

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

and

IN THE MATTER OF Amendment Number 690
to the Official Plan of the Vaughan Planning Area

I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

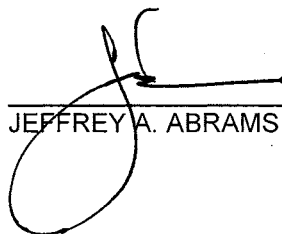
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 690 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of June, 2008, and written notice was given on the 3rd day of July, 2008 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 690 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 690 is deemed to have come into effect on the 24th day of July, 2008, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
24th day of July, 2008.)



A Commissioner, etc.

LARRY FRANK GLASS
a Commissioner, etc.,
Regional Municipality of York,
for the Corporation of the City of Vaughan.
Expires June 30, 2010.



JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

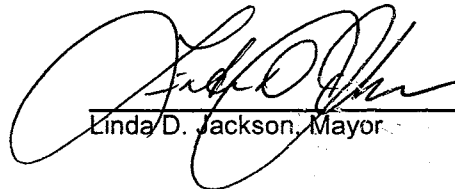
BY-LAW NUMBER 167-2008

A By-law to adopt Amendment Number 690 to the Official Plan of the Vaughan Planning Area.

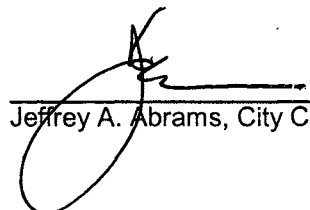
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 690 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 23RD day of June, 2008.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

AMENDMENT NUMBER 690
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 690 and Schedules "1" and "2" of the Official Plan of the Vaughan Planning Area constitute Amendment Number 690.

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

I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Official Plan Amendment (OPA) #601, the Kleinburg-Nashville Community Plan, as amended, to facilitate a proposed residential development on the Subject Lands.

The subject Amendment will facilitate the following with respect to the lands shown as "Area Subject to Amendment No. 690" on Schedule "1" attached hereto:

- a) allow residential development on individual private wells on an interim basis, until the municipal water supply can be provided for 21 estate residential detached dwelling units in Draft Plan of Subdivision File 19T-95098, within the "Suburban Residential" designation;
- b) require the Subdivision Owner or Builder to design and construct a complete municipal water system up-front in accordance with all City standards and establish criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to the Draft Plan of Subdivision Application (File 19T-95098);
- c) require the Subdivision Owner or Builder to decommission the interim private water service and transition towards the municipal water supply service once water supply capacity becomes available and is formally allocated to the Subject Lands; and,
- d) include the provision that the City of Vaughan is undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area, which is expected to be finalized by Late Fall 2008/Early Winter 2008, to identify servicing infrastructure improvements (i.e., water supply and sanitary services) required for development within the "Suburban Residential" designation to be on full municipal water supply.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", comprise approximately 10.8 ha, and are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 690". The Subject Lands are located on the east side of Huntington Road and north of Nashville Road, in Part of Lots 26 and 27, Concession 9, City of Vaughan.

III BASIS

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

1. The Subject Lands are designated "Suburban Residential" with a "Neighbourhood Park" overlay designation by OPA #601 (Kleinburg-Nashville Community Plan) as shown on Schedule "2" attached hereto. An amendment to the Official Plan is required to:
 - i) allow residential development on individual private wells, on an interim basis, on the Subject Lands, until the municipal water supply can be provided for 21 estate residential detached dwelling units, within the "Suburban Residential" designation;
 - ii) incorporate the policy requiring the Subdivision Owner or Builder to design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to the Draft Plan of Subdivision Application (File 19T-95098) to the satisfaction of the City, the Toronto and Region Conservation Authority, and the Region of York; and,
 - iii) include the policy requiring the Subdivision Owner or Builder to decommission the interim private water service and transition towards the municipal water supply service once water supply capacity becomes available and is formally allocated to the Draft Plan of Subdivision Application (File 19T-95098) to the satisfaction of the City, the Toronto and Region Conservation Authority, and the Region of York.

