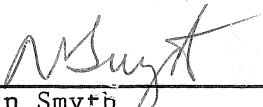


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 422 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 17th day of February, 1994.



Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of February, 1994.



THE CITY OF VAUGHAN

BY - LAW

BY-LAW NUMBER 112-93

A By-law to adopt Amendment Number 422 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 422 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 422 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.

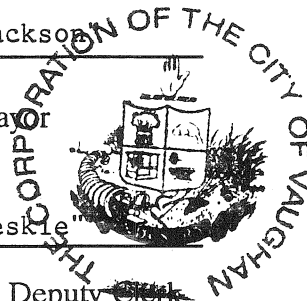
READ a FIRST, SECOND and THIRD time and finally passed this 19th day of April 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"V. Leskie"

V. Leskie, Acting Deputy Clerk



**AMENDMENT NUMBER 422
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 422 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 422.

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 Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) in order to redesignate the subject lands from "Drainage Tributary" to "Low Density Residential" and "Open Space", to facilitate the development of the Subject Lands for residential purposes. In addition, the amendment will provide for site specific development policies.

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 422". The lands are located on the east side of Highway No. 27, north of Langstaff Road, being part of Lot 12, Concession 8, in the City of Vaughan.

III. BASIS

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

1. The subject lands are currently designated "Drainage Tributary" by Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended. The proposed single family residential subdivision would not be permitted in the aforementioned designation. Therefore, an amendment to the Official Plan is required.
2. Staff from the Metro Toronto and Region Conservation Authority and the City of Vaughan have staked the top-of-bank surrounding the subject lands and are satisfied that the subject lands comprise a developable area of table land.
3. The lands are located in Neighbourhood 4 as defined by Amendment No. 240. The subject lands will form part of a larger residential neighbourhood in which is currently under development.
4. On August 24, 1992, and February 15, 1993, the Council of the City of Vaughan considered Official Plan and Zoning Amendment applications OP.1.92, Z.2.92 (Lanterna Homes) and OP.30.92, Z.85.92 (Ruth Tredgett), respectively, at a Council Public Meeting. At the meetings, Council approved the Official Plan Amendment applications. A comprehensive amendment is being prepared for both applications.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) is hereby amended by:

1. Redesignating the lands shown as Area Subject to Amendment No. 422 on Schedule "1" hereto from "Drainage Tributary" to "Low Density Residential" and "Open Space" in the manner shown on Schedule "2" hereto.
2. Adding the following policies to Subsection 3.4 Residential Specific Policies:

(t) The following policies shall apply to lands designated "Low Density Residential" located on the east side of Highway No. 27, in Lot 12, Concession 8, bounded on the north, south and east by lands designated "Drainage Tributary", being the lands subject to OPA No. 422:

i) Prior to Vaughan Council considering an application for a draft plan of subdivision, the owners shall submit the following studies:

- a) Preliminary Grading and Stormwater Management Plans
- b) Noise Study
- c) Tree Assessment Study
- d) Slope Stability Study
- e) Urban Design Plan

ii) Development shall take place in such a manner which will minimize negative impacts that can result from development, including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site. An adequate vegetative buffer strip along the streambanks of Rainbow Creek shall be provided with a minimum width of thirty metres or to top-of-bank (whichever provides the greater protection), along both streambanks. This vegetative buffer strip is to be placed in the appropriate 'Open Space' or 'Hazard Land' category, and these lands shall be maintained in a naturally vegetated, undisturbed state.

Development on the site shall take place through plans of subdivision to the satisfaction of the Ministry of Natural Resources and prior to draft approval of any plan of subdivision for this site, the Ministry of Natural Resources shall have reviewed and approved preliminary

stormwater management plans to ensure adequate consideration has been given to this concern and adequate land has been set aside for these purposes.

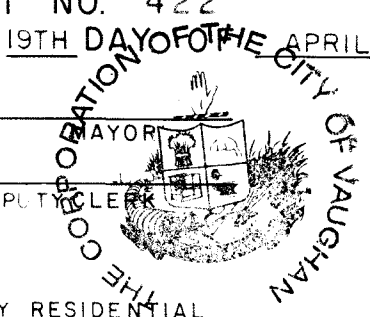
V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and a plan of subdivision pursuant to the Planning Act.

VI. INTERPRETATION

The provisions of 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.

THIS IS SCHEDULE "1" TO AMENDMENT NO. 422 ADOPTED THE 19TH DAY OF THE APRIL, 1993.



