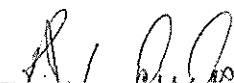


I, ROBERT JOSEPH DOUGLAS, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment No. 108 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Housing, with modification, on June 13th, 1980. The attached text incorporates said modification.

  
\_\_\_\_\_  
R.J. Douglas,  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 25th day of June, 1980.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 179-79

A By-law to adopt Amendment Number 108 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan  
ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 108 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 108 to the Official Plan of the Vaughan Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

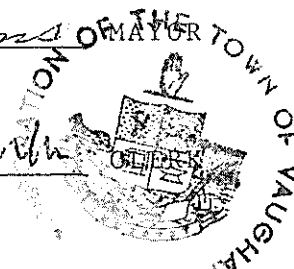
READ a FIRST and SECOND time this 7th day of August, 1979.

G. Williams MAYOR

J. J. [Signature] CLERK

READ a THIRD time and finally passed this 7th day of August, 1979.

G. Williams MAYOR  
J. J. [Signature] CLERK

The seal of the Corporation of the Town of Vaughan is circular. It features a central emblem with a crown on top and a shield below. The shield contains a cross and other heraldic symbols. The words "CORPORATION OF THE TOWN OF VAUGHAN" are written around the perimeter of the seal.

AMENDMENT NUMBER 108  
to the  
OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

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The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 108 to the Official Plan of the Vaughan Planning Area", constitute Amendment Number 108.

Also attached hereto but not constituting part of the Amendment are Appendices 1 and 2. These contain the background of the Amendment.

PURPOSE:

The purpose of this Amendment is to grant an exemption to the sanitary sewer service requirement of the Woodbridge Community Plan (Official Plan Amendment Number 26 to the Vaughan Planning Area) to permit the use of two detached single-family residences, each on approximately 1 acre of land and being the parcel shown as the "Area subject to this Amendment" on the attached Schedule "A", on the basis of an individual private sewerage disposal system and well for each of the said residences.

LOCATION:

This Amendment applies to lands located at the south side of Langstaff Road approximately 700 feet (17.5 metres) west of Pine Valley Drive, being part of Lot 11, Concession 7 in the Town of Vaughan and having an area of approximately 2 acres (0.809 hectares).

BASIS:

The subject lands are designated Low Density Residential in Official Plan Amendment Number 26 and fulfill the criteria for a low density residential use with the exception of the requirement that development be permitted only when full municipal services are available or arrangements for their provision have been made.

1. The northerly Woodbridge Community Plan boundary along Langstaff Road, east of Islington Avenue was established on the assumption that sanitary sewers would be installed along the Humber River. However on the basis of subsequent detailed engineering studies, the sewers were actually installed on Islington Avenue with a small pumping station located immediately opposite the Humber River on Pine Grove Road. Consequently, a municipal sanitary sewer connection across the Humber River to the subject lands would be technically difficult and economically unjustifiable due to the small size of the parcel to be serviced.

BASIS cont'd ..

2. An existing water main is installed near the west corner of the subject lands and provisions will be made for its extension along the frontage of the subject lands to provide for a double service connection including a fire hydrant.
3. The existing and proposed residential development of the subject lands is in keeping with the general intent of the Woodbridge Community Plan (O.P.A. #26).
4. The low density residential development on the subject lands is compatible with the existing surrounding open space, low-density residential and institutional uses.
5. The subject lands are located in close proximity to an existing residential plan of Subdivision abutting the Woodbridge Community Plan boundary to the north of Langstaff Road, east of Pine Valley Drive, where one acre lots are serviced by private septic systems and municipal water.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO:

The lands identified as "Area Subject to this Amendment" on Schedule "A" hereto, may be used for residential purposes provided that:

- (a) Two residential lots of approximately 1 acre are created, each to be used for 1 single-family detached dwelling only.
- (b) Each of the said lots are serviced by a private septic tank and tile field system, and on an interim basis by a private well which shall conform to the standards of and be subject to the approval of the Ministry of the Environment or its Agent the Local Medical Officer of Health.
- (c) The Owner enter into an Agreement with the Town of Vaughan whereby both of the proposed lots will be connected to a municipal water supply as and when required by the Town.
- (d) That the second entrance be located approximately 15 meters west of the westerly limit of the existing driveway.

