


I, JOHN D. LEACH, 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 535 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 22nd day of November, 2000.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 20th day of March, 2001.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 279-2000**

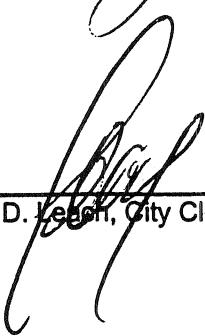
**A By-law to adopt Amendment Number 535 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 535 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2A" and "3" 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 535 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.

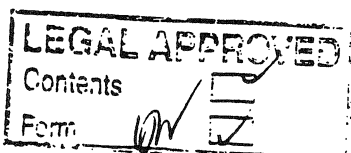
READ a FIRST, SECOND and THIRD time and finally passed this 10<sup>th</sup> day of July, 2000.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 535**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 535 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2A" and "3" constitute Amendment Number 535.



1.0 PURPOSE

The purpose of Amendment Number 535, referred to as the Maple Valley Plan, is to introduce new policies respecting land use surrounding and in the vicinity of the Keele Valley Landfill Site and, in particular, to establish land use objectives for the area which will integrate with the planned closure of Keele Valley Landfill site and the Avondale Compost Area *and is compatible with the ongoing monitoring and remediation activities of these facilities*. These policies serve to implement the recommendations of the Maple Valley Parks and Open Space Concept and Strategy Plan, June 2000 (The Maple Valley Plan).

2.0 LOCATION

2.1 The Maple Valley Plan embrace a diverse area comprising approximately 245 ha containing the following features:

- Keele Valley Landfill site and its primary buffer areas;
- the privately owned secondary buffer areas around Keele Valley Landfill site;
- the old Township landfill site and private landfill which are now both closed;
- Avondale composting and extraction area;
- the former "MNR lands"; and,
- the Environmentally sensitive area of the east branch of the Don River.

The lands specifically forming part of this amendment are identified on Schedule "2A" to this amendment.

3.0 BACKGROUND

3.1 City Council directed the undertaking of the Maple Valley Plan in recognition of a number of individual initiatives which collectively relate to the longer term parks and open space planning for the north Vaughan-Maple area. The Purpose and Objectives of the Maple Valley Plan were established in the Terms of Reference as follows:

to establish an open space/parkland plan and implementation strategy for the public land holdings in North Maple including:

- i) the Keele Valley Landfill upon closure;
- ii) the old Township landfill; and,
- iii) the former MNR lands so that these lands may collectively, form a major city park serving north Vaughan.

to establish the preferred location(s) of a major active city park facility in North Vaughan as defined in OPA #400;

to assess the future public open space role of the "Avondale Lands" currently owned by the City of Toronto;

to provide for integration into the broader open space system of the area;

to provide a study process which maximizes opportunities for public participation and input;

to ensure that the disposition and use of adjacent private land holdings is considered in the development of the open space/parkland plan;

to establish a plan which can serve as the basis for an Official Plan Amendment if ultimately required to implement the findings of the study; and,

to establish an implementation plan to guide the City in its development of the parks and open space facilities on the lands.

#### 4.0 LAND USE ELEMENTS

#### 4.1 Keele Valley Landfill and Primary Buffer

##### 4.1.1 Concept Outline

Given the significant limitations on future uses of the actual landfill area itself, the plan recommends a range of passive recreational uses. The proposed plan includes uses such as bicycle and pedestrian trail development, look-outs, interpretive signage, open meadows for passive recreation such as kite flying, informal games and other similar activities.

The plan also contemplates the possibility of a tobogganing and downhill ski center located on the eastern portion of the landfill directly adjacent to the former Honey-Pot lands. These slopes provide a suitable terrain for downhill skiing and tobogganing due to their north-easterly orientation and adequate height of land. Consideration would be necessary to integrate this use with the proposed moisture re-circulation system *and other monitoring and remediation activities* on the landfill in this area of the site.

The on-going landfill management uses within the Primary Buffer will be significant determinants in the actual end-uses contemplated. It is anticipated that public access may be somewhat limited, however, trail development may be possible in certain areas. This would be particularly beneficial along the east side of the landfill where a north-south, top-of-bank trail is contemplated.

## 4.2 Avondale and Keele Street Frontage - North Maple Park

### 4.2.1 Background

The proposed North Maple Park is a significant Park and Open Space requirement for the community. The park is proposed to be located on the Avondale Compost area together with the lands immediately to the west, extending west to Keele Street.

### 4.2.2 Vaughan Position on North Maple Park

The Maple Valley Planning Study has identified the Avondale Compost Area as a potential site for the proposed North Maple Park and has recommended this site as a major park with intensive recreational uses as a key element in the North Maple Plan. In order to proceed, a decision must be made by the City of Vaughan to accept this recommendation and to formally identify the Avondale Compost Area as the site of the North Maple Park.