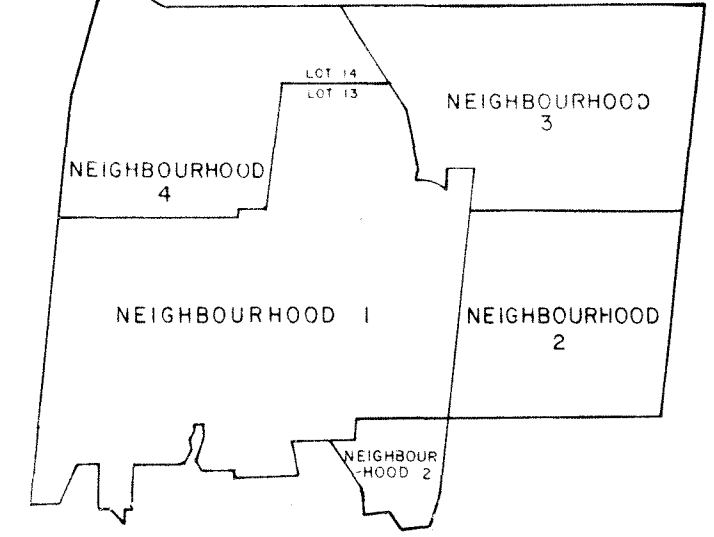
E.D. JACKSON MAYOR
V. LESKIE ACTING DEPUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] COMMUNITY COMMERCIAL
 - [Symbol] LOCAL CONVENIENCE COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] SERVICE STATION
 - [Symbol] SERVICE COMMERCIAL
 - [Symbol] INDUSTRIAL
 - [Symbol] UTILITY
 - [Symbol] OPEN SPACE
 - [Symbol] DRAINAGE TRIBUTARY
 - [Symbol] CHURCH
 - [Symbol] SPECIAL USE
 - [Symbol] CONSERVATION AUTHORITY FLOODLINE
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] SECONDARY SCHOOL
 - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
 - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
 - [Symbol] PARKWAY BELT BOUNDARY

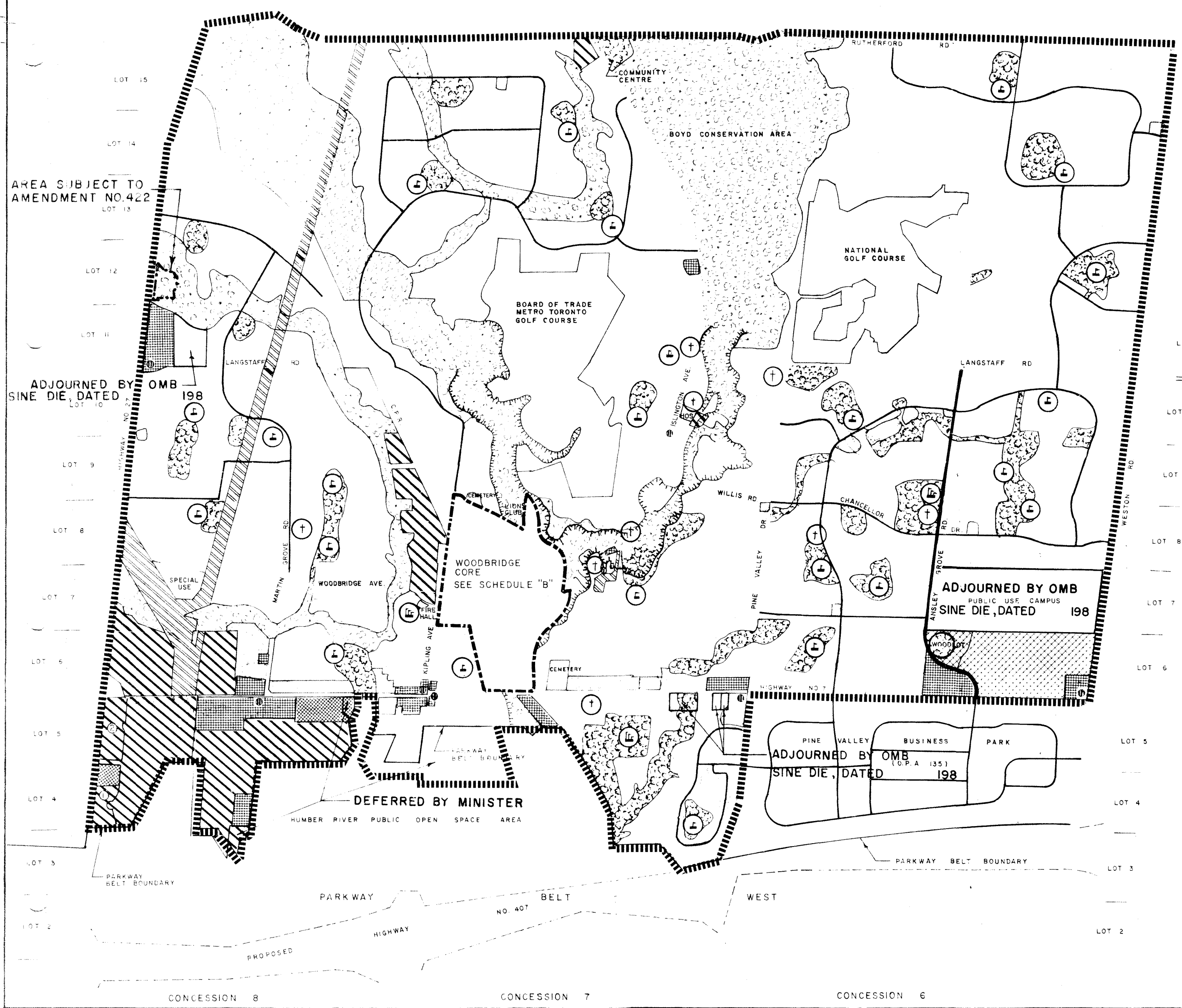
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A" TO AMENDMENT NO. 240



