. The Provincial Policy Statement encourages cost-effective development patterns by focusing growth in urban areas, including towns and villages.
2. The Provincial Policy Statement (PPS) promotes intensification in areas that have sufficient existing or planned infrastructure.
3. The York Region Official Plan encourages growth in designated Towns and Villages.

4. The valleylands will remain protected.
5. Within an urban area it is preferable to have development proceed on the basis of full municipal services.
6. On April 11, 2008, the Ontario Municipal Board approved applications to amend the Official Plan, Zoning By-law and for Draft Plan of Subdivision approved under OMB Case No. PL060885.

#### IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment #601 (Kleinburg-Nashville Community Plan) to the Official Plan of the Vaughan Planning Area as amended, is hereby amended by:

1. Redesignating the Subject Lands shown as "Area Subject to Amendment #614" on Schedule "1" from "Suburban Residential" and "Valley Area" to "Serviced Residential", "Valley & Stream Corridor" and "Open Space" in the manner shown on said Schedule.
2. Adding the following paragraph to the end of Subsection 4.3.1.1, Calculation of Residential Density:  
  
"(OPA 614) Notwithstanding the above, for the lands located on the west side of Regional Road 27, north of Nashville Road, in Lots 24 and 25, Concession 8, and subject to OPA #614, the area included in the calculation of Residential Density shall be based on a net residential hectare which includes local and primary roads, the land for dwelling units, environmental linkages located on tablelands, tableland valley buffer areas, lands required for stormwater management facility, and the landscape buffer area located along Regional Road #27.(OPA #614)"
3. Adding the following to the end of Sub-section 4.7.3, Community Edges:  
  
"(OPA 614) Notwithstanding the above, for the lands located on the west side of Regional Road 27, north of Nashville Road, in Lots 24 and 25, Concession 8 and subject to OPA #614 the following shall apply:

- a) a minimum 20 metre wide buffer area shall be provided along Regional Road 27 and shall be landscaped with dense naturalized plant materials, and not form part of the parkland dedication. This buffer area shall be included within the "Open Space" designation.
- b) The existing single-detached dwelling located within the northerly portion of the "Open Space" designation may be maintained on these lands, until such time as it is demolished. Once the single detached dwelling is demolished, the northerly portion of the "Open Space" block lying north of the entry road to the plan of subdivision shall be conveyed to the City of Vaughan, free of all cost and encumbrances, and shall be used for landscape purposes only and a noise attenuation fence, if required by the City of Vaughan. Site specific development standards shall be established in the implementing Zoning By-law Amendment and through the conditions of Draft Plan of Subdivision approval, to the satisfaction of the City of Vaughan, (OPA #614)"

4. Deleting Schedule "A" in Official Plan Amendment #601 and substituting therefor 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 will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88 and Draft 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 that Plan shall apply with respect to this Amendment.

