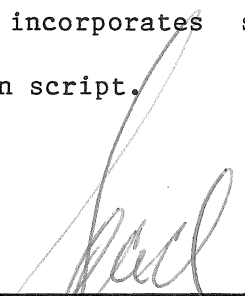


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 465 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, with modifications, on the 16th day of May, 1996. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 7th day of June, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 331-95

A By-Law to adopt Amendment Number 465 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 465 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 465 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.

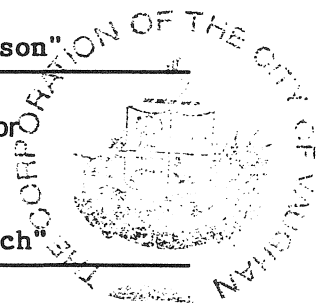
READ a FIRST, SECOND and THIRD time and finally passed this 13th day of November, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

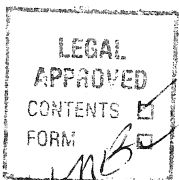
J.D. Leach, City Clerk



**AMENDMENT NUMBER 465
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 465 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 465.

Also attached hereto but not constituting part of this 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), to redesignate the subject lands from "Low Density Residential", "Open Space" and "Drainage Tributary" to "Low Density Residential", "Medium Density Residential", "Open Space" and "Drainage Tributary" to facilitate the development of the subject lands for residential semi-detached and street townhouse dwellings, park and open space conservation land uses. 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. 465". The lands are located northeast of Highway #27 and Langstaff Road, known municipally as 5828 Langstaff Road, in Lot 11, Concession 8, 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 "Low Density Residential", "Open Space" and "Drainage Tributary" by Official Plan Amendment No. 240 (Woodbridge Community Plan). An amendment to the Official Plan is required to facilitate the redesignation of a portion of the subject lands for medium density residential and to relocate the park use. The current low density residential and drainage tributary land use designations are to be maintained on the balance of the site.
2. The proposed redesignation of a portion of the subject lands to permit medium density residential development and the relocation of the open space park use, constitutes an appropriate development of the property, in relation to the overall development of the neighbourhood.

3. On October 23, 1995, the Council of the City of Vaughan at a Public Hearing, approved Official Plan Amendment Application OP.24.93 (Wilson Century Theatres Limited - c/o Famous Players Inc.), to redesignate the subject lands to permit low and medium density residential, park and open space conservation land uses.

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 located northeast of Highway #27 and Langstaff Road, shown as "Area Subject To Amendment No. 465" on Schedules "1" and "2" hereto from "Low Density Residential", "Open Space" and "Drainage Tributary" to "Low Density Residential", "Medium Density Residential", "Open Space" and "Drainage Tributary".
2. Deleting Schedule "A" to Official Plan Amendment Number 240 and substituting therefor the Schedule "A" attached hereto as Schedule "2".
3. Adding the following subsection to Section 3.4 "Residential Specific Policies":

"3.4 (X) The lands designated "Low Density Residential", "Medium Density Residential", "Open Space" and "Drainage Tributary", located northeast of Highway #27 and Langstaff Road, and known municipally as 5828 Langstaff Road, in Lot 11, Concession 8, City of Vaughan, being the lands subject to OPA #465, shall be developed in accordance with the following policies:

- i) the maximum permitted density on the lands designated "Medium Density Residential" shall be 32 units per net hectare;
- ii) recognition shall be given to the value of the fisheries resources of Rainbow Creek and the need for development to take place in such a manner as to 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 to the satisfaction of the Ministry of Natural Resources.

iii) an adequate vegetative buffer strip shall be provided along the streambanks of Rainbow Creek, a minimum of 15 m from the watercourse or to top-of-bank (whichever provides the greater protection). This vegetative buffer strip shall be placed in an "environmental protection" category, both in the Official Plan and Zoning By-law, so that these lands will be maintained in a naturally vegetated, undisturbed state and all future uses shall be compatible with valley land systems to the satisfaction of the Ministry of Natural Resources.

iv) any alterations to watercourses shall require application under the Lakes and Rivers Improvement Act for prior review and approval by the Ministry of Natural Resources."

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 draft plan of subdivision and site plan approval, pursuant to the Planning Act.

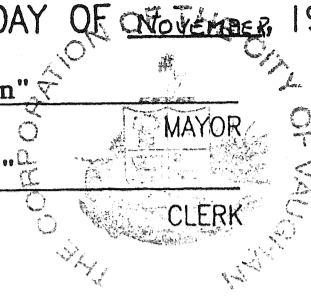
VI INTERPRETATION

The provisions of the 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. 465
ADOPTED THE 13TH DAY OF ~~NOVEMBER~~ 1995.