2. The Official Plan requires all development, other than limited suburban development and minor residential infilling by severance in areas where municipal services are not available, to be on full municipal services including water supply and sanitary sewers. Specifically, the Official Plan requires lands designated "Suburban Residential" to be serviced by the municipal water system and private sewage septic system with a lot area of sufficient size to accommodate two septic tile beds. The Subject Lands require an amendment to the provision in the Official Plan, which requires lands designated "Suburban Residential" to be serviced by the municipal water system. The City of Vaughan is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (Class EA) Study for the Kleinburg-Nashville Service Area, which is expected to be finalized by Late Fall 2008/Early Winter 2008, to identify servicing infrastructure improvements (i.e., water supply and sanitary services) required for planned and proposed developments within the "Suburban Residential" designation to be on full municipal water supply. The

completion of the Class EA will determine the infrastructure that is required to support the proposal to be on municipal water supply once water supply capacity becomes available and is formally allocated to the Subject Lands.

3. The Subject Lands are designated "Towns and Villages" by the Region of York's Official Plan, which permits residential development subject to the servicing capacity being addressed. In accordance with Section 6.7 "Water and Sewer Strategies" of the Regional Official Plan, which requires the provision of water and sewer services, and the allocation and the phasing of water supply and sanitary sewer capacity, the City is currently undertaking the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services) required to support the build out of the planned and proposed developments. Accordingly, the Region of York has advised they have no objection to allowing residential development on individual private wells on an interim basis, until the municipal water supply can be provided for 21 estate residential detached dwelling units. The Official Plan Amendment Application (File OP.06.025), which is consistent with the *Provincial Policy Statement (2005)* and *Places to Grow*, can be supported by Regional Official Plan policies, and would result in development that would be appropriate and compatible with the context of the existing community.
4. The City Engineering Department has reviewed the *Master Environmental Servicing Plan - Kleinburg Residential Estates (MESP)*, dated August 2005 prepared by Valdor Engineering Inc. on behalf of the Owner. The Draft Plan of Subdivision Application (File 19T-95098) is located in the Kleinburg-Nashville Service Area of the York Region Water Distribution System. The Subject Lands can be provided with a looped water supply by extending the existing 300 mm diameter watermain on Huntington Road and connecting to the existing 200 mm diameter watermain on Richard Lovat Court. However, due to the present water servicing capacity restriction in the Kleinburg-Nashville Service Area, the Subject Lands can proceed on individual private wells based on the commitment by the Subdivision Owner or Builder to design and construct a complete municipal water system up-front, in accordance with all City standards and criteria to allow for individual lot connection and supply once servicing allocation capacity becomes available and is formally allocated to Draft Plan of Subdivision Application (File 19T-95098). The Subdivision Owner or Builder is to decommission such interim private service and transition towards the municipal water supply service when municipal water supply capacity becomes available and is formally allocated to the Plan.
5. The Toronto and Region Conservation Authority (TRCA) has reviewed the proposal, including, but not limited to, *Pumping Test Report*, dated January 2008, by McClymont & Rak Engineers Inc., and *Reponses To The Queries of Geohydrology Study*, dated January 2008, by McClymont & Rak

Engineers Inc. The TRCA has no objection to the proposal to allow development on an interim basis until municipal water supply can be provided for the Plan.

6. The statutory Public Hearing was held January 22, 2007. The recommendation of the Committee of the Whole to receive the Public Hearing report on January 22, 2007, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on January 29, 2007. On June 23, 2008, Council ratified the June 16, 2008 Committee of the Whole recommendation, to approve the proposal for Official Plan Amendment Application (File OP.06.025).
7. The Regional Municipality of York exempted this Amendment from Regional Official Plan approval. The Region of York has reviewed the proposal, in conjunction with the applications to amend the Zoning By-law and for Draft Plan of Subdivision approval. All requirements of the Region shall be satisfied.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment #601 of the Kleinburg-Nashville Community Area, as amended, is hereby further amended by:

1. Deleting Schedule "A" to OPA #601, as amended, and substituting therefore Schedule "A" attached hereto as Schedule "2", thereby identifying "Area 'A'" on Schedule "A" to identify the Subject Lands shown as "Area Subject to Amendment No. 690" on Schedule "1" attached hereto as being designated, "Suburban Residential".
2. Adding the following paragraph at the end of paragraph 2 in Sub-section 4.1.2, "Community Planning Policies:"

"(OPA #690) Notwithstanding the above, development for the lands identified as "Area 'A'" on Schedule "A" may be on individual private wells, on an interim basis, until the municipal water supply can be provided, and individual private wells shall not be provided for any greater than 21 estate lots for residential detached dwelling units. The Subdivision Owner or Builder shall design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City, the Toronto and Region Conservation Authority, and the Region of York. The Subdivision Owner or Builder is to decommission such interim private service and transition towards the municipal water supply service when municipal water supply capacity

becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City, the Toronto and Region Conservation Authority, and the Region of York."

