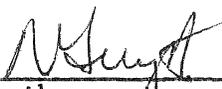


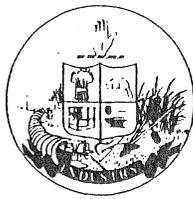
REFUSED BY OMB  
OPA 397

19-0P-1500-397

I, NORMAN SMYTH, Deputy Clerk of The Corporation  
of the City of Vaughan in the Regional Municipality of York,  
do hereby certify that the attached is a duplicate copy of  
By-law Number 195-92, passed by the Council of the City of  
Vaughan on the 22nd day of June, 1992.

  
\_\_\_\_\_  
N. Smyth  
Deputy Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 30th day of June, 1992.



# THE CITY OF VAUGHAN

# BY - LAW

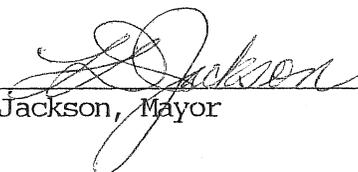
## BY-LAW NUMBER 195-92

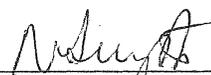
A By-law to adopt Amendment Number 397 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 397 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
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 397 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 22nd day of June 1992.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

NORMAN SMYTH  
DEPUTY CITY CLERK

**AMENDMENT NUMBER 397  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 397 to the Official Plan of the Vaughan Planning Area constitute Amendment #397.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.



I PURPOSE

The purpose of this Amendment is to provide for a site specific amendment to Amendment No. 4 to the Official Plan of the Vaughan Planning Area in order to redesignate certain lands from "Industrial" to "Low Density Residential" and "Open Space".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Rockview Gardens adjacent the CNR rail line, being Block 8, Registered Plan M-2018, in Lot 5, Concession 3, City of Vaughan and shown as "Area Subject to Amendment No. 397" on Schedule "1" attached hereto.

III BASIS

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

1. The Subject Lands are designated "Industrial" under the provisions of Amendment No. 4, as amended. The predominant use of lands under this designation is manufacturing, storage and warehousing. Minor commercial uses are also permitted, as well as accessory recreational uses, open space uses and residences for caretakers.
2. The lands in the general area of the Subject Lands are developed primarily with single family dwellings. There is a park to the south of the Subject Lands and the lands to the north were recently approved for a residential plan of subdivision. The proposed redesignation from "Industrial" to "Low Density Residential" and "Open Space" would result in compatible low density residential development. Furthermore, the change from an industrial use to residential uses would eliminate the nuisances (i.e., truck traffic, noise etc.) often associated with industrial uses.

3. On April 6, 1992, Vaughan Council considered the required Official Plan and Zoning Amendment applications at a Public Hearing. At that meeting, Council approved the Official Plan and Zoning Amendment applications subject to conditions.

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

Amendment No. 4 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Amending Schedule "A" (Land Use) by redesignating the lands shown as "Area Subject to Amendment No. 397" on Schedule "2" attached hereto from "Industrial" to "Low Density Residential" and "Open Space".
- b) Adding the following paragraph to Section 5(b):  
"The lands shown as "Area Subject to Amendment No. 397" on Schedule "2" to Amendment No. 397, being Block 8 of Registered Plan M-2018 in part of Lot 5, Concession 3, shall be developed for low density residential uses having a maximum density of 9.34 units per hectare and a walkway block. For the purposes of this paragraph, "Low Density Residential" uses shall mean single family detached dwellings on lots having a minimum frontage of 15 metres."

#### V IMPLEMENTATION

It is intended that the policies of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the Vaughan Zoning By-law.

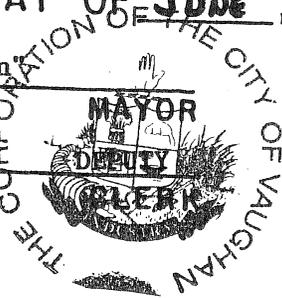
#### VI INTERPRETATION

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.

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 397  
ADOPTED THE 22 DAY OF JUNE, 1992.