IMPLEMENTATION:

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject to this Amendment, shall be implemented through Amendments to the Zoning By-law and through development control Agreements, pursuant to Section 35a of The Planning Act.

INTERPRETATION:

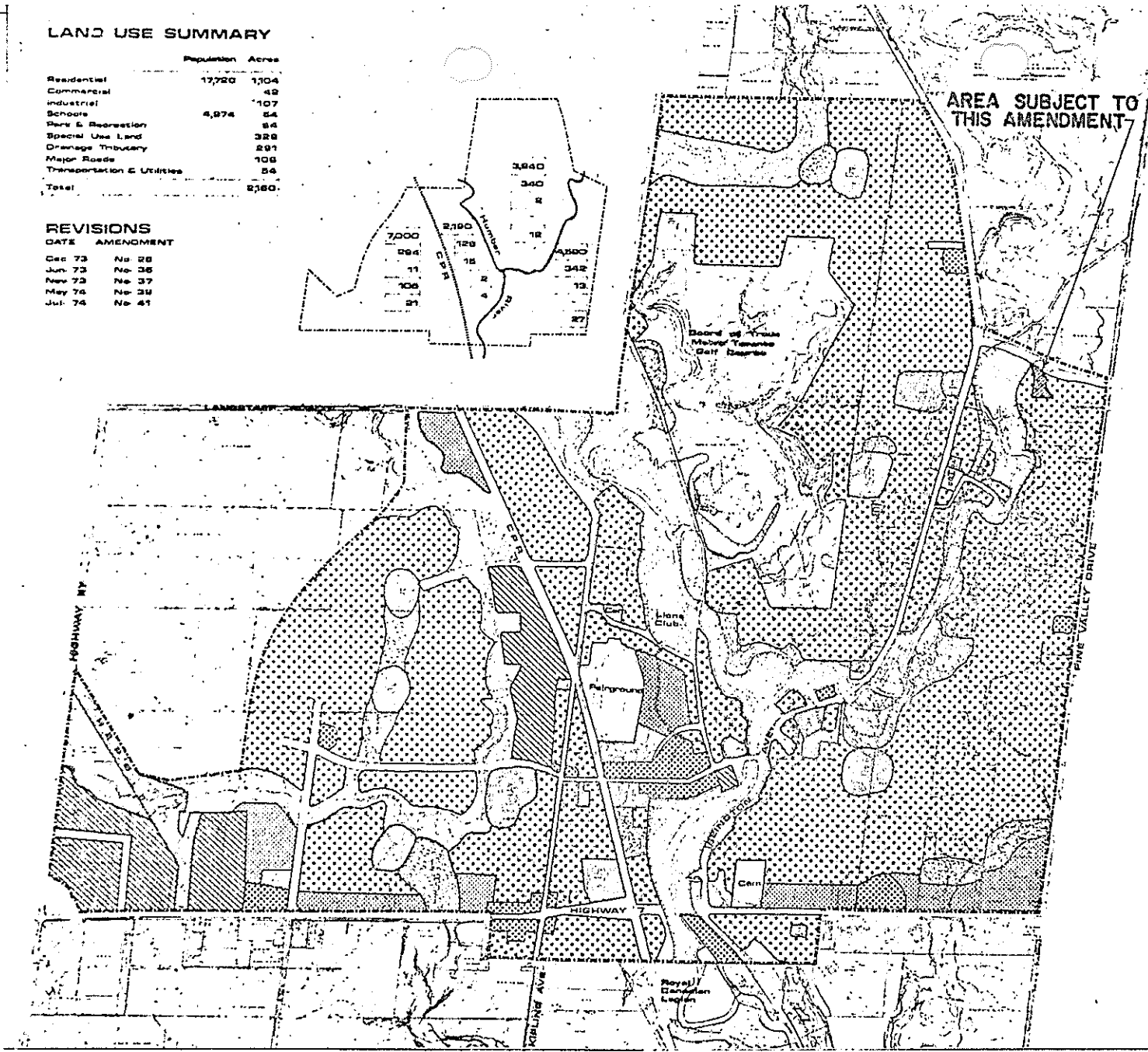
The provisions of the Official Plan as amended from time to time regarding the interpretation of that Plan shall apply in regard to this Amendment.