### 4.2.3 Location and Issues

The Avondale Compost Area is 66.37 ha (164 acres). The eastern section of Avondale has been excavated to provide daily and closure cover materials for the Keele Valley Landfill since landfilling began. Three flat areas or plateaus are stepped from the upper to the lower areas of the site. Two major ponds are also present on the middle and lower flat areas. The existing form and site conditions of the Avondale site present a very attractive landscape for park development since both flat areas, suitable for play fields as well as sloped areas and ponds suitable for more passive and other forms of active recreation.

Lands along Keele Street, immediately to the west of the Avondale site, provide access and visibility from Keele Street. This is an important consideration for the development of a major recreational facility because it provides frontage and access from Keele Street. The parcel adjacent to Keele Street is comprised of approximately 14 ha (34.6

acres) of gently sloping lands. Together, the Avondale and Keele Street lands consist of approximately 80 ha (200 acres).

#### 4.2.4 Potential Uses

This major park is intended to provide field sports facilities, including: baseball diamonds and soccer fields; general recreational facilities such as tennis courts; children's play areas; picnic areas and other features as well as support facilities including washrooms and parking areas. The Avondale site and the adjacent Keele Street parcel offer the following benefits to the City.

##### i) Major City Sports Field Complex

Consistent with the 1991 City of Vaughan, Parks and Recreation Master Plan which states *"the intent of this park is to reduce the pressure on neighborhood and district parks for senior and lit softball, baseball and soccer facilities in particular. If at least half of these types of facilities were located in large parks away from residential areas and on good transportation routes, they would be ideal for adult and tournament play, they could be used for younger age grownups for seasonal play where appropriate and it would mean that the number of lit facilities and required amount of distinct parks could be reduced."*

The Parks and Recreation Master Plan also states that the City should develop "two to three major athletic parks" over the next 20 or so years. To date the City has commenced with the development of the Vaughan Grove Sports Park in partnership with the Ontario Soccer Association. In addition, funds have been approved in the 1999 and 2000 capital budgets to construct the second regional park known as the Concord/Thornhill Regional Park located at Dufferin and Highway No. 407.

*The master plan recommends that the criteria for the site selection for such major athletic parks should include:*

- i) tableland;
- ii) good access;
- iii) good visibility; and,
- iv) no conflicts with present or future residential areas.

*The Avondale site with the adjacent Keele Street frontage parcel meets each of the above noted criteria for the following reasons:*

- i) a large portion of the site is tableland required for active sports fields;
- ii) there is good access from major streets such as Keele Street, future interchange at Highway No. 400 and Teston Road and adjacent to a GO Transit rail line; and,
- iii) there are no immediate residential areas.

In addition, there are environmental benefits associated with the restoration of the Keele Valley Landfill Site including Avondale which acts as a buffer to the landfill site.

- ii) Specialty/"One of"/City Wide Facilities

Given its varied contours the Avondale site also provides a unique opportunity to integrate traditional active sports uses with specialty, "one of" or city wide facilities not currently within the City level of service standards including, but are not limited to:

- Major Picnic facility
- Major Recreational Trails
- Arboretum, Botanical Gardens and Zoological Gardens
- Demonstration Farm
- Sports Training Centre in partnership with local sports clubs
- Band Shell and Amphitheatre
- Outdoor Education
- Campground
- Stadium

#### 4.2.5 Trail Development

Trail connections are envisioned to connect with the future north/south valley trails at the regional level and with other local parks and open space areas within the community. Internal walking, skiing and cycling trails are also envisioned internal to the park and connecting to the immediate surrounding areas. These trails will connect natural areas with passive and reforested zones as well as providing a varied passive experience for the community.



#### 4.2.6 Restoration and Environmental Benefits

The landscape restoration of the Avondale lands offers a unique opportunity to develop both a manicured and naturalized landscape. The manicured landscape would be developed on the plateau areas and selected slope areas where active recreational facilities would be developed. These landscapes would require grading, sod, irrigation systems, subsurface drainage systems and support facilities including washrooms, roads and parking lots.

The majority of the sloped and pond areas of the site adjacent to the valley land would be developed as naturalized landscapes. These landscapes would include both native wildflower meadows and reforestation areas containing native grasses, tree and shrub species, thus providing ecological linkages to the forested Environmentally Significant Areas (ESA) and Areas of Natural and Scientific Interest (ANSI) in the valley lands to the east.

### 4.3 Vaughan MNR Lands

#### 4.3.1 Concept and Facilities

The former MNR lands are envisioned to be a combination of administration purposes, community uses and passive interpretative natural areas. The existing buildings along Dufferin Street are to be maintained for municipal administration purposes with direct access from Dufferin Street. These buildings are located on the plateau area above the valley lands.

