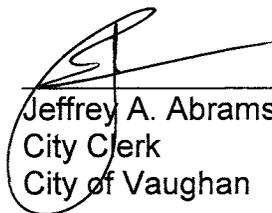


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 719 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of September, 2011.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 16th day of September, 2011.

Certificate of Approval

AMENDMENT No. 719

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on September 7, 2011.

Date:

Sept. 7, 2011



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 146-2011

A By-law to adopt Amendment Number 719 to the Official Plan of the Vaughan Planning Area.

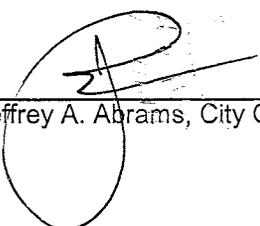
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 719 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 719 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.

Enacted by City of Vaughan Council this 28th day of June, 2011.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

AMENDMENT NUMBER 719
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 719 and Schedules "1", "2", "3" and "4" of the Official Plan of the Vaughan Planning Area constitute Amendment Number 719.

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 City of 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 identified as, "Area Subject to Amendment No. 719" on Schedule "1" attached hereto:

1. Address growth management and infrastructure requirements, prior to permitting development on the Subject Lands.
2. Facilitate the following for a residential development:
 - i) a) redesignate the Subject Lands from:
 - 1) "Future Residential - Humber North Extension" to "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension"; and, from "Valley and Stream Corridor" to "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas, acoustical barrier/berming and private home daycare;
 - 2) "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming and a pumping station; and,
 - 3) "Valley and Stream Corridor" to "Tableland Woodlot" to maintain the woodlot; and ,
 - b) maintain the "Valley and Stream Corridor" designation for the areas confirmed as valleylands;
- ii) a maximum residential density of 7.55 units per net residential hectare for lands within the "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension" designations;

- iii) amend "Table A - Kleinburg-Nashville Community Plan Population Estimates" as shown on Schedule "4" attached hereto by:
- a) increasing the population for the Fully Serviced-Residential Phase 2B from "220" people for "Humber North Extension - West side of Regional Road 27" to "389" people for the lands identified as "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension", as shown on Schedule "A" attached hereto as Schedule "2"; and,
 - b) increasing the Fully Serviced Population Estimate for Residential Phase 2B from a total of "790" people to "959" people, resulting from an increase of 169 people to "Humber North Extension" area;
- iv) require that the community edge buffer along Regional Road 27 shall be a minimum width of 24 m, which shall include naturalized landscaping and an acoustical barrier/berm to the satisfaction of the City of Vaughan, and the community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City;
- v) provide a low maintenance acoustical earth berm ranging between 20 m to 24 m in width to be located within the minimum 24 m wide community edge buffer along Regional Road 27, and be well landscaped with large caliper coniferous and deciduous tree planting and other naturalized landscaping in accordance with City standards;
- vi) permit either detached residential dwellings or park and open space uses on the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3" attached hereto as Schedule "3", which is approximately 0.73 ha in size. Should the linear park identified on Schedule "A3" located within Draft Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd.- Lea Vivot) at the southerly limit of the Humber North Extension - West of Regional Road 27 not be conveyed to the City as parkland within two (2) years of the first Draft Plan of Subdivision Approval on the Subject Lands (being Draft Plan of Subdivision File 19T-03V02 (1321362 Ontario Inc.), Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership) and Draft Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.)), the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3" attached hereto as Schedule "3" or another location acceptable to the City of Vaughan, will be developed as park and/or open space and conveyed to the City as parkland. Should parkland be conveyed from Draft Plan of Subdivision File 19T-08V06 within two (2)

years of the first Draft Plan Approval of the any of Draft Plan of Subdivision Files 19T-03V02, 19T-08V04 and 19T-08V05, the lands identified as “Residential Area “A” - Humber North Extension”, may be developed for low density residential dwellings; and,

- vii) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking within and external to the community, including connectivity transit facilities, ensure neighbourhood connectivity to the broader community, provides transit opportunities, provides water and energy efficiencies and energy alternatives, and green building design and site development.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, comprise approximately 26.75 ha, are shown on Schedules “1”, “2” and “3” attached hereto as “Area Subject to Amendment No. 719”.

The Subject Lands are located on the west of Regional Road 27, north of Major Mackenzie Drive, being Part of Lots 29 and 30, Concession 9, City of Vaughan.

III BASIS

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

1. The Subject Lands, as shown on Schedule “1” attached hereto, are designated “Future Residential - Humber North Extension” and “Valley and Stream Corridor” by OPA #601 (Kleinburg-Nashville Community Plan), as amended. OPA #601 requires an amendment to the Official Plan for the “Future Residential - Humber North Extension” area to address the following growth management issues prior to the approval of any future development:
 - i) assess the extent of housing and population growth in Phases;
 - ii) review the remaining servicing capacity for residential growth in Phase 1;
 - iii) complete the Kleinburg-Nashville Servicing Strategy as defined in Section 4.12 (Servicing) of OPA #601;
 - iv) identify the preferred sanitary and water servicing option;

- v) establish the necessary road improvements respecting Regional Road 27 and Kirby Road;
and,
- vi) develop a comprehensive plan for the Humber North Extension - West of Regional Road 27 Neighbourhood respecting establishing a neighbourhood focus, environmental features, terrestrial linkages, parkland, pedestrian linkages, integrated road pattern, servicing and appropriate density in accordance with the density policies of this Amendment.