**LAND USE SUMMARY**

	Population	Acres
Residential	17,720	1,104
Commercial		42
Industrial		107
Schools	4,974	54
Park & Recreation		54
Special Use Land		328
Drainage Tributary		291
Major Roads		108
Transportation & Utilities		54
<b>Total</b>		<b>2,180</b>

**REVISIONS**

DATE	AMENDMENT
Dec 73	No 28
Jun 73	No 36
Nov 73	No 37
May 74	No 39
Jul 74	No 41



**SCHEDULE A  
LAND USE PLAN**

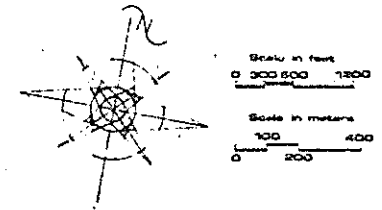
**LEGEND**

- RESIDENTIAL**
  - LOW DENSITY up to 14 persons per gross acre
  - MEDIUM DENSITY 14-50 persons per gross acre
  - HIGH DENSITY 50-100 persons per gross acre
- COMMERCIAL**
- INDUSTRIAL**
- INSTITUTIONAL**
  - ELEMENTARY SCHOOL
  - SECONDARY SCHOOL
  - CHURCH
  - OTHER
- UTILITY**
- PARK & RECREATION**
- SPECIAL USE**
- DRAINAGE TRIBUTARY**
- PRIVATE RECLAMATION AREA**
  - Building restrictions until land Razed and Dyked i.e. No Improvement only Maintained
- CONSERVATION AUTHORITY FLOODLINE**
  - BOUNDARY OF WOODBRIDGE COMMUNITY PART OF TOWN OF VAUGHAN PLANNING AREA
  - MAJOR ROAD

**CARTOGRAM**

17,720	Population
2,180	Residential (acres)
11	Commercial (acres)
107	Industrial (acres)
54	Park & Recreation (acres)

Schedule A to Amendment No. 108 to the Official Plan of the Vaughan Planning Area as Amended



**TOWN OF VAUGHAN PLANNING AREA**

APPENDIX 1

SUMMARY OF PUBLIC HEARING AND COUNCIL ACTION

The land affected by this Amendment is located on the south side of Langstaff Road, approximately 700 feet west of Pine Valley Drive, being part of Lot 11, Concession 7 in the Town of Vaughan. The said lands have an area of approximately 2 acres.

