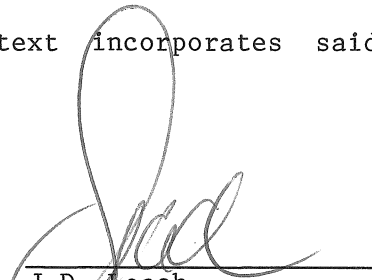


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 448 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modification, on the 15th day of December, 1994. The attached text incorporates said modification.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 10th day of January, 1995.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 269-94

A By-law to adopt Amendment Number 448 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 448 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 448 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.

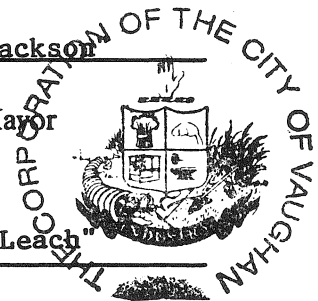
READ a FIRST, SECOND and THIRD time and finally passed this 29th day of August, 1994.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

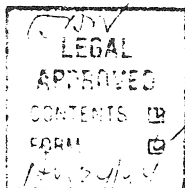
J. D. Leach, City Clerk



AMENDMENT NUMBER 448
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 448 to the Official Plan of the Vaughan Planning Area.

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 Official Plan Amendment No. 4, as amended by Official Plan Amendment No. 281, by redesignating certain lands shown as "Area Subject to Amendment No. 448" on Schedule "1" attached hereto, hereinafter called the "Subject Lands" from "Residential Area" to "Low Density Residential Area" to permit the development of semi-detached single family and detached single family dwellings on a plan of subdivision.

II LOCATION

The Subject Lands are located south of Highway #7, east of Baldwin Avenue with frontage on Rockview Gardens, being part of Lot 5, Concession 3, City of Vaughan. The Lands are more particularly described as part of Lots 34 and 35 on Registered Plan 2468. They comprise approximately 1.03 ha (2.0 acres) and abut the CN Railway line.

III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands is based on the following rationale:

The lands are currently subject to the "Residential Area" policies of OPA No. 4 which provided for the original development of the Concord West area to permit single family dwellings on large suburban type lots. The policies define the density for "Residential Area" as "30 persons per net acre". This type of calculation was more suitable in the early 1960's for suburban forms of development. Today's low density residential standards used in Thornhill are a maximum of 22 units per hectare. This is an appropriate standard for this site. A maximum density of 22 units per hectare is also consistent with the density approved by the Ontario Municipal Board on the lands to the south.

OPA No. 281 provided for residential development in accordance with the Residential Area policies of OPA No. 4. The currently approved residential development policies will replace those for this site, however, the provisions in OPA No.281 regarding buffering and future development of the lands to the north remain within the official plan.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule "1" (Land Use Plan) to Official Plan Amendment No. 4 as amended by Official Plan Amendment No. 281, is hereby further amended by:
 - a) Redesignating the lands shown on Schedule "1" as "Area Subject to Amendment No. 448" hereinafter referred to as the "Subject Lands" from "Residential Area" to "Low Density Residential Area".
2. a) Deleting Paragraph 1(b) in OPA No. 281 and substituting the following:
 1. The following paragraphs shall be added to subsection 5(2) of OPA No. 4: Notwithstanding the Residential Area provisions of OPA No. 4, the lands shown as "Subject Lands" on Schedule "1" shall be developed only in accordance with the following policies:
 - i) the land shall be developed for low density residential uses having a maximum net residential density of 22 units per hectare. For the purposes of this paragraph, "Low Density Residential" uses shall mean detached and semi-detached dwellings. Development standards shall be established in the implementing zoning by-law;
 - ii) For the purposes of this Amendment when calculating net residential density, a net residential hectare shall include local streets as well as the land for the dwelling units, but shall exclude parks, walkways and other open space public uses;
 - iii) adequate buffering shall be provided to mitigate noise and vibration between the Subject Lands and the adjacent railway tracks and industrial uses;
 - iv) adequate provision shall be made for the potential future development of the lands to the north;
 - v) All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City in consultation with the appropriate railways.

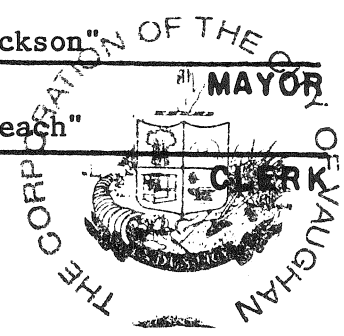
V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law.

TO AMENDMENT NO. 448
ADOPTED THE 29TH DAY OF AUGUST, 1994.