2. The Subject Lands are located within a Settlement Area, and are defined in accordance with the Provincial Policy Statement (PPS) as follows (excerpt), which is consistent with the definition in the Province's Places to Grow Plan - Growth Plan (Places to Grow):

"Settlement areas: means urban areas and rural settlement areas within a municipality (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in Policy 1.1.2."

The "Settlement Areas" Policy 1.1.3 of the PPS further supports the development of land in the Settlement (Urban) Area, as follows:

"1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) Densities and a mix of land uses which:
 - 1) efficiently use land and resources;
 - 2) are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical extension; and,"

"1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities."

The Places to Grow Settlement Area provisions support development that is not in a built-up area, specifically the “Designated Greenfield Area” Policy 2.2.7 in accordance with the following:

“2.2.7.1 New development taking place in designated Greenfield area will be planned, designated and zoned in a manner that:

- a) contributes to creating complete communities;
- b) creates street configurations, densities and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services;
- c) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

OPA #601 designates part of the Subject Lands, “Future Residential - Humber North Extension”, which recognizes that residential uses would be permitted on the Subject Lands and that an Official Plan Amendment is necessary to address the growth and servicing infrastructure requirements, prior to permitting development on the subject lands. There are existing communities located to the south and east of the Subject Lands. The proposed development is in accordance with the settlement area policies in the PPS and Places to Grow.

Servicing, transportation and community infrastructure are required to support the proposed development and to allow for an efficient and safe community as required by the following “Infrastructure and Public Service Facilities” Policy 1.6 in the PPS:

“1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.

Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.”

Places to Grow, requires efficient infrastructure with the establishment of compact developments as indicated in the following “Infrastructure Planning” Policy 3.2.1:

“3.2.1.1. Infrastructure planning, land use planning and infrastructure investment will be coordinated to implement this Plan (Places To Grow). Infrastructure includes, but is

not limited to, transit, transportation corridors, water and wastewater systems, waste management systems and community infrastructure.”

The City is nearing completion of its Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area. The Class EA Study will identify servicing infrastructure improvements (i.e., water supply and sanitary services) required to support the build out of the planned and proposed developments for the Kleinburg-Nashville Community. The Official Plan requires all new development to be on full municipal water supply and sanitary services. The completion of the Class EA for the purposes of addressing the planned and proposed developments for the Kleinburg-Nashville Community will determine the infrastructure that is required to support the proposal. The proposal is in keeping with the infrastructure policies of the PPS and Places To Grow, which have similar policy initiatives.

3. The Subject Lands are designated “Towns and Villages” by the Region of York Official Plan, and are located within the boundary of a Community Plan, being OPA #601, which permits urban uses. Section 7.3 “Water and Waste Water Servicing” of the Regional Official Plan requires that development within the “Towns and Villages” designation be on full municipal water and sewer services. The completion of the Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Service Area will identify the servicing infrastructure required for the Subject Lands. Accordingly, the redesignation of the Subject Lands, where the development would be on full municipal services, would be appropriate and in keeping with the Regional Official Plan.
4. The following reports were submitted in support of this Amendment for the Subject Lands:
 - i) *North Humber Extension Development Functional Servicing Report*, dated June 2008 by The Municipal Infrastructure Group Ltd., and revised March 2010;
 - ii) *Geotechnical Investigation - Proposed Residential Subdivision, Part of East Half of Lot 29, Concession 9*, dated January 9, 2008 by Terraprobe Limited;
 - iii) *Geotechnical Investigation - Proposed Residential Subdivision - 11336 Highway 27, Village of Kleinburg*, dated February 20, 2008 by Terraprobe Limited;
 - iv) *Hydrogeological Investigation - Proposed Residential Development, 11336 & 11270 Highway 27*, dated June 23, 2008 by Terraprobe Limited;
 - v) *Phase I Environmental Assessment - 11336 Highway 27 & 11270 Highway 27*, dated December 10, 2007 by Try Environmental Services Inc.;
 - vi) *Environmental Report - Humber North Extension Area*, dated May 20, 2008 by Ages Limited, and revised as *Environmental Impact Report*, dated October 2010;

- vii) *Traffic Impact Assessment - Proposed Street "A" Intersection At Highway 27*, dated May 30, 2007 by Sernas Transtech;
- viii) *Noise Feasibility Study - Residential Development, West side of Highway 27, South of Kirby Road*, dated June 2008 by Howe Gastmeier Chapnik Engineering Ltd.; and,
- ix) *North Humber Extension Area - Community Design Guidelines*, dated August 17, 2010 by the Sorbara Development Group, and revised November 26, 2010.

The supporting documentation concluded that the proposed development represents good planning since the development is consistent with the policies of the PPS and Places to Grow and conforms to the Region of York Official Plan.

5. A comprehensive review of the related applications, Zoning By-law Amendment File Z.03.008 and Draft Plan of Subdivision File 19T-03V02 (1321362 Ontario Inc.), Zoning By-law Amendment File Z.08.035 and Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership), and Zoning By-law Amendment File Z.08.036 and Draft Plan of Subdivision File 19T-08V05 (Kleinvit Estates Inc.) shall be undertaken to address the objectives of the Official Plan.
6. The statutory Public Hearing was held on September 15, 2008. The recommendation of the Committee of the Whole to receive the Public Hearing report on September 15, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 22, 2008. On June 7, 2011, Vaughan Council ratified the May 31, 2011 Committee of the Whole recommendation, to approve Official Plan Amendment File OP.03.007 (1321362 Ontario Inc., 11336 Highway 27 Limited Partnership and Kleinvit Estates Inc.).
7. The Regional Municipality of York must approve this Amendment to the Official Plan. The Region of York has reviewed the application, in conjunction with the applications to amend the Zoning By-law and for Draft Plan of Subdivision approval.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment (OPA) #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 therefor Schedule "A" attached hereto as Schedule "2", thereby redesignating the Subject Lands shown as "Area Subject to Amendment No. 719" on Schedule "1", attached hereto, from:

- 1.1 "Future Residential - Humber North Extension" and "Valley and Stream Corridor" to "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas, acoustical barrier/berming and private home daycare;
 - 1.2 "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming and a pumping station; and,
 - 1.3 "Valley and Stream Corridor" to "Tableland Woodlot" to maintain the woodlot.
2. Adding Schedule "A3", attached hereto as Schedule "3" to identify the "Residential Area "A" - Humber North Extension", which may permit either detached residential dwellings or park and open space uses subject to the provision of a linear park, at the southern portion of the Humber North Extension - West of Regional Road 27 community; and,
 3. Deleting "Table A - Kleinburg-Nashville Community Plan Population Estimates" to OPA #601, as amended, and substituting therefor "Table A - Kleinburg-Nashville Community Plan Population Estimates" attached hereto as Schedule "4" and amending "Table A - Kleinburg-Nashville Community Plan Population Estimates" as shown on Schedule "4" attached hereto to indicate the following:
 - 3.1 adding a population of "389" people for the Fully Serviced Population Estimate for "Future Residential 2B, Humber North Extension - West of Regional Road 27)" for the lands identified as "Humber North Extension - West of Highway 27", as shown on Schedule "A", attached hereto as Schedule "2";
 - 3.2 increasing the Fully Serviced Population Estimate from "15,660" people to "15,769" people, resulting from an increase of 169 people to "Humber North Extension - West of Regional Road 27"; and,
 - 3.3 increasing the Total Fully Serviced and Private/Partial Services Population Estimate from "16,635" people to "16,804" people, resulting from an increase of 169 people to "Humber North Extension - West of Regional Road 27".
 4. Deleting paragraph 1) of Sub-section 4.1.2, Community Planning Policies, and substituting therefor the following paragraph:
 - "1) The planned population of the community shall be approximately 16,804 people."

5. Adding the following to Sub-section 4.1.2, Community Planning Policies, after paragraph 5):

"6) Growth shall be staged and phased, based on the availability of the water supply and sanitary services for the "Humber North Extension - West of Regional Road 27" community."

6. Deleting Sub-section 4.3.1, Community Boundaries and Growth, and substituting therefor the following Sub-section:

"This plan provides for Suburban Residential, Village Residential, Residential Area - Humber North Extension, Residential Area "A" - Humber North Extension, Future Residential, Low Density Residential, Medium Density Residential, Mixed-Use Residential-Commercial Area A and Area B, General Commercial, Institutional, and Park Areas, as identified on Schedule "A", which are intended to provide a variety of residential and commercial environments within the community. Such developments are to be integrated, over time, with the overall community in a controlled and sequenced manner, which will protect and enhance the natural environment."

7. Adding the following to the end of Sub-section 4.3.2.2, Paragraph 2), Residential Area and Future Residential Areas:

"2.3 Notwithstanding Paragraph 2) above, the permitted residential density for the lands within the Residential Areas and Future Residential Areas, the "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension" designations on Schedule "A" shall not exceed a maximum of 7.55 units per net residential hectare."

8. Adding the following to the end of Sub-section 4.3.2.3, Paragraph 3), Residential Area and Future Residential Areas, after, "- Private home daycare":

"- detached residential dwellings or parks and open space uses on the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3". Should the linear park identified as "Residential Area "A" - Humber North Extension", at the southerly limit of the Humber North Extension - West of Regional Road 27 community, in the southern subdivision (Draft Plan of Subdivision File 19T-08V06 (1422174 Ontario Ltd.- Lea Vivot) not be conveyed to the City as parkland within two (2) years of the first Draft Plan of Subdivision Approval within the Humber North Extension - West of Regional Road 27 of any of the 3 subdivisions, being Draft Plan of Subdivision File 19T-03V02 (1321362 Ontario Inc.), Draft Plan of Subdivision File 19T-08V04 (11336 Highway 27 Limited Partnership) and Draft Plan

of Subdivision File 19T-08V05 (Kleinvt Estates Inc.), the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3" or another location acceptable to the City of Vaughan, will be developed as park and/or open space and conveyed to the City as parkland. The lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3", will be zoned with the Holding Symbol "(H)" pending the determination of the parkland for the Humber North Extension - West of Regional Road 27 community. Should parkland be conveyed to the City from the southern subdivision (Draft Plan of Subdivision File 19T-08V06) within two (2) years of the first Draft Plan Approval of the any of the 3 subdivisions, (Draft Plan of Subdivisions 19T-03V02, 19T-08V04 and 19T-08V05) the lands identified as "Residential Area "A" - Humber North Extension", may be developed for detached residential dwellings."

9. Adding the following after the fourth paragraph in Sub-section 4.5.2.3, Future Residential Area, Phase 2B - Humber North Neighbourhood Extension:

"Sustainable community objectives shall be implemented through neighbourhood designs that support cycling and walking within and external to the community, including connectivity transit facilities, ensure neighbourhood connectivity to the broader community, provides transit opportunities, provides water and energy efficiencies and energy alternatives, and green building design and site development."