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

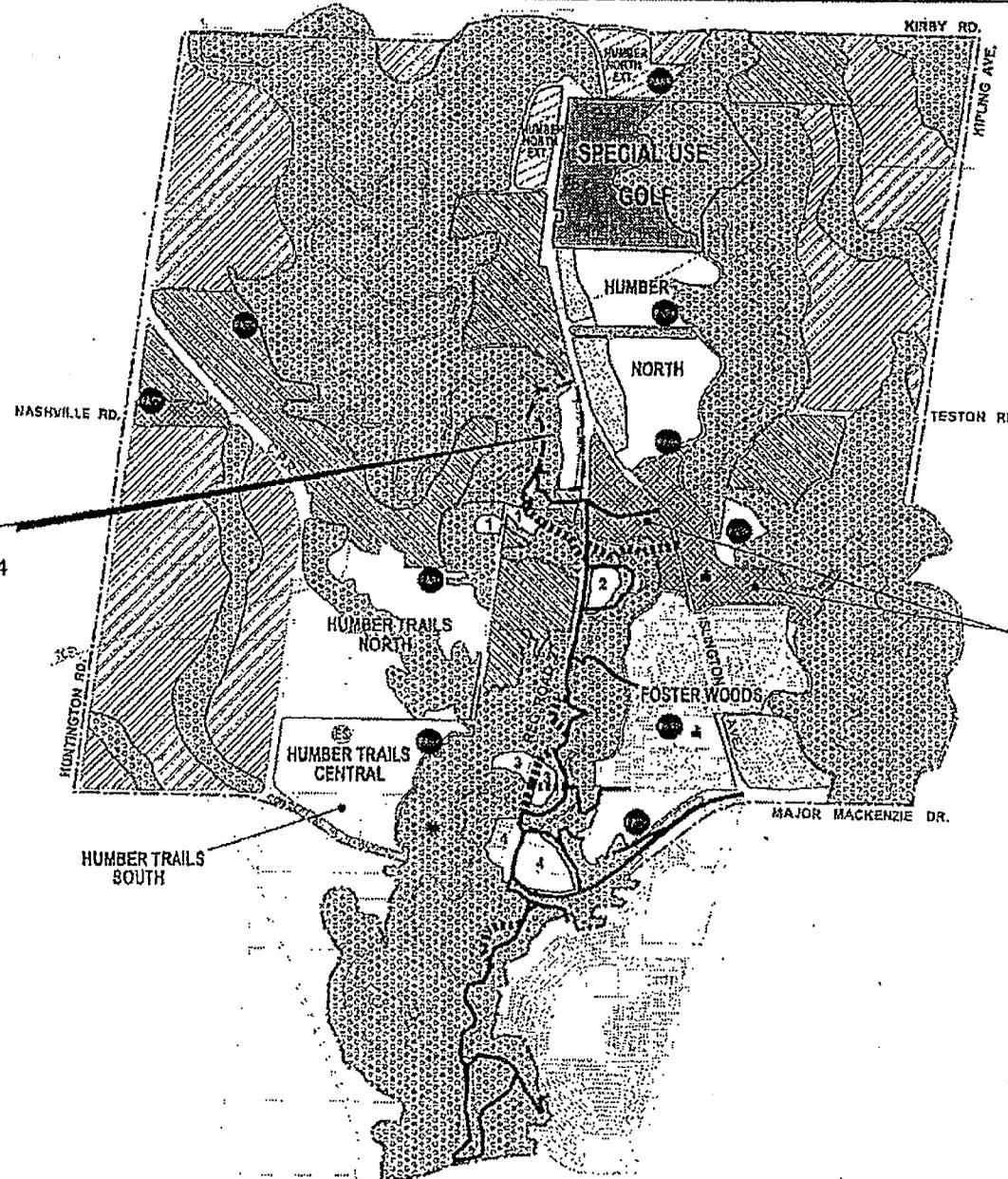
ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001

**LEGEND**

-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY & STREAM CORRIDOR
-  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



AREA SUBJECT TO  
AMENDMENT No. 614



**KLEINBURG  
NASHVILLE  
COMMUNITY PLAN**

**SCHEDULE 'A'  
LAND USE**

KLEINBURG CORE AREA and  
MAINSTREET COMMERCIAL  
SEE FURTHER  
SCHEDULE "A1"

FILE No. OP.30.90  
LOCATION: Lots 24 & 25, Concession 8  
APPLICANT: KERROWOOD DEVELOPMENTS LTD.  
CITY OF VAUGHAN

**THIS IS SCHEDULE '1' TO  
AMENDMENT No. 614**  
ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

SIGNING OFFICERS

BOARD ORDER dated  
March 7, 2012

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## APPENDIX I

The subject lands are located on the west side of Regional Road 27, north of Nashville Road, in Lots 24 and 25, Concession 8, City of Vaughan. At the Council Meeting of September 13, 2004, Council considered a recommendation from the Committee of the Whole dated September 7, 2004 respecting an application (File OP.03.090 Kerrowood Developments Ltd.) 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 September 7, 2005, be approved;
- 2) That when this application comes forward for Zoning and Site Plan, that the architectural control be consistent with the Kleinburg/Nashville Heritage Conservation District Plan and that a Landscape Plan be provided;
- 3) That the street names reflect the character of the Kleinburg community; and
- 4) That the written submission by area residents dated September 7, 2004, be received."