"L.D. Jackson" OF THE CORPORATION OF THE CITY OF VAUGHAN
MAYOR

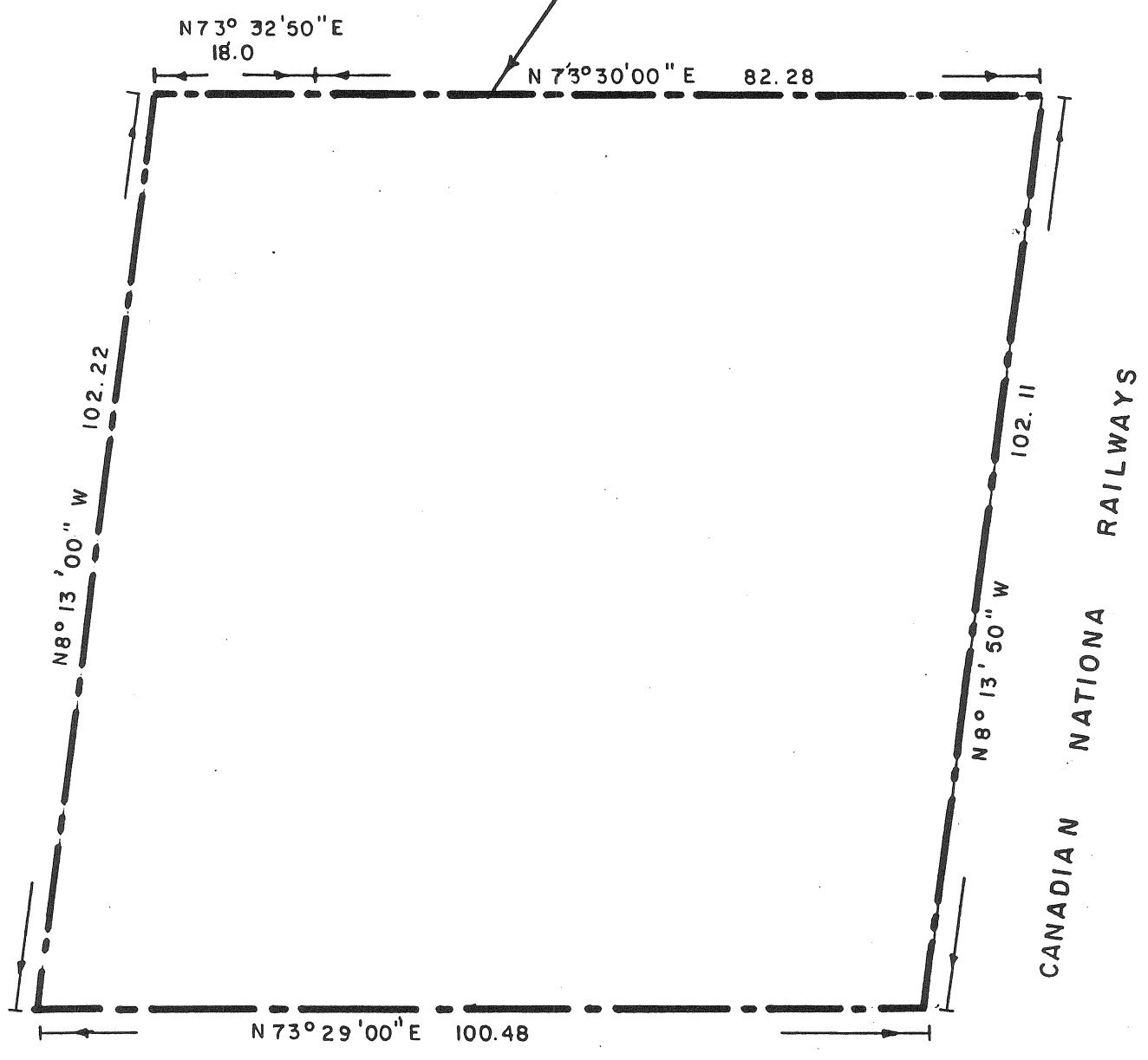
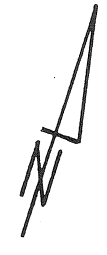
"J.D. Leach"
CLERK



LOCATION: PART OF LOTS 34 AND 35,
REGISTERED PLAN 2468

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT NO. 448



ROCKVIEW GARDENS

APPENDIX I

This Amendment is the result of an application to amend Official Plan Amendment #4, as amended by Official Plan Amendment #281, to redesignate part of Lot 5, Concession 3 from "Residential Area" to "Low Density Residential Area" to permit the development of a plan of subdivision for single family detached and semi-detached dwelling units.

The lands are located south of Highway #7, east of Baldwin Avenue with frontage on Rockview Gardens, being part of Lots 34 and 35 on Registered Plan 2468, City of Vaughan.

On June 20, 1994, Vaughan had a Public Hearing on the matter and passed the following resolution:

"That Official Plan Amendment Application OP.94.011 (Rockview Court Limited) BE APPROVED for a maximum density of 22 units per hectare."

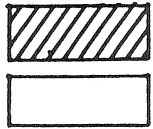
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 448

CITY OF VAUGHAN

LOCATION: PART OF LOTS 34 AND 35,
REGISTERED PLAN 2468

LEGEND



INDUSTRIAL

RESIDENTIAL

DATE: 13 / 07 / 94

SCALE: 0

200m