10. Deleting the fourth paragraph in Sub-section 4.5.2.3, Future Residential Area - Phase 2B Humber North Neighbourhood Extension, and substituting therefore the following paragraph:

"The total community population resulting following Phase 2B development will be approximately 16,804 people. A summary of the population estimates for the Community by Phase is indicated on Table "A"."

11. Adding the following to the end of Sub-section 4.6.1.1, Paragraph 3), Parks and Open Space, after, "- should be a minimum of 0.8 ha to 2.5 ha in size":

"- should the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3", be developed as park and/or open space and conveyed to the City as parkland, the size of the park may be a minimum of 0.73 ha in size;

12. Adding the following after the first paragraph in Sub-section 4.7.3, Community Edges:

"Notwithstanding the above paragraph, the community edge buffer along Regional Road 27 shall be a minimum width of 24 m for the Humber North Extension - West of Regional Road 27 community and shall include naturalized landscaping and an acoustical barrier/berm to the satisfaction of the City. The community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City. A low maintenance acoustical earth barrier/berm ranging between 20 m to 24 m in width shall be located within the community edge buffer and shall be well landscaped with large caliper coniferous and deciduous tree planting and other naturalized landscaping in accordance with City standards."

13. Deleting paragraph 6) of Sub-section 4.12.2.1, Servicing, Policies - General, and substituting therefor the following paragraph:

"6) As 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), including the land for an elevated water tank, required to support the build out of the planned and proposed developments in the Kleinburg-Nashville Community, including the Humber Trails, Nashville Heights and Humber North Extension - West of Regional Road 27 Neighbourhoods, the Subject Lands shall be zoned with the Holding Symbol "(H)". Prior to the removal of the Holding Symbol "(H)" from any Residential Zone for any lot and/or block, the water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan."

14. Deleting Paragraphs 3), 4) and 5) of Sub-section 5.2.2, All Residential, and substituting therefor the following paragraphs:

"3) Approval of Phase 1 and Phase II Environmental Site Assessments:
Prior to final approval of any Draft Plan of Subdivision for the "Humber Trails-Central" and "Humber North Extension - West of Regional Road 27" lands, Phase 1 and Phase II Environmental Site Assessments are required for review and approval by the City of Vaughan and a registered Record of Site Condition acknowledged by an Officer of the Ministry of the Environment shall be submitted to the City of Vaughan.

4) Approval of an implementing Zoning By-law and use of the Holding Symbol "(H)" for the Subject Lands shown on Schedule "A3":

- i) the applicable development standards shall be established in the implementing zoning by-law;
- ii) a no pre-sales agreement shall be included in the implementing zoning by-law, for all lots zoned with the Holding Symbol "(H)", and as a condition of draft plan of subdivision approval, pending the water supply and sewage servicing capacity being identified and allocated by the Council of the City of Vaughan for the Humber North Extension - West of Regional Road 27 community; and,
- i) the lands identified as "Residential Area "A" - Humber North Extension", as shown on Schedule "A3", will be zoned with the Holding Symbol "(H)" pending the determination of the parkland for the Humber North Extension - West of Regional Road 27 community.

5) Region of York:

All requirements of the Regional Municipality of York shall be satisfied for the Subject Lands shown on Schedule "A3".

V IMPLEMENTATION

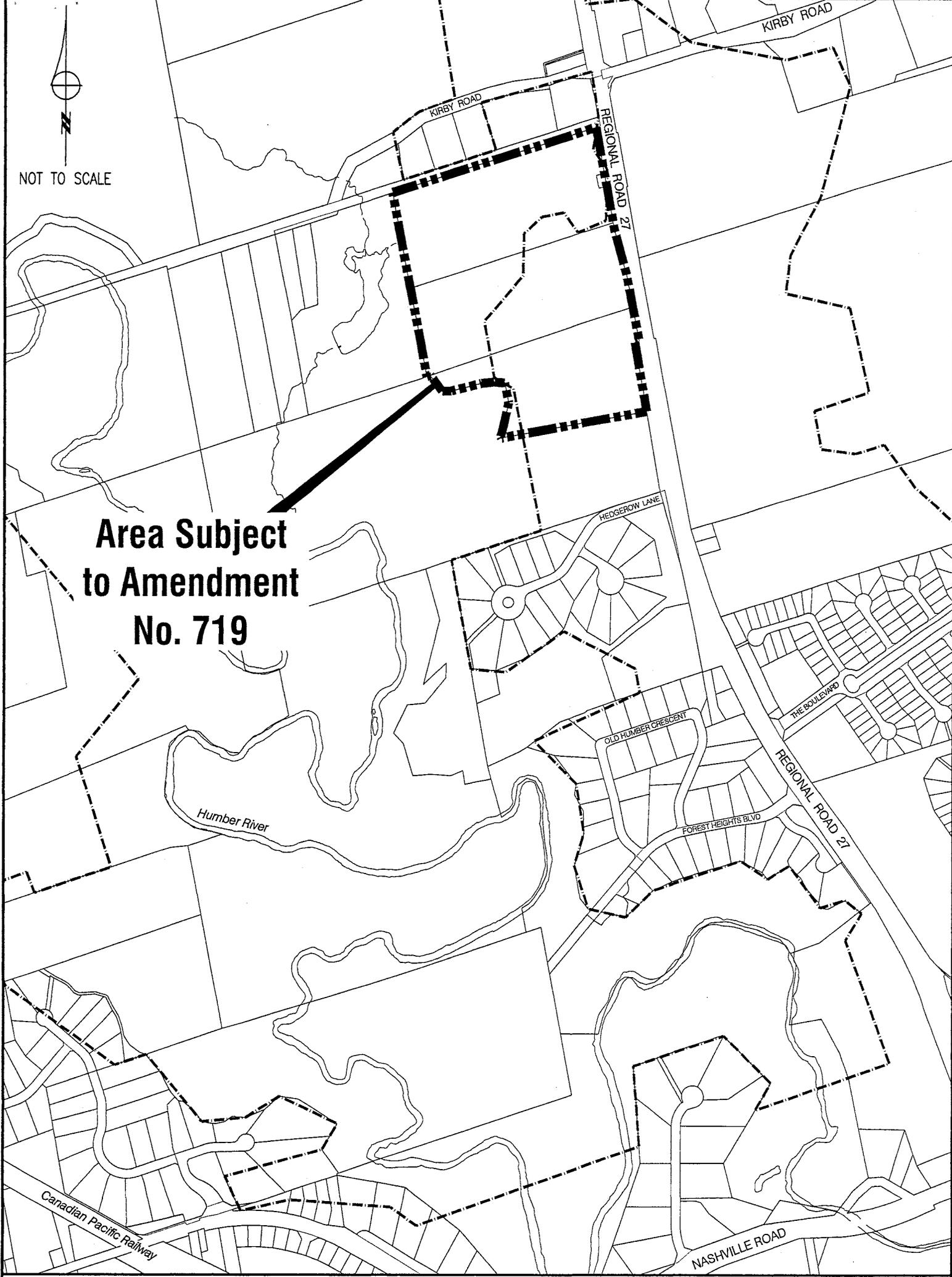
It is intended that the policies of the Official Plan of the City of Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law, and Plan of Subdivision Approval, pursuant to the Planning Act.