The valley lands are planned for use as community recreation purposes. The existing buildings in the valleys would be programmed for children's summer day camps, adult community group meeting spaces and other related functions. The natural wooded areas will be preserved and enhanced where possible for natural history study and trails. It is envisioned that a trail head would be located at the north end of the property with access directly from Elgin Mills Road, east of Dufferin Street. A small parking lot and trail head signage/orientation and, interpretive signage would be provided.

#### Secondary Buffer - Open Space (Golf and Ski Facility)

##### 4.4.1 Concept and Facilities

Providing major private open space facilities around Keele Valley landfill compliments both the long term evolution of Keele Valley and Avondale as a major public open space area and the long term monitoring requirements of the Ministry of Environment (MOE) within the secondary buffer. A current private application building upon this concept and provides a 27 hole golf course together with practice facilities. The City of Vaughan has also successfully integrated a ski facility with a golf course operation at the Uplands Golf and Ski Centre in Thornhill. The potential of developing a similar facility at Maple Valley is good given the substantial vertical drop established by the landfill, its north easterly orientation and general location in the context of integrating with a golf facility. Alternately the area could be used informally for tobogganing or other passive uses including a pedestrian/bicycle/cross country ski trail. *Co-ordination in terms of site layout and on-site monitoring and remediation requirements would also be necessary.*

#### Secondary Buffer - Commercial/Business and Eco-Industrial Campus

##### 4.5.1 Concept and Facilities

A prestige business and commercial campus located along portions of Major Mackenzie Drive would compliment the area and provide additional commercial facilities to serve the existing and developing residential areas. The development form would be in a campus format with substantial landscape area and required parking. Building coverage may be limited to respond to concerns of the MOE with respect to access for long term monitoring. Coordination in terms of site layout and on site monitoring requirements would also be necessary.

The range of uses would extend from neighborhood commercial type facilities to a business offices and prestige industrial development. No outdoor storage would be permitted in this area. An industrial campus extending south of Rodinea Road would comprise industrial uses, with outside storage abutting the CNR line. Elsewhere outside storage would not be permitted. The opportunity to utilize heat energy generate from the landfill site or the Eastern Power operation should be recognized as a significant opportunity.

4.6 Environmentally Sensitive Areas (ESA) and Areas of Natural and Scientific Interest (ANSI)

4.6.1 Concept

Lands to the northeast of the Keele Valley Landfill and east of the Avondale Compost Area form part of the headwaters of the East Don River and should be conserved and protected from any adverse impacts which may endanger the ecological functions or features of the ESA or ANSI.

5.0 DETAILS OF THE AMENDMENT

5.1 Official Plan Amendments 400, 332, and 4 are hereby amended as follows:

- 5.1.1 Section 3.4.2 of OPA #332 is hereby amended as it applies to lands identified as Part 'D' on Schedule 3 hereto by the addition of the following to Section 3.4.2.2 iv):

"In addition to the active recreation facilities noted above, on lands identified as Part 'D' on Schedule A hereto, such active recreational facilities may include "Recreational Use" as defined in Zoning By-law 1-88."

- 5.1.2 Section 3.3 c)iv) of OPA #332 is amended by the addition of the following paragraph:

"The Maple Uplands Kettle Wetlands ANSI and the McGill Forest ESA are identified on Schedule 2A. These lands shall be subject to Section 5.10 "Wetland Protection" and Section 5.12 "Environmentally Significant Areas and Areas of Natural and Scientific Interest" of OPA #400. Expansion of the golf course use planned on adjacent lands into a portion of the ANSI/ESA may be permitted subject to an amendment to the Zoning By-law provided it has been demonstrated to the satisfaction of the City in consultation with the *Region of York*, the Toronto Region Conservation Authority and Ministry of Natural Resources that there will be no negative impacts on the natural features or the ecological functions for which the area is identified."

- 5.1.3 Section f) Open Space Special Policy Area 3 subsection ii)" of OPA #332 is hereby amended by the addition of the following:

..."passive recreation uses including pedestrian and bicycle trails. On lands identified as Special Policy Area 3 south of Teston Road. Permitted uses shall also include a golf course and ancillary uses and a golf driving range/training centre and ancillary uses. Prior to rezoning lands or as a condition of lifting an "H" Holding Zone for any public open space use permitted within the Open Space Special Policy Area 3 the requirements of Section 3.5 of this Amendment shall be satisfied. *Any change in actual use will require an amendment to the MOE Certificate of Approval A-230610.*