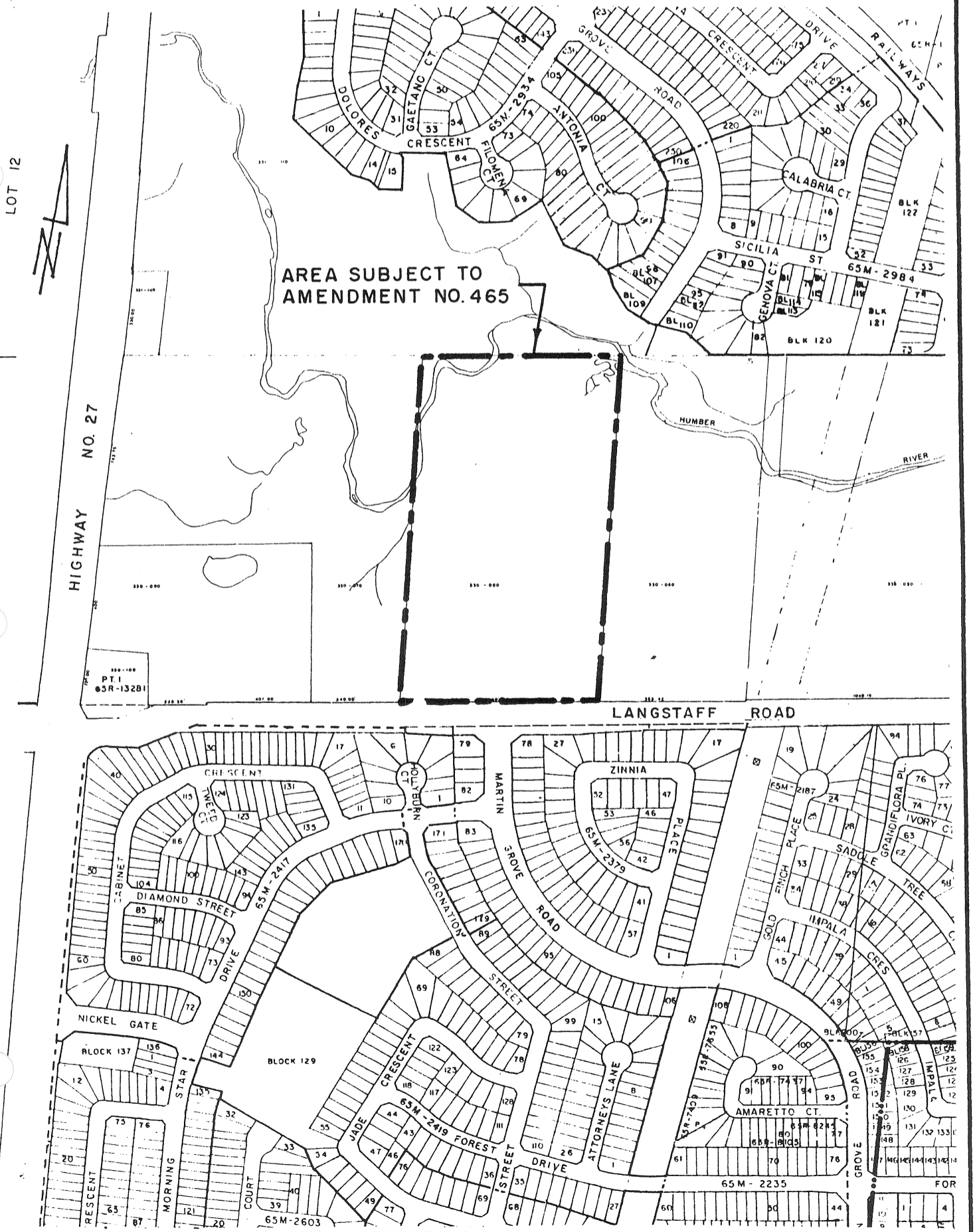
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT II, CONCESSION 8

SCALE: 0 200 m



APPENDIX I

On October 23, 1995, Vaughan Council considered the Neighbourhood 4A Development Plan and Official Plan Amendment OP.24.93 and Zoning Amendment Z.73.93 (Wilson Century Theatres Limited - c/o Famous Players Inc.) and resolved:

- "A. THAT the revised Neighbourhood 4A Development Plan shown on Attachment #3, BE APPROVED.

- B. THAT Official Plan Amendment OP.24.93 (Wilson Century Theatres Limited - c/o Famous Players Inc.) BE APPROVED, subject to the following condition:
 - 1. That provisions be included in an official plan amendment that will have the effect of:
 - a) redesignating the subject lands to "Low Density Residential", "Medium Density Residential", "Open Space" and "Drainage Tributary";
 - b) restricting the density on lands designated medium density residential to a maximum of 32 units per net hectare;
 - c) including the 5 policies of the Ministry of Natural Resources stipulated in this report.

- C. THAT Zoning By-law Amendment Z.73.93 (Wilson Century Theatres Limited - c/o Famous Players Inc.) BE RECEIVED, and considered at a future Committee of the Whole Meeting in conjunction with Draft Plan of Subdivision 19T-95092."