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.

NOT TO SCALE

Area Subject to Amendment No. 719



THIS IS SCHEDULE '1' TO AMENDMENT 719

ADOPTED THE 28th DAY OF JUNE, 2011

AREA SUBJECT TO
AMENDMENT No. 719



PROTECTED COUNTRYSIDE
(GREEN BELT)



FILES: OPA 719 / OP.03.007
LOCATION: Part of Lots 29 & 30, Concession 9
APPLICANTS: 1321362 ONTARIO INC., 11336 HIGHWAY 27
LIMITED PARTNERSHIP & KLEINVIT ESTATES INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

LEGEND

- SERVICED RESIDENTIAL
- FUTURE RESIDENTIAL
- SUBURBAN RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE - RESIDENTIAL / COMMERCIAL AREA 'A'
- MIXED USE - RESIDENTIAL / COMMERCIAL AREA 'B'
- GENERAL COMMERCIAL
- CORE AREA
- SPECIAL USE - GOLF
- RURAL AREA
- VALLEY & STREAM CORRIDOR
- ELEMENTARY SCHOOL
- VALLEY POLICY AREA 1 TO 4
- OPEN SPACE
- COMMUNITY CENTRE / PARKLAND (PROPOSED)
- NEIGHBOURHOOD PARK
- LINEAR PARK
- INTER-REGIONAL TRAIL
- REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
- REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
- GREENWAY SYSTEM
- NASHVILLE CEMETERY
- STORM WATER MANAGEMENT
- WATER TOWER
- WASTE DISPOSAL ASSESSMENT AREA
- ARTERIAL ROAD
- COLLECTOR ROAD
- PRIMARY ROAD
- TABLELAND WOODLOT
- RESIDENTIAL AREA "A" - HUMBER NORTH EXTENSION
- RESIDENTIAL AREA - HUMBER NORTH EXTENSION
- MAJOR MACKENZIE DRIVE ALIGNMENT SPECIAL STUDY AREA
- PROPERTY LINE
- AMENDMENT AREA FOR OPA #601

Area Subject to Amendment No.719

HUMBER NORTH EXTENSION AREA (WEST SIDE OF REGIONAL ROAD 27)
See Schedule "A3" for Further Details