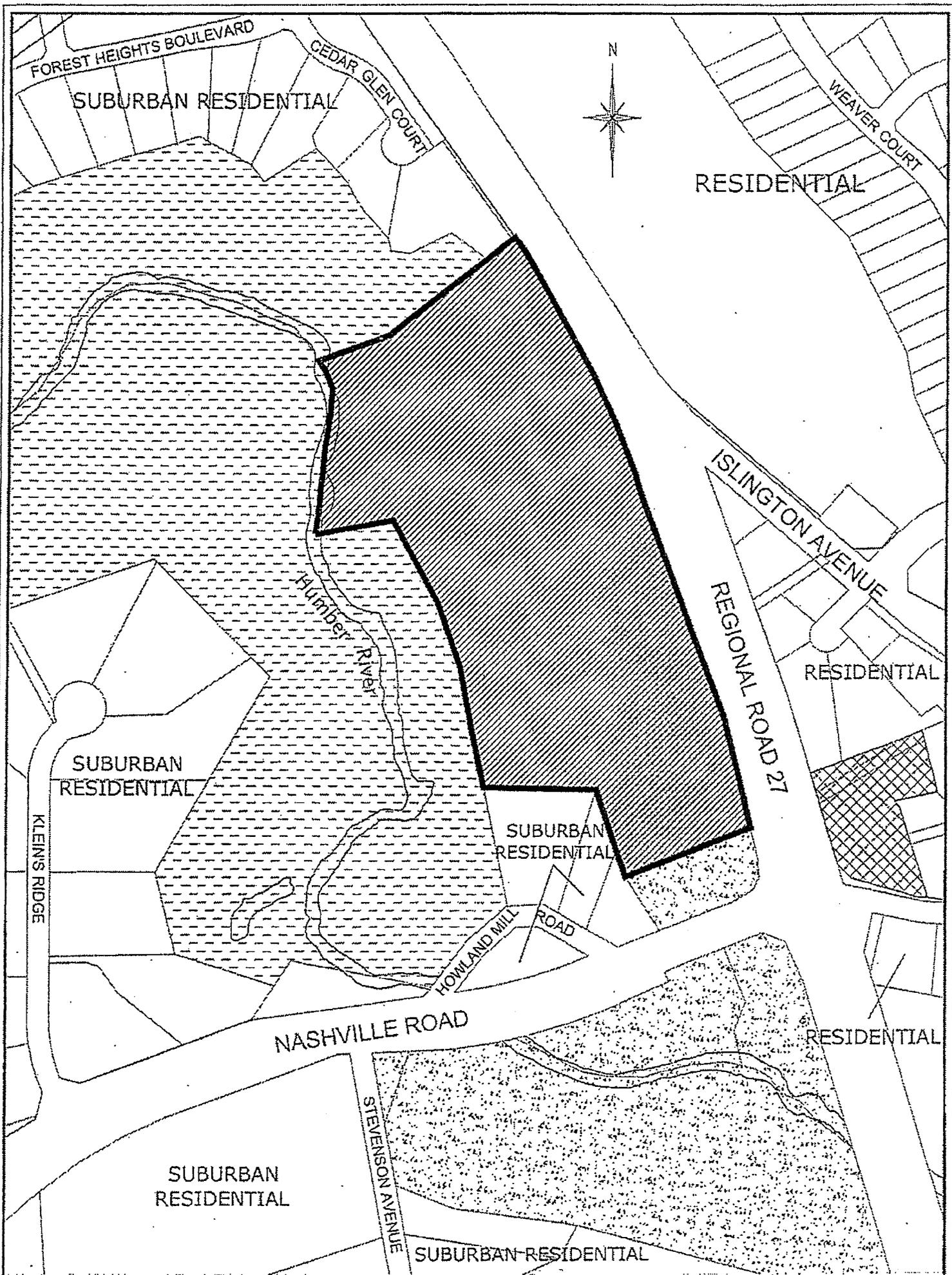
### Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.090 (Kerrowood Developments Limited) BE APPROVED, to redesignate the subject lands from "Suburban Residential" and "Valley Area" to "Serviced Residential" and "Valley Area."

The Region of York did not approve OPA #614. On September 26, 2006, the applicant appealed the application to the Ontario Municipal Board.

On April 11, 2008 the Ontario Municipal Board approved modifications to OPA #614, which provides for a minimum 20 metre buffer area be provided along Regional Road 27 for landscape purposes, as well as the inclusion of stormwater management facility and the landscape buffer area be included in the calculation of residential density.



NOT TO SCALE

**APPENDIX II  
EXISTING LAND USE  
OFFICIAL PLAN AMENDMENT No. 614**

AREA SUBJECT TO  
AMENDMENT No. 614



FILE No. OP.30.90  
LOCATION: Lots 24 & 25, Concession 8  
APPLICANT: KERROWOOD  
DEVELOPMENTS LTD.  
CITY OF VAUGHAN

VALLEY LAND



COMMERCIAL



AGRICULTURAL