5.1.4 Section f) Open Space Policy Area 3 of OPA #332 is hereby amended by the addition of the following subsection:

"iv) On lands identified as Part 'E' on Schedule 3 hereto, a temporary uses shall be permitted limited to an off road vehicle testing/training centre only and restricted to a limited and defined area of the site. No permanent buildings shall be permitted. Such use shall be implemented by a temporary use by-law and any amendments as required to the Ministry of Environment Certificate of Approval. No such by-law shall authorize said temporary use to continue beyond the earlier of 12 months after the Keele Valley landfill reaches the volumetric capacity of waste, daily and interim cover of 33, 125, 254 cubic metres or 12 months after the end of a 12 month period where less than 500,000 tonnes of waste have been disposed of in the landfill or the commencement of construction of the golf course whichever occurs first." *Any change in actual use will require an amendment to the MOE Certificate of Approval A-230610.*

5.1.5 OPA #4 is hereby amended by deleting from OPA #4 the lands shown as General Commercial on Schedule 3 attached hereto. OPA #332 is hereby amended by incorporating the said lands into OPA #332 and redesignating the lands from Industrial Area to General Commercial as indicated on Schedule 3 hereto, and adding the following new section 3.7 General Commercial and related policies:

**"3.7 General Commercial**

Lands designated as General Commercial on Schedule 3 hereto may be used for uses related to the monitoring and mitigation of waste disposal activities and for "General Commercial" purposes, including only one Service Station/Gas Bar, in accordance with Section 4.2.2.6

and 4.2.2.7(i-iv) respectively of OPA #400.

Any development shall include provisions to ensure that all necessary lands are available into the future for the purposes of monitoring and remediation of any effects of waste disposal and shall recognize that the lands are subject to the Ministry of Environment Certificate of Approval A-230610. Any change in actual use will require an amendment to the Certificate of Approval.

Prior to rezoning said lands or as a condition of lifting an "H" Holding Zone for any lands within the General Commercial area the City will require studies with respect to:

- market impact of the proposed development on other existing or planned commercial centres within the City for any proposed development which includes a supermarket, a drug store or pharmacy;
- urban design policies and guidelines;
- a transportation study examining in particular the detailed alignment of McNaughton Road; and its method of implementation;
- satisfying the requirements of Section 3.5 (Waste Disposal Assessment Area) of this Amendment (332); and,
- any other studies required pursuant to the policies of this amendment or as determined by the City in consultation with other levels of government."

5.1.6 OPA #4 is hereby amended by deleting the lands shown as Parts L, M, and N on Schedule 3 hereto. OPA #332 is hereby amended by incorporating the said lands into OPA 332 and redesignating the lands identified as Parts L and M from Industrial Area to Prestige Industrial and designating the lands identified as Part N as Industrial Area both designations being in accordance with the respective policies of Section 3.1 OPA # 332.

5.1.7 Section 3.1.c) of OPA #332 is hereby amended by the addition of the following policies:

"Any development on lands identified as Parts L, M, or N on Schedule 3 hereto, shall provide that all necessary lands are available into the future for the purposes of monitoring and remediation of any effects of waste disposal and shall recognize that the lands are subject to the Ministry of Environment Certificate of Approval A-230610. Any change in actual use will require an amendment to the Certificate of Approval.

Lands identified as Part N shall gain access only via an extension of Rodinea Road.

On lands designated "Industrial Area", Open Storage shall be permitted in accordance with the provisions of Zoning By-law 1-88.

Prior to rezoning lands or as a condition of lifting an "H" Holding Zone for any lands within the Prestige Industrial or Industrial Areas, the City will require studies with respect to:

- i) the detailed alignment of the Rodinea Road extension to McNaughton Road;
- ii) method of implementation;
- iii) an urban design/streetscape masterplan;
- iv) satisfying the requirements of Section 3.5 (Waste Disposal Assessment Area) of this Amendment (332); and,
- v) any other studies required pursuant to the policies of this amendment or as determined by the City in consultation with other levels of government.

An open storage and contractors yard(s) not to exceed a total area of 12 ha may be permitted as a temporary use on lands designated Prestige Industrial, Industrial or the Special Policy Area 3 area adjacent to the proposed Rodinea Road extension north of McNaughton Road subject to an amendment to the Zoning By-law in the form of a Temporary Use By-law. No such by-law shall authorize said temporary use to continue beyond the earlier of 12 months after the Keele Valley landfill reaches the volumetric capacity of waste, daily and interim cover of 33,125,254 cubic metres or 12 months after the end of a 12 month period where less than 500,000 tonnes of waste have been disposed of in the landfill or the commencement of construction of the golf course whichever occurs first." *Any change in actual use will require an amendment to the MOE Certificate of Approval A-230610.*

Such temporary use shall be in accordance with the following criteria:

- i) the proposed use shall entail limited capital investment;
- ii) the proposed use shall not require municipal water or sewer service;
- iii) any new buildings shall be of a temporary/portable nature;
- iv) the proposed use shall not be automotive in nature;
- v) any required open storage shall be screened from public streets;
- vi) the requirements of Section 3.5 b)ii) (Waste Disposal Assessment Area) of this Amendment (332) shall be satisfied.