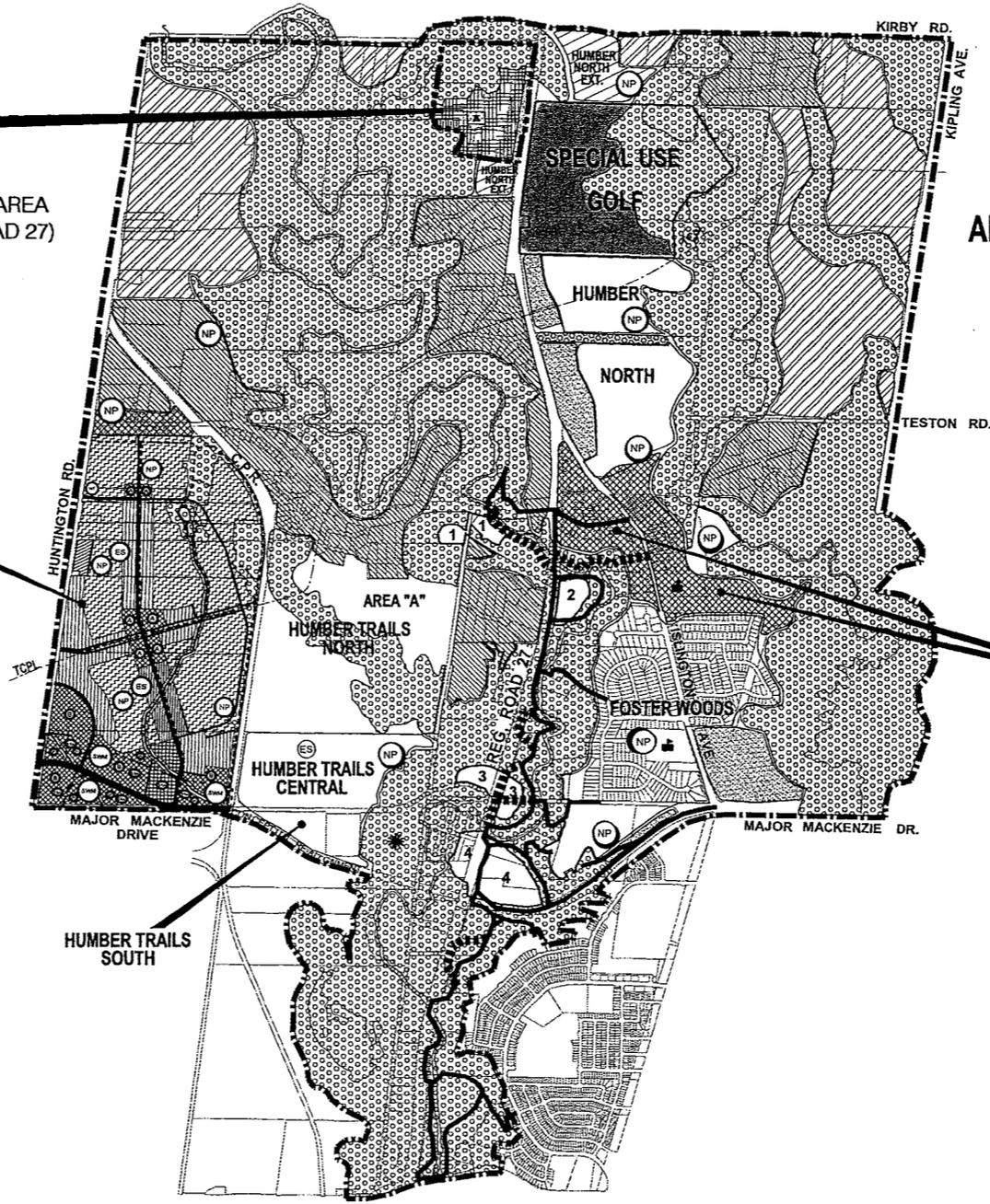
NASHVILLE HEIGHTS
See Schedule "A2" for Further Details

THIS IS SCHEDULE 'A' TO AMENDMENT No. 601
ADOPTED THE _____ DAY OF _____, 2001

KLEINBURG NASHVILLE COMMUNITY PLAN

KLEINBURG CORE AREA and MAINSTREET COMMERCIAL
See Schedule "A1" for Further Details

SCHEDULE 'A' LAND USE



FILES: OPA 719 / OP.03.007
LOCATION: Part of Lots 29 & 30, Concession 9
APPLICANTS: 1321362 ONTARIO INC., 11336 HIGHWAY 27 LIMITED PARTNERSHIP & KLEINVIT ESTATES INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '2' TO AMENDMENT 719
ADOPTED THE 28th DAY OF JUNE, 2011

SIGNING OFFICERS

MAYOR

CLERK

N:\DFT\1-BY-LAWS\op\opa719op.03.007\schedule2.dwg



NOT TO SCALE

KIRBY ROAD

Plan of Subdivision
File 19T-08V05
(KLEINVIT ESTATES INC.)

REGIONAL ROAD 27

Plan of Subdivision
File 19T-08V04
(11336 HIGHWAY 27
LIMITED PARTNERSHIP)

Area Subject to Amendment No. 719

KLEINBURG NASHVILLE COMMUNITY PLAN

Humber North
Extension Area
(West Side of
Regional Road 27)

-  Tableland Woodlot
-  Valley and Stream Corridor
-  Open Space
-  Residential Area (Humber North Extension)
-  Residential Area "A" (Humber North Extension)

Plan of Subdivision
File 19T-03V02
(1321362 ONTARIO INC.)

THIS IS SCHEDULE 'A3'
TO OPA No. 601

THIS IS SCHEDULE '3' TO AMENDMENT 719

ADOPTED THE 28th DAY OF JUNE, 2011

AREA SUBJECT TO
AMENDMENT No. 719 

FILES: OPA 719 / OP.03.007
LOCATION: Part of Lots 29 & 30, Concession 9
APPLICANTS: 1321362 ONTARIO INC., 11336 HIGHWAY 27
LIMITED PARTNERSHIP & KLEINVIT ESTATES INC.
CITY OF VAUGHAN

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SIGNING OFFICERS

MAYOR

CLERK

TABLE A

**Kleinburg-Nashville Community Plan
Population Estimates**

	Fully Serviced	Private/ Partial Services	Total
Current Planned Population, OPA 160	2,780	450	3,230
Residential Phase 1 - Kleinburg Core Area - Foster Woods - Humber North - Suburban Residential	155 330 665	185	Phase 1 Subtotal = 1,335
Residential 2A Humber Trails ⁽¹⁾ - Central - North	1,155 1,725		Phase 2A Subtotal = 2,880
Future Residential 2B Humber North Extension - west of Regional Rd. #27 - north of planned golf course - potential Golf Course integration (25%)	389 350 220		Phase 2B Subtotal = 959
Block 61 West Nashville Heights ⁽²⁾	8,000		Nashville Heights Phase Subtotal = 8,000
Outside current OPA 160		400	400
TOTAL	15,769	1,035	16,804

NOTES:

- (1) The population estimate for Humber Trails-South does not include the lands between the current alignment of Major Mackenzie Drive and the conceptual Major Mackenzie Drive realignment, as shown on Schedule "A".
- (2) The Phasing for Nashville Heights, as shown on Schedule "A" within Block 61 West, if any, shall be addressed at the Block Plan Stage and/or Subdivision Stage.