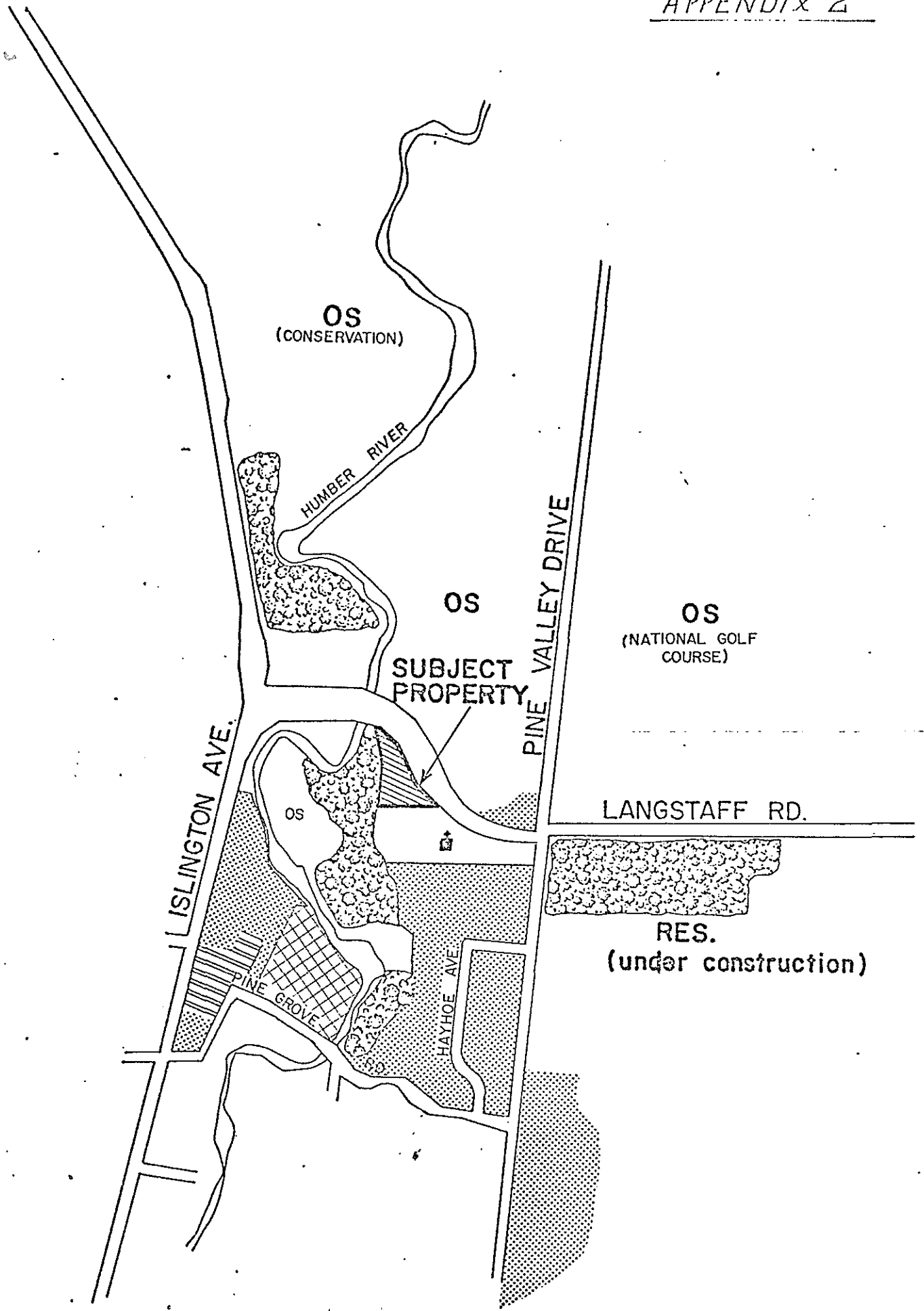
On May 16, 1978, the Vaughan Planning Committee held a Public Hearing to consider an application for appropriate Amendments to the Official Plan and Zoning By-law to permit the severance of the lands described above into two separate residential lots each approximately 1 acre in size. There was no objection from area residents to the proposal and no one in the audience spoke on this matter.

At that meeting the following resolution was adopted:

"That this application be approved provided that:

1. Both dwellings are on private well on interim basis and septic,
2. Enter into a Site Plan Agreement with respect to a driveway and dwelling on the parcel to be severed, and further that the Official Plan be amended so that this application can be processed, and furthermore that the engineer outline the area which is to be serviced by private services."










### EXISTING LAND USE PLAN

AMENDMENT NO. 108 TO THE  
 VAUGHAN OFFICIAL PLAN  
 PART OF LOT 11, CONCESSION 7  
 JUNE 18, 1979  
 SCALE 1"=500'

#### LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  OPEN SPACE
-  WOODLOT