AREA SUBJECT TO AMENDMENT NO. 422

ADJOURNED BY OMB SINE DIE, DATED 198

ADJOURNED BY OMB PUBLIC USE CAMPUS SINE DIE, DATED 198

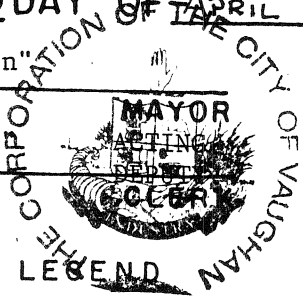
ADJOURNED BY OMB (O.P.A. 135) SINE DIE, DATED 198

DEFERRED BY MINISTER HUMBER RIVER PUBLIC OPEN SPACE AREA

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 422
ADOPTED THE 19 DAY OF APRIL, 1993.

"L.D. Jackson"

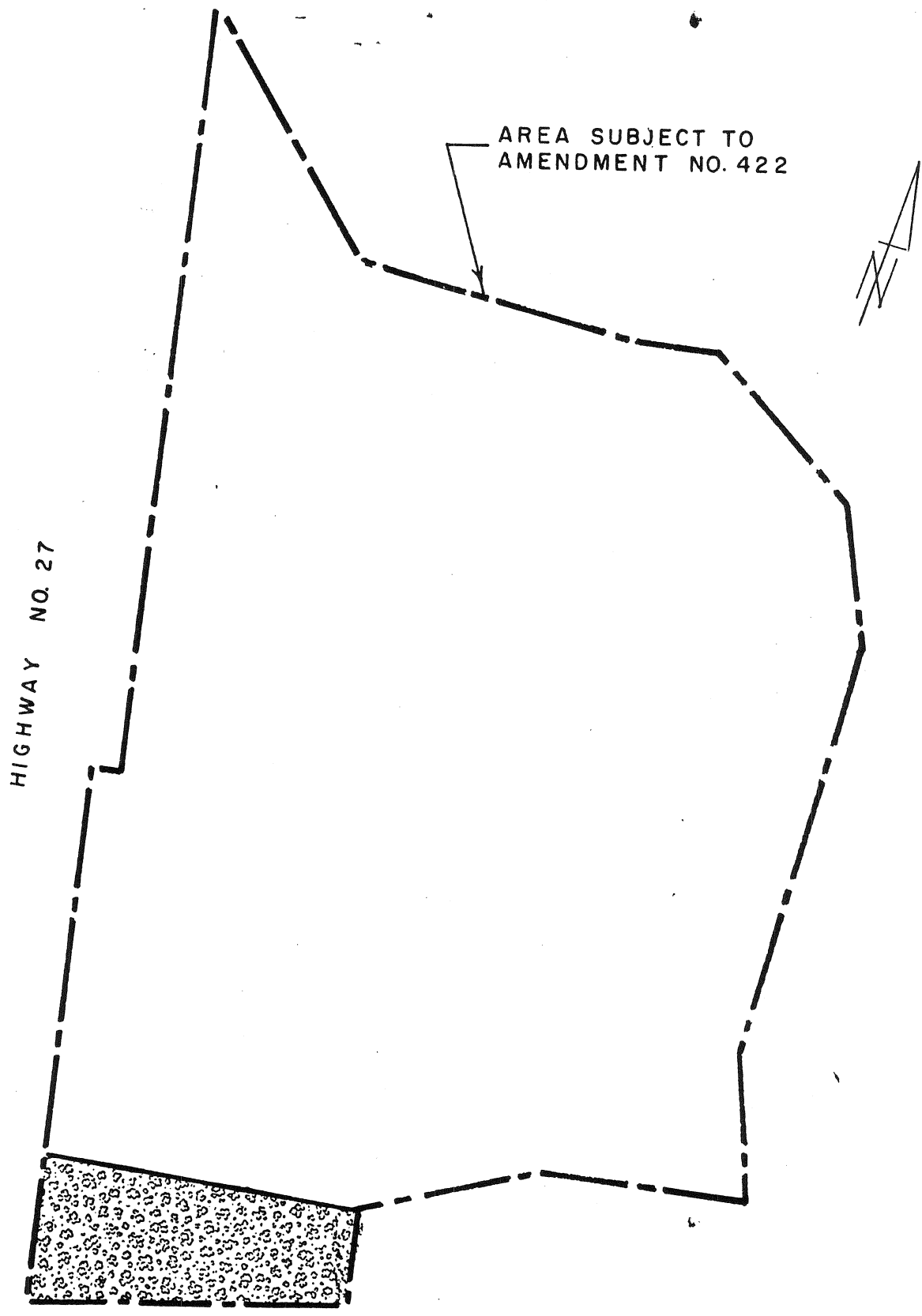
"V. Leskie"



