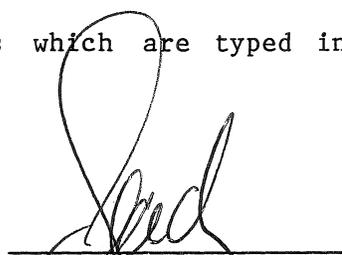
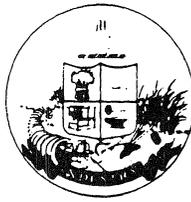


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 392 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 17th day of January, 1995. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of January, 1995.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 255-92

A By-law to adopt Amendment Number 392 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 392 to the Official Plan of the Vaughan Planning Area, consisting of the attached text.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 392 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 24th day of August 1992.

"L.D. Jackson
L. D. Jackson, Mayor

"J.D. Leach
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with a ship and a plow, surrounded by a wreath and the text "CORPORATION OF THE CITY OF VAUGHAN" around the perimeter.

AMENDMENT NUMBER #392
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 392 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 392

Also attached hereto but not constituting part of the Amendment is Appendix I.



The purpose of this amendment is to amend Official Plan Amendment No. 160 of the Vaughan Planning Area (Kleinburg-Nashville Community Plan) in order to permit the servicing of lands designated "Suburban Residential" with sanitary sewers.

II LOCATION

The lands affected by this amendment comprise all of the lands designated "Suburban Residential" in OPA #160.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. Within the design capacity of 2650 person for the Kleinburg Sewage Treatment Plant, a limited amount of sewage capacity *consisting of 20 units* has been identified beyond that required for the designated service area, comprised of the existing Kleinburg Core and the approved developments in Major Development Areas 1 and 2.
2. The policies of Official Plan Amendment No. 160 currently provide that development in Suburban Residential Areas is to occur on the basis of septic tanks and tile fields only.
3. Additional servicing capacity beyond the 2650 population which the Kleinburg Sewage Treatment Plant is designed to service, may be identified in the future by the Region of York through the monitoring of actual sewage flows at the Kleinburg Sewage Treatment Plant. *The Region of York estimates that sufficient data relating to these flows and the subsequent identification of any additional servicing capacity will not be available until 1997, at the earliest.*
4. The amendment will allow lands designated Suburban Residential to develop on the basis of sanitary sewers, reducing the community's reliance on septic systems for servicing. Given the potential for septic system failure, misuse, improper installation and other environmental concerns regarding their use, it would be desirable to reduce the number of residences within the community serviced with septic systems.
5. The maximum density permitted by OPA No. 160 for development in

Suburban Residential areas will, remain unchanged, notwithstanding the method of servicing. The planning merits of any proposed increase in density will be considered through an application to amend the density provisions of the Official Plan.

6. The amendment includes criteria for Council's consideration in allocating sanitary servicing capacity to any area designated "Suburban Residential".

IV DETAILS OF THE AMENDMENT

Adding the following Subsection 3.3 New Development:

"c) Notwithstanding Paragraph 3.3 a), development *on sanitary sewers* in areas designated 'Suburban Residential' on Schedule 'A-1' *shall be discouraged until*;

(i) the Region of York has confirmed that the required sewage capacity is available in the Kleinburg Sewage Treatment Plant; and

(ii) *the required sanitary sewage capacity has been allocated to the development by City of Vaughan Council.*

Adding the following to Subsection 3.10.1 of OPA No. 160:

"6. ~~Where~~ Council of the City of Vaughan is satisfied that sanitary sewage capacity is available to service development in the areas of the community presently designated to be on full services, Council may allocate any *remaining plant capacity or* additional sanitary sewage capacity which becomes available to lands designated Suburban Residential on the following basis:

a) The allocation of sanitary sewage capacity to lands designated Suburban Residential shall not result in the serviceable community population of 2650 being exceeded.

b) The serviceable community population for the Kleinburg Sewage Treatment Plant may only be increased when monitoring of actual sewage flows demonstrates that a population increase will not exceed the plant's capacity, to the satisfaction of the Region of York in consultation with the Ministry of Environment.

- c) The Region of York shall confirm that additional serviceable population is available, prior to allocation of capacity by Council.
- d) In assigning priority and in allocating sanitary sewage capacity to lands designated Suburban Residential, Council shall give consideration to the following matters:
 - i) proximity of the lands to existing serviced areas;
 - ii) cost/ease of servicing the lands ie. minimizing the number of pumping stations and municipal maintenance costs;
 - iii) soil constraints of the lands with respect to their suitability for septic systems;
 - iv) implications of providing full services to the lands in terms of density, environmental impact and other planning considerations;
 - v) existing development with widespread septic system malfunction;
 - vi) opportunities for infilling in serviced areas."

V IMPLEMENTATION

This Amendment shall be subject to the Implementation provision of Official Plan Amendment No. 160 (Kleinburg-Nashville Community Plan).

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.

APPENDIX I

The lands subject to this Amendment include all of the lands designated Suburban Residential within the limits of OPA No. 160, the Kleinburg-Nashville Community Plan.

On June 22, 1992, Vaughan Council held a public hearing meeting in respect of City of Vaughan Planning File 6.10. Council adopted the following motion:

" A. That an amendment to Official Plan Amendment No. 160, the Kleinburg - Nashville Community Plan, BE APPROVED which would provide for the following:

1. Where Council is satisfied that adequate sanitary sewage capacity is available to service development in all of the areas of the community presently designated to be on full services, Council may allocate sanitary sewage capacity to lands designated Suburban Residential on the following basis:

a) The allocation of sanitary sewage capacity to lands designated Suburban Residential shall not result in the serviceable community population of 2650 being exceeded.

b) The serviceable community population for the Kleinburg Sewage Treatment Plant may only be increased when monitoring of actual sewage flows demonstrates that a population increase will not exceed the Plant's approved hydraulic capacity, to the satisfaction of the Region of York in consultation with the Ministry of Environment.

c) The Region of York shall confirm that additional serviceable population is available, prior to allocation of capacity by Council.

d) In assigning priority and in allocating sanitary sewage capacity to lands designated Suburban Residential, Council shall give consideration to the following matters:

i) proximity of the lands to existing serviced areas;

ii) cost/ease of servicing the lands ie. minimizing the number of pumping stations and municipal maintenance costs;

iii) soil constraints of the lands with respect to their suitability for septic systems;

iv) implications of providing full services to the lands in terms of density, environment and other planning considerations;

v) existing development with widespread septic system malfunction;

vi) opportunities for infilling in serviced areas.

THAT the Region of York be requested to approach the Ministry of Environment and request that the monitoring time be reduced from the recommended 5 to 10 year period taking into consideration the existing data for a response to be made between 2 to 5 years."