**THIS IS SCHEDULE '4'
TO AMENDMENT No. 719
ADOPTED THE 28th DAY OF JUNE, 2011**

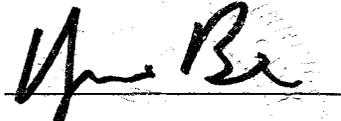
FILE Nos. OPA #719 & OP.03.007

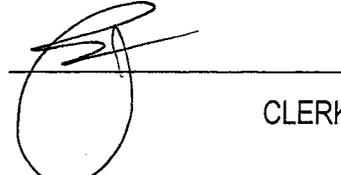
SIGNING OFFICERS

LOCATION: Part of Lots 29 & 30, Concession 9

APPLICANTS: 1321362 ONTARIO INC., 11336 HIGHWAY 27
LIMITED PARTNERSHIP AND KLEINVIT ESTATES INC.

CITY OF VAUGHAN


MAYOR


CLERK

APPENDIX I

The Subject Lands are located on the north side of Major Mackenzie Drive and west of Regional Road 27, being in Part of Lot 21, Concession 9, City of Vaughan.

The purpose of this Amendment is to address the housing and population growth, sanitary and water servicing, and road improvement requirements, prior to permitting development on the lands identified as, "Area Subject to Amendment No. 719", and to redesignate the lands identified as, "Area Subject to Amendment No. 719" from "Future Residential - Humber North Extension" to "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension", and from "Valley and Stream Corridor" to "Residential Area - Humber North Extension" and "Residential Area "A" - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas, acoustical barrier/berming, and private home daycare; from "Future Residential - Humber North Extension" to "Open Space" to permit buffers, acoustical barrier/berming and a pumping station; and, from "Valley and Stream Corridor" to "Tableland Woodlot" to maintain the woodlot; and, to maintain the "Valley and Stream Corridor" designation for the areas confirmed as valleylands.

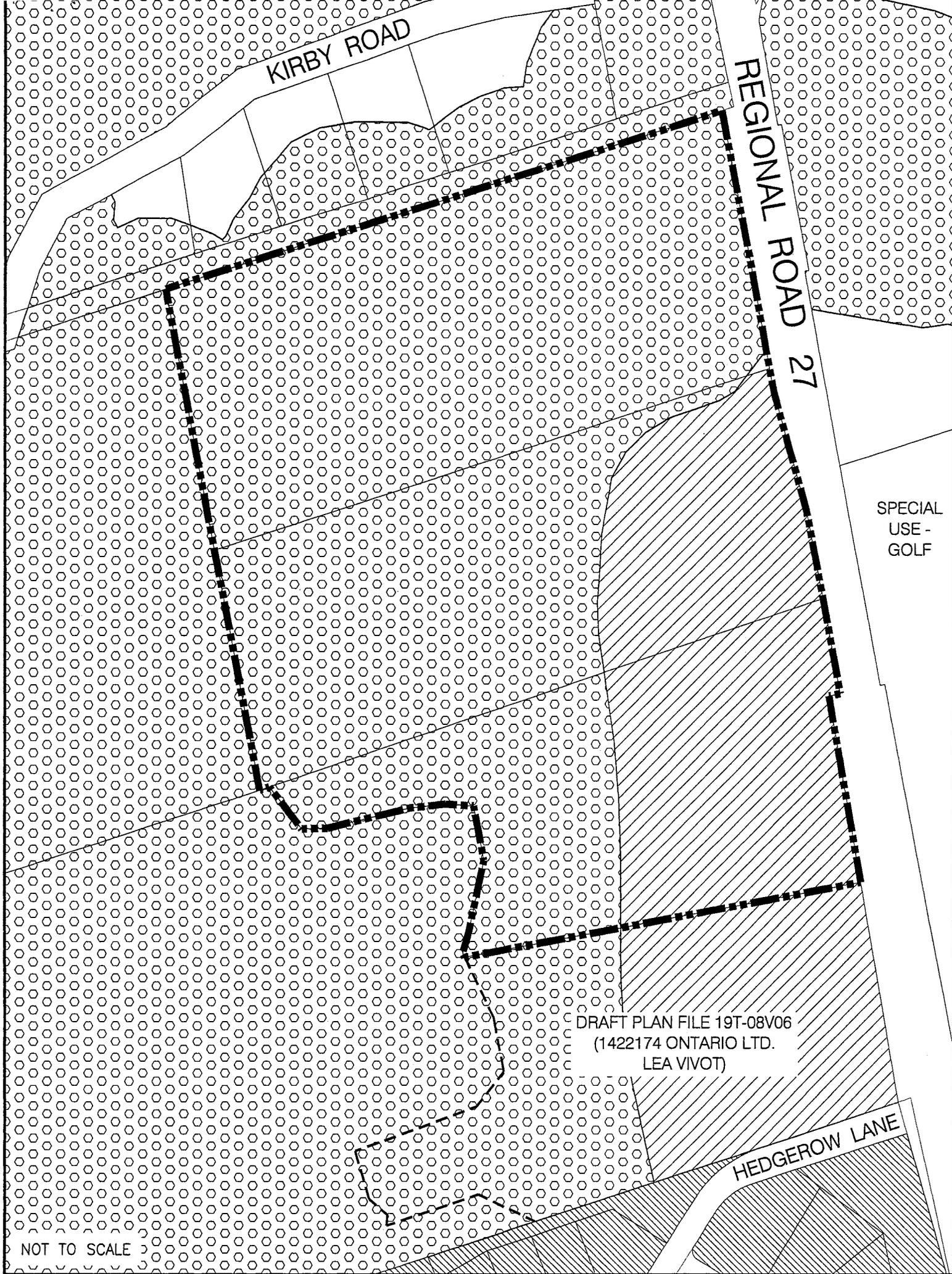
Further, the Amendment includes policies respecting the width of the community edge buffer along Highway 27, including the provision of an acoustical barrier/berm and the conditions for the provision of parkland within the Humber North Extension - West of Regional Road 27 community. The Amendment also includes a policy respecting the requirement for no pre-sale agreements pending the identification and allocation of servicing by Vaughan Council.