LOCATION: PART OF LOT 12, CONCESSION 8

SCALE: 0 45

- LEGEND
- LOW DENSITY RESIDENTIAL
 - OPEN SPACE



APPENDIX I

The subject lands are located on the east side of Highway No. 27, north of Langstaff Road, being part of Lot 12, Concession 8, in the City of Vaughan.

The subject lands have a combined area of approximately 2.35 ha and are currently designated "Drainage Tributary" by OPA #240 (Woodbridge Community Plan). The purpose of this amendment is to redesignate the subject lands from "Drainage Tributary" to "Low Density Residential" and "Open Space" to permit single family residential development.

On August 24, 1992, and February 15, 1993, Vaughan Council held public hearing meetings in respect of Official Plan Amendment Applications OP.1.92 (Lanterna Homes) and OP.30.92 (Ms. Ruth Tredgett), respectively.

Vaughan Council at its August 24, 1992, Public Hearing resolved:

"THAT Official Plan Amendment Application OP.1.92 (Lanterna Homes) BE APPROVED, and that the amendment provide for the following:

1. Redesignation of the subject lands from "Drainage Tributary" to "Low Density Residential" provided that, prior to the consideration of the draft plan of subdivision by Council, the following information shall be submitted for the review of City Staff and the appropriate agencies:
 - a) Preliminary grading and stormwater management plans
 - b) Noise Study
 - c) Tree Assessment Study
 - d) Slope Stability Study
 - e) Urban Design Plan
2. That servicing, grading and slope stability matters will be resolved through review of the draft plan of subdivision process.
3. Provisions regarding the valleylands as requested by the Ministry of Natural Resources.

B. THAT By-law Amendment Application Z.2.92 (Lanterna Homes), BE RECEIVED and be referred to a future Committee of the Whole meeting for consideration along with the required draft plan of subdivision."

Vaughan Council at its February 15, 1993, Public Hearing resolved:

"A. THAT Official Plan Amendment Application OP.30.92 (Ruth Tredgett), BE APPROVED, and that the amendment provide for the following:

1. Redesignation of the subject lands from "Drainage Tributary" to "Low Density Residential" and "Open Space" provided that, prior to the consideration of the draft plan of subdivision by Council, the following information shall be submitted for the review of City Staff and the appropriate agencies:
 - a) Preliminary grading and stormwater management plans
 - b) Noise Study
 - c) Tree Assessment Study and Streetscape Masterplan
 - d) Slope Stability Study
 - e) Urban Design Plan
2. That servicing and grading matters will be resolved through review of the draft plan of subdivision process.
3. Provisions regarding the valleylands as requested by the Ministry of Natural Resources.

B. THAT the public hearing for By-law Amendment Application Z.85.92 (Ruth

Tredgett), BE RECEIVED and the application be referred to a future Committee of the Whole meeting for consideration along with the required draft plan of subdivision."

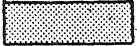
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 422

CITY OF VAUGHAN

LOCATION: PART OF LOT 12, CONCESSION 8

LEGEND



RESIDENTIAL



AGRICULTURAL / VACANT



COMMERCIAL

DATE: 17 / 03 / 93

SCALE: 0 200 m