5.1.8 Section 3.2 a) of OPA #332 is hereby amended by the addition of the following wording at the end of subsection 3.2 a) and by adding a further subsection 3.2 d) as follows:

- a) *"In addition Retail Warehousing may be permitted subject to the policies of Section 2.2.7.1 of OPA #450.*
  
- d) *Notwithstanding Section 3.2 a) above, on lands identified as Part "L" and Part "M" on Schedule 3 attached hereto, commercial development including retail and retail warehousing uses, shall also be permitted provided that the maximum total gross floor area devoted to all such use does not exceed 25,000 m<sup>2</sup>. Such uses shall be further defined in the implementing zoning by-law but shall not include a supermarket, a drug store or pharmacy unless a market study confirming that there will be no significant detrimental impact on other existing or planned commercial centers within the City has been undertaken to the satisfaction of the City. Any commercial development in excess of the maximum total gross floor area of 25,000m<sup>2</sup> shall require:*
  - *For all commercial uses, other than "retail warehousing", an official plan amendment;*
  
  - *For all retail warehousing uses the policies of Section 2.2.7.1 of OPA #450 shall apply."*

5.1.9 Section 3.5b) ii) 1. of OPA #332. is amended by insertion of the words "in consultation with" between the words "City of Vaughan" and "the Metropolitan Toronto."

5.1.10 Section 3.5b) ii) 2. of OPA #332 is amended by deletion of the first sentence and replacing it with the following:

"Implementation of such remedial measures indicated by the required studies, to the satisfaction of the City in consultation with the Ministry of Environment."

5.1.11 Section 3.5b)ii) of OPA #332 is amended by the addition of the following:

"5. Studies to demonstrate to the satisfaction of the City in consultation with the Ministry of Environment and the City of Toronto that:

- the existing or closed landfill will not cause an adverse impact on the proposed use;
- the proposed use will not cause or potentially cause any change to ground water quality;
- the proposed use will not effect the implementation of long term environmental controls related to landfilling; and,
- required on going monitoring and maintenance of the site will not be disrupted."

5.1.12 Section 3.5b) of OPA #332 is amended by the addition of the following subsection:

"iv) The City may implement the provisions of Section 3.5 through the enactment of "H" Holding By-laws pursuant to Section V. IMPLEMENTATIONS subsection k) of this Amendment. *However, prior to lifting the "H" Holding zone within the Secondary Buffer Area or change of use on lands covered by the Certificate of Approval, the City of Vaughan shall have received the approval of the zoned use from the Ministry of Environment and Energy.*

5.1.13 Section 4.3 a) of OPA #332 is hereby amended by adding the words "in consultation with" after the words "City of Vaughan".

5.1.14 Section V.j) of OPA 332 is hereby amended by adding the words "in consultation with" between the words "City" and "the MOE".



5.1.15 Section V IMPLEMENTATION Subsection ii) of OPA #332 is hereby amended by deletion of the word "and" in the last sentence and replacing it with the words "in consultation with".

5.1.16 Schedule "1" to OPA #332 is hereby deleted and replaced by Schedule "1" attached hereto;

5.1.17 Schedule "2" to OPA #332 is hereby deleted.

5.1.18 Schedule "2A" to OPA #332 is hereby amended to identify the Maple Uplands Kettle Wetlands ANSI and the McGill Forest ESA in accordance with the revised Schedule "2A" attached hereto as Schedule "2A".






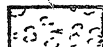
5.1.19 Schedule "3" to OPA #332 is hereby deleted and replaced by the revised Schedule "3" attached hereto as Schedule "3".

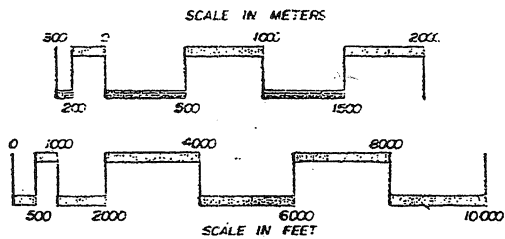
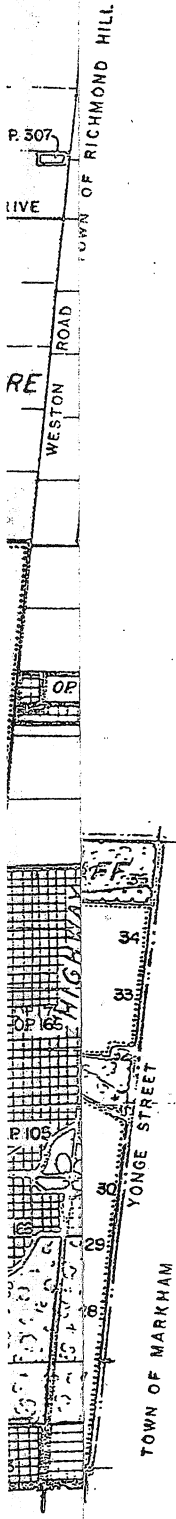
# GENERAL LAND USE

THIS IS SCHEDULE "1"  
TO AMENDMENT NO. 535  
ADOPTED THE 10<sup>th</sup> DAY OF July, 2000.