On June 7, 2011, Vaughan Council ratified the May 31, 2011 Committee of the Whole recommendation, as amended, to approve the proposal for Official Plan Amendment. Vaughan Council approved the following recommendation:

- "1. THAT Official Plan Amendment File OP.03.007 (1321362 Ontario Inc., 11336 Highway 27 Limited Partnership and Kleinvit Estates Inc.) BE APPROVED, specifically to amend OPA #601 (Kleinburg-Nashville Community Plan) for the subject lands shown on Attachments #1 and #2, in accordance with the designations indicated on Attachments #4A, #4B and #4C as follows:
 - a) redesignate from "Future Residential - Humber North Extension" to "Residential Area - Humber North Extension" and redesignate from "Valley and Stream Corridor" to "Residential Area - Humber North Extension" to permit detached dwelling units, parks and open space including buffer areas, acoustical barrier/berming, and private home daycare; and, to maintain the "Valley and Stream Corridor" designation for the areas confirmed as valleylands; and,
 - b) amend Table "A" Kleinburg-Nashville Community Plan Population Estimates to indicate a population of 389 instead of 220 for the Humber North Residential Area (shown on Table "A" as "Future Residential 2B - West of Regional Road 27 - Fully Serviced).
2. THAT the implementing Official Plan Amendment include, but not be limited to, the following provisions:
 - a) permit a density of between 5 to 7.55 units per ha for the "Residential Area - Humber North Extension" lands, whereas the Official Plan specifies the density at between 5 to 7.5 units per ha for the "Future Residential - Humber North Extension Area" for the subject lands;
 - b) require that the community edge buffer along Regional Road 27 shall be a minimum width of 24 m, which shall include naturalized landscaping and an acoustical barrier/berming to the satisfaction of the City of Vaughan, and the community edge buffer shall not form part of the parkland dedication and shall be dedicated to the City free of all costs and encumbrances, to the satisfaction of the City;
 - c) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives, and green building design and site development;
 - d) the provision of a low maintenance acoustical earth berm of 20-24 m in width be located within the minimum 24 m wide community edge buffer along Highway 27, and be well landscaped with large caliper coniferous and deciduous tree planting and other naturalized landscaping at a 3:1 slope and height of 3.9 m in accordance with City standards; and,
 - e) the implementing Official Plan Amendment include policies and mapping to permit either single detached residential or open space park uses on the lots identified by the Parks Development Department on Attachment #6 (hatched area approximately

1.8 ac). If the linear park identified in the southern subdivision (1422174 Ontario Ltd. (Lea Vivot), 19T-08V06) is not conveyed to the City within two (2) years of the first Draft Plan of Subdivision Approval on the lands subject to this Official Plan Amendment (the 3 subdivisions to the north), this area (hatched) will be developed as open space and conveyed to the City as parkland. Should parkland be conveyed from the southern subdivision (19T-08V06) within 2 years of the first Draft Plan Approval of the 3 subdivisions to the north, these lands (hatched) shall be developed for low-density residential uses.

3. THAT when the respective Zoning By-law Amendment (Files Z.03.008, Z.08.035, Z.08.036) and Draft Plan of Subdivision (19T-03V02, 19T-08V04, 19T-08V05) applications are brought forward for Council's consideration in Fall 2011, that appropriate zoning requirements including the provision of a Holding "H" provision and draft plan of subdivision conditions including a no pre-sales agreement be proposed for incorporation into the respective implementing zoning by-law amendments and subdivision agreements for the 3 subject properties.
4. THAT should the implementing Official Plan Amendment for File OP.03.007 (1321362 Ontario Inc., 11336 Highway 27 Limited Partnership and Kleinvit Estates Inc.) be approved by York Region, (approval authority), that the Region be requested to modify the designations from "Residential Area - Humber North Extension" to "Low-Rise Residential", and from "Valley and Stream Corridor" to "Natural Areas", in accordance with the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and which is subject to York Region approval."

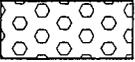
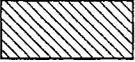


APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT 719

FILES: OPA 719 / OP.03.007
 LOCATION: Part of Lots 29 & 30, Concession 9
 APPLICANTS: 1321362 ONTARIO INC., 11336 HIGHWAY 27
 LIMITED PARTNERSHIP & KLEINUIT ESTATES INC.
 CITY OF VAUGHAN

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AREA SUBJECT TO AMENDMENT No.719	
VALLEY & STREAM CORRIDOR	
FUTURE RESIDENTIAL (North Humber Ext.)	
SUBURBAN RESIDENTIAL	
AGRICULTURAL	