3. Adding the following paragraph at the end of paragraph 5 in Sub-section 4.3.2.1, "Suburban Residential Areas":

"(OPA #690) Notwithstanding the above, Suburban Residential Development for the lands identified as "Area 'A'" on Schedule "A" may be on individual private wells, on an interim basis, until the municipal water supply can be provided, and individual private wells shall not be for any greater than 21 estate lots for residential detached dwelling units. The Subdivision Owner or Builder shall design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City and the Toronto and Region Conservation Authority. The Subdivision Owner or Builder is to decommission such interim private service and transition towards the municipal water supply service when municipal water supply capacity becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City, the Toronto and Region Conservation Authority, and the Region of York."

4. Adding the following sentence to paragraph 1), in Sub-section 4.12.2.2, "Servicing"- "Water", after the first sentence:

"(OPA #690) The development of "Area 'A'" on Schedule "A" is subject to the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (Class EA) Study by the City of Vaughan to identify servicing infrastructure improvements (i.e., water supply and sanitary services) for the Kleinburg-Nashville Service Area. (OPA #690)"

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 Plan of Subdivision, pursuant to the Planning Act.


VI INTERPRETATION

The provisions of the Official Plan of the City of Vaughan Planning Area, as amended, from time to time regarding the interpretation of the Plan, shall apply to this Amendment.




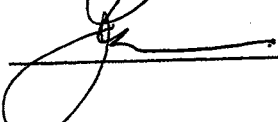
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**THIS IS SCHEDULE '1'
TO AMENDMENT No. 690**

AREA SUBJECT TO AMENDMENT No. 690 

ADOPTED THE 23 DAY OF JUNE, 2008

FILE Nos. OPA #690 & OP.06.025
 RELATED FILE Nos. Z.95.032 & 19T-95098
 LOCATION: Part of Lots 26 & 27, Concession 9
 APPLICANT: KLEINBURG RESIDENTIAL ESTATES INC.
 CITY OF VAUGHAN