*[Signature]*  
MAYOR  
  
CLERK

## LEGEND

- BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  THEME PARK AREA
-  PARKWAY BELT WEST PLAN



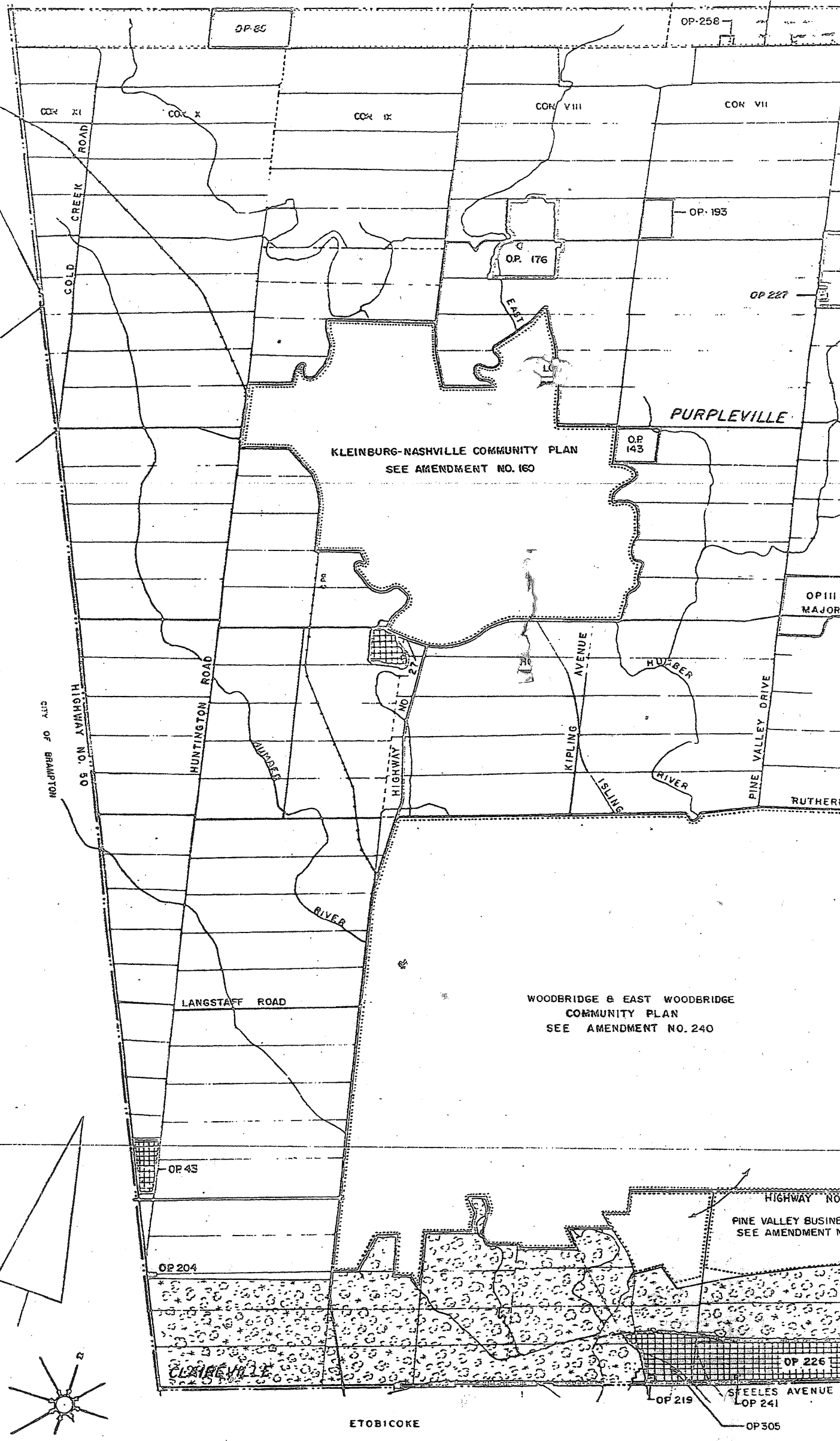
NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 535 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

Drawing No. <b>60-311</b>	SCHEDULE "A" TO AMENDMENT NO. 535 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA <b>GENERAL LAND USE</b>
Project No. <b>284</b>	
Drawn by <i>[Signature]</i>	SCALE 1" = 4000'
Checked <i>[Signature]</i>	
Date <b>5 OCT 1960</b>	

REVISED LAYOUT 9 JUNE 1977 VAUGHAN PLANNING DEPT.