"L.D. Jackson"

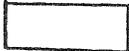
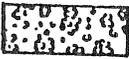
"N. Smyth"

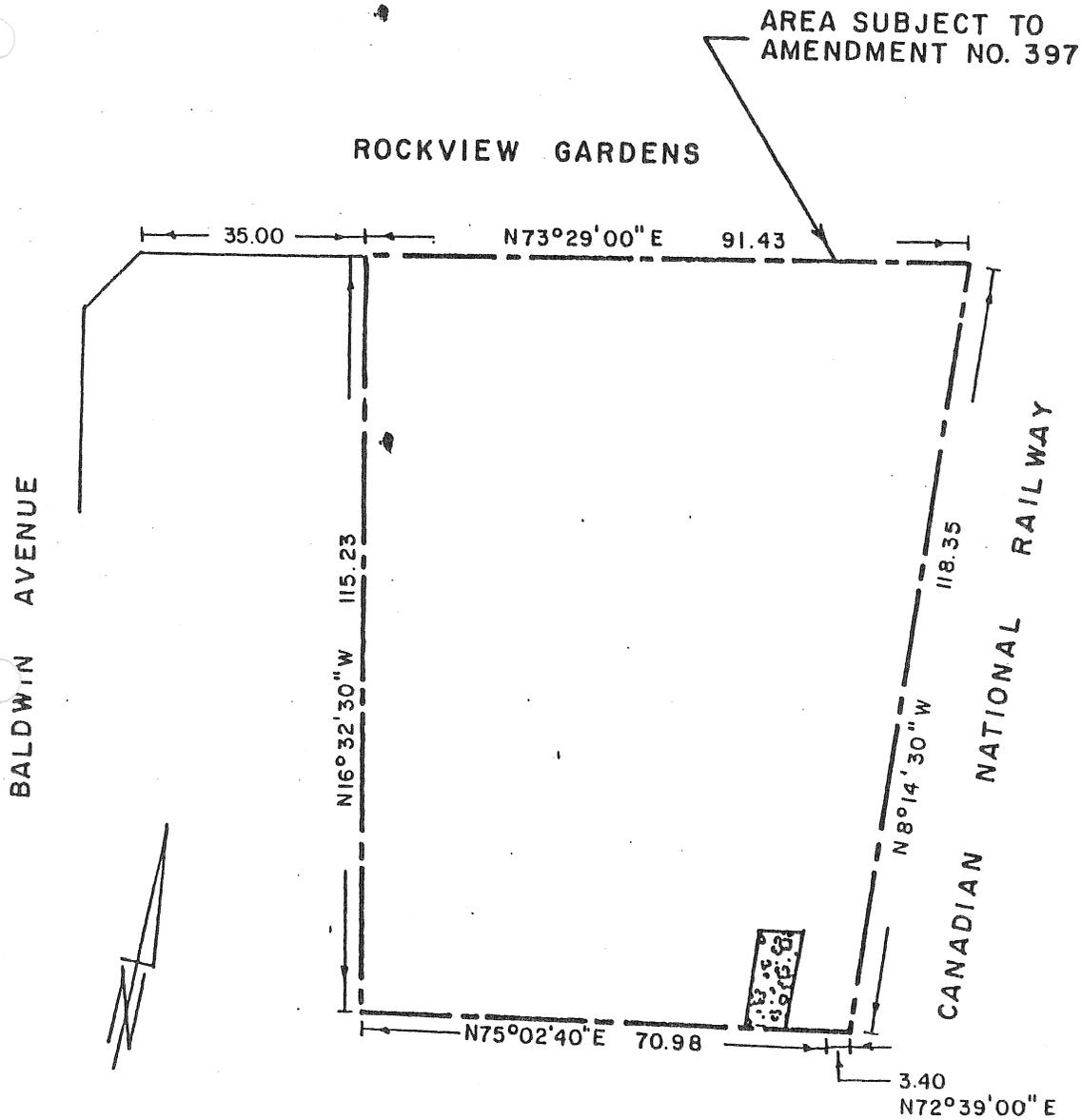


LOCATION: BLOCK 8, PLAN M-2018

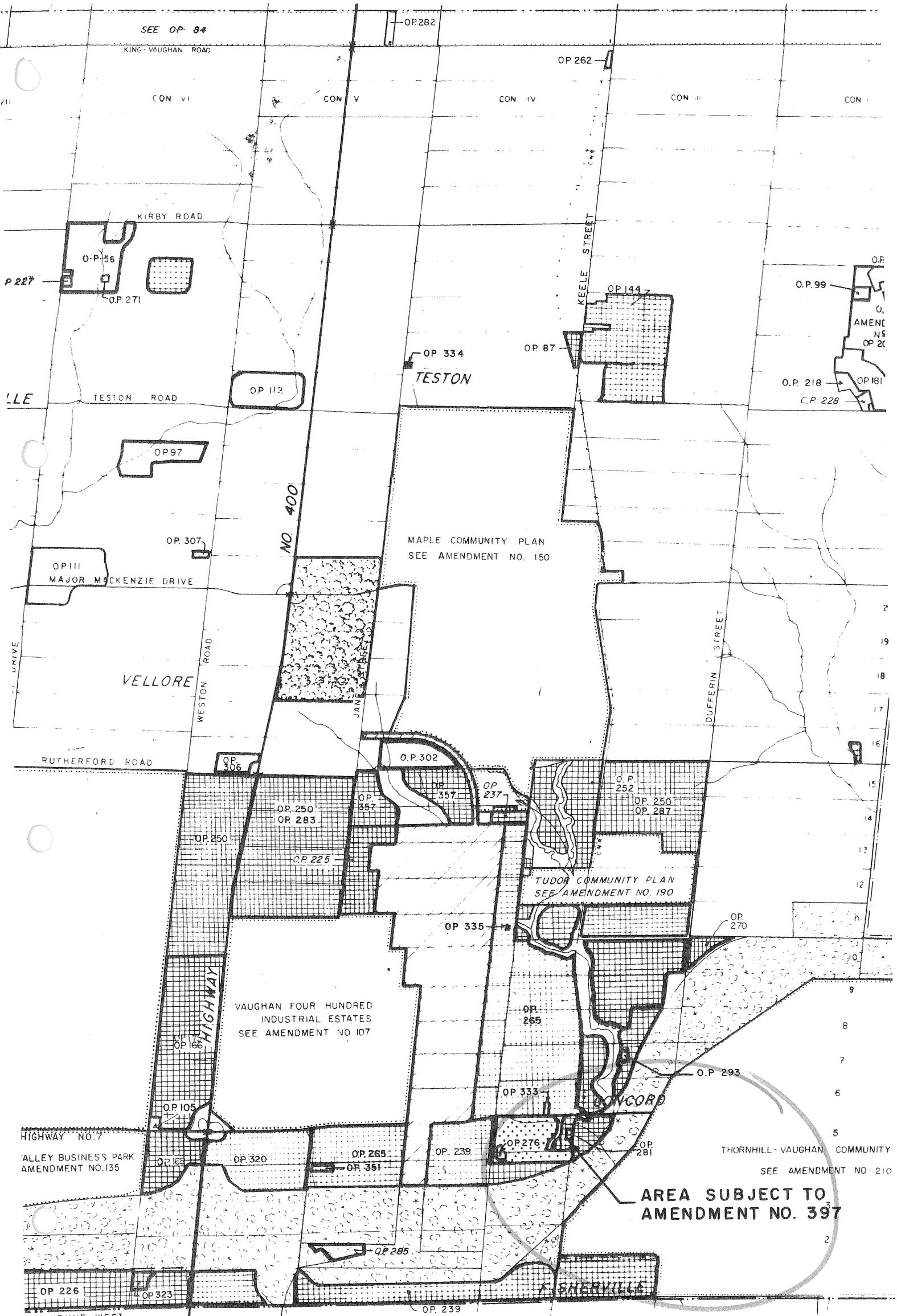
SCALE: 0  40 m

LEGEND

-  LOW DENSITY RESIDENTIAL
-  OPEN SPACE



SCHEDULE "2"



AREA SUBJECT TO AMENDMENT NO. 397

APPENDIX I

The subject lands are located south of Highway #7 and east of Keele Street on the south side of Rockview Gardens adjacent to the CNR rail line, being Block 8, Registered Plan M-2018, in Lot 5, Concession 3, City of Vaughan.

The Official Plan policies in OPA No. 4 do not permit residential uses on the subject lands, and therefore an Official Plan Amendment is required.

Vaughan Council at its April 6, 1992, Public Hearing resolved (in part):

"THAT Official Plan Amendment Application and Zoning Amendment Application OP.48.91 and Z.109.91 (Metrus Properties Ltd.), BE APPROVED, subject to the following conditions:

1. The Official Plan Amendment shall redesignate the subject property from "Industrial" to "Low Density Residential" to permit the development of a residential plan of subdivision providing a minimum of 50 foot frontage lots with provision for a walkway block to the park to the south."

APPENDIX II

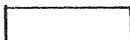
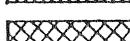
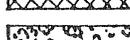
# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 397

CITY OF VAUGHAN

LOCATION: BLOCK 8, PLAN M-2018

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  COMMERCIAL
-  OPEN SPACE

DATE: 92 / 04 / 16

SCALE: 0  200 m