SIGNING OFFICERS

 _____ MAYOR

 _____ CLERK


















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

ADOPTED THE _____ DAY OF _____, 2001

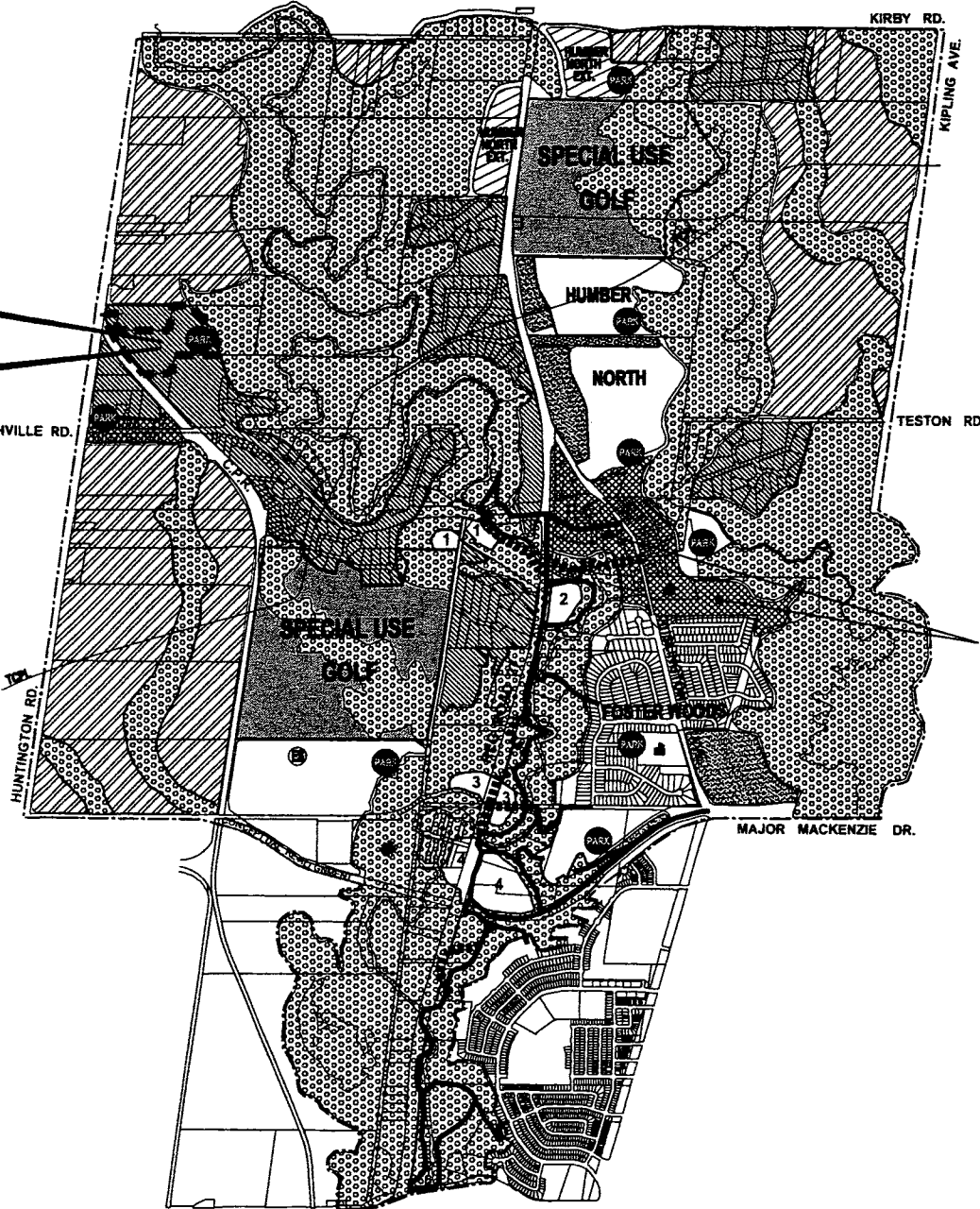
AREA 'A'

AREA SUBJECT TO
AMENDMENT No. 690

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

SCALE





**KLEINBURG
NASHVILLE
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE**

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

FILE Nos. OPA #690 & OP.06.025
RELATED FILE Nos. Z.95.032 & 19T-95098
LOCATION: Part of Lots 26 & 27, Concession 9
APPLICANT: KLEINBURG RESIDENTIAL ESTATES INC.
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 690**
ADOPTED THE 23 DAY OF JUNE, 2008