DATE	AMEND. NO.	DESCRIPTION
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27-5-65	6	TEXT AM
4-3-64	7	LOTS 21
17-11-66	8	LOT
27-10-65	9	LOTS 22
21-3-66	11	LOT
8-8-66	13	LOT 1 CON-3
22-2-68	14	TEXT
2-3-68	16	LOT
7-10-69	17	RC
28-6-72	26	WOODBRI
11-12-73	28	AMENDME
20-3-73	29	LOT
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13-10-81	101	AMENDME
30-5-79	102	AMENDME
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8-4-80	104	PT. L
20-8-75	105	PT. L
9-7-75	106	PT. L
16-2-82	107	VAUGHAN -

TOWN OF CALEDON



KLEINBURG-NASHVILLE COMMUNITY PLAN  
SEE AMENDMENT NO. 160

WOODBRIDGE & EAST WOODBRIDGE  
COMMUNITY PLAN  
SEE AMENDMENT NO. 240

PURPLEVILLE

CLAREVILLE

ETOBICOKE

FREQUENCY OF WIND DIRECTION

CONCESSION NO.	9	8	7	6
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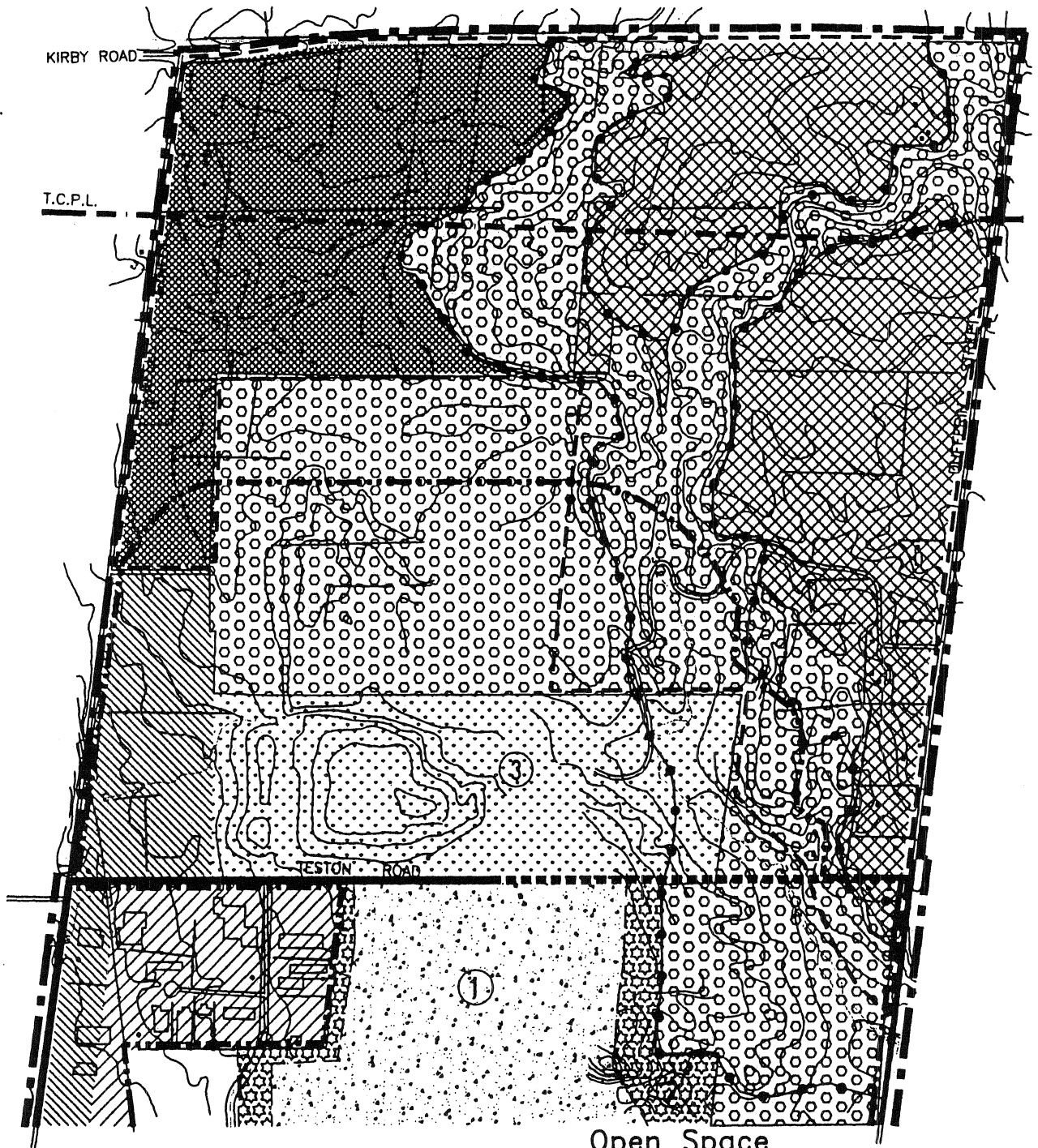