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

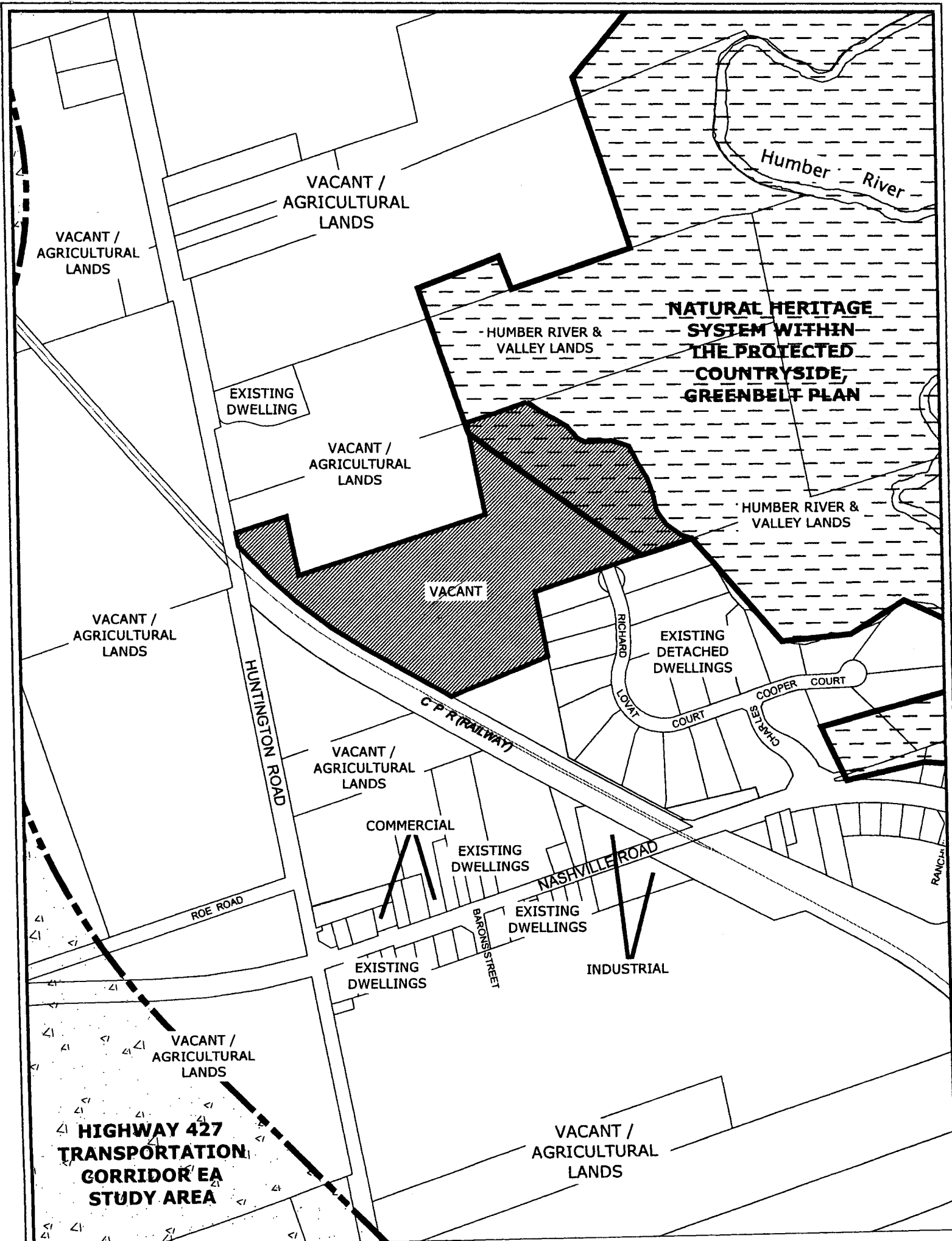
The Subject Lands are located on the east side of Huntington Road and north of Nashville Road, being in Part of Lots 26 and 27, Concession 9, City of Vaughan.

The purpose of this Amendment is to permit residential development on individual private wells, on an interim basis, for the lands identified as "Area 'A'" on Schedule "2", until the municipal water supply can be provided for 21 estate residential detached dwelling units, within the "Suburban Residential" designation of OPA #601, as amended to facilitate a residential plan of subdivision.

Further, the Amendment includes policies respecting the requirement that the Subdivision Owner or Builder shall design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City and the Toronto and Region Conservation Authority. The Amendment also includes a policy to require the Subdivision Owner or Builder to decommission such interim private service and transition towards the municipal water supply service when municipal water supply capacity becomes available and is formally allocated to "Area 'A'" to the satisfaction of the City and the Toronto and Region Conservation Authority.

On June 23, 2008, Council ratified the June 16, 2008 Committee of the Whole recommendation to approve the proposal, as follows:

- "1. THAT Official Plan Amendment File OP.06.025 (Kleinburg Residential Estates Inc.) BE APPROVED, specifically to amend Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) for the subject lands shown on Attachment #2, as follows:
 - a) amend Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) to facilitate residential development on individual private wells on an interim basis, until the municipal water supply can be provided for 21 estate residential detached dwelling units in Draft Plan of Subdivision 19T-95098, within the "Suburban Residential" designation.
2. THAT the implementing Official Plan Amendment include the following policies:
 - a) require the Subdivision Owner or Builder to design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and municipal water supply once water supply capacity becomes available and is formally allocated to the Plan; and,
 - b) require the Subdivision Owner or Builder to be responsible to decommission such interim private service and transition towards the municipal water supply service."

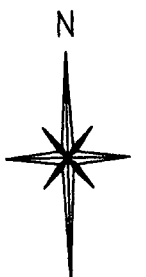


APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 690

AREA SUBJECT TO AMENDMENT No. 690



FILE Nos. OPA #690 & OP.06.025
 RELATED FILE Nos. Z.95.032 & 19T-95098
 LOCATION: Part of Lots 26 & 27, Concession 9
 APPLICANT: KLEINBURG RESIDENTIAL ESTATES INC.
 CITY OF VAUGHAN



NOT TO SCALE