MENTS TO THE OFFICIAL PLAN  
E VAUGHAN PLANNING AREA







REV		REVISIONS				REVISIONS				REV			
SECTION	BY	DATE	ALLOT. NO.	DESCRIPTION	BY	DATE	ALLOT. NO.	DESCRIPTION	BY	DATE	ALLOT. NO.	DESCRIPTION	
CONC-4		13-6-80	106	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-4-84	181	PT. LOT 26,27, CON. 2	DM	4-12-87	25	ENDMENT	
ENT ONLY						14-5-84	182	PT. LOT 11, CON. 7	DM	21-12-87	25	ENDMENT	
CONC-4						5.12.84	185	AMENDMENT TO WOODBRIDGE C.P.	D.B.				
C-8		27-10-81	111	PT. LOTS 20,21 CONC.6	RJM	14-5-84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM				
CONC-8		28-6-81	112	PT. LOT 26, CONC .5	DB	9-10-84	185	PT LOT 5, CON. 6	DM	2-2-88	25	LOT.	
CONC-8						15.12.84	186	AMENDMENT TO WOODBRIDGE C.P.	D.B.				
CONC-5 LOTS 1-5 CON-5		14-5-81	114	PT. 18, 19, 20 and 21, CONC. 5	DB	15.11.84	187	AMENDMENT TO THORNHILL C.P.	D.B.	25-2-87	260	LOT	
ENT ONLY		16-3-81	115	PT. LOTS 21,22 CONC.4	RJM	9.11.84	188	AMENDMENT TO WOODBRIDGE C.P.	DB				
CONC-7		8-3-82	116	PT. LOT 7, CON. 10	RJM	28-7-85	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1-6-87	262	LOT 3	
PLAN		23.2.83	117	PT. LOT 28, CONCESSION 2	DB	14-2-86	190	TUDOR COMMUNITY PLAN	DM				
COMMUNITY PLAN		20-3-81	118	AMENDMENT TO THORNHILL C.P.	RJM	28-9-84	191	PT. LOT 4, 5, CON 6	DM				
WOODBRIDGE C.P.		9-5-81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DB	16.1.85	192	AMENDMENT TO VAUGHAN 400	D.B.				
CONC-7		9-7-81	120	PT. LOT 5, CONC. 5	DS	29-12-87	193	PT. LOT 31, CONCESSION 7	DM				
CONC-3		15-4-81	121	PT. LOT 23, 24 and 25, CONC. 3	DB	29.1.85	194	AMENDMENT TO EAST WOODBRIDGE	DB.				
WOODBRIDGE C.P.		20-5-81	122	THORNHILL-VAUGHAN COMMUNITY PLAN	DB	4.4.85	195	PART LOT 6, CONC. 4	DB.	17-11-88	268	E VALL	
ENT ONLY		18-2-81	123	AMENDMENT TO WOODBRIDGE	DB	22-5-86	196	PT LOT 27, CON. 2	DM	18-4-90	268	LOTS	
CONC-2						30.1.85	197	AMENDMENT TO WOODBRIDGE C.P.	DB.				
CONC-1		6-12-81	125	PT. LOT 5, CONC. 8	RJM					01-12-88	27	LOT 29	
WOODBRIDGE C.P.		1-12-81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19-2-85	199	AMENDMENT TO EAST WOODBRIDGE	DM				
WOODBRIDGE C.P.		11-5-82	127	PT. LOT 13, CONC.5	RJM	6-3-86	200	SITE PLAN CONTROL	DM				
WOODBRIDGE C.P.						24-3-86	201	PT LOT 29,30,31, and 32, CONC. 1	DM				
CONC-2		26-1-82	129	AMENDMENT TO WOODBRIDGE C.P.		28.5.85	202	AMENDMENT TO THORNHILL-VAUGHAN	DB.	20-6-88	27	ENDMEN	
CONC-3		4-5-82	130	PT. LOT 5, CONC. 8	RJM	29.3.85	203	PART LOT 4, CONC. 6,	DB.	22-8-89	27	T LOT	
WOODBRIDGE C.P.		6-1-82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	24.7.85	204	PART LOT 3, CONC. 4	DB.	17-3-89	27	LOT 9	
CONC-10		26-4-82	132	PT. LOT 29, CONC. 2	RJM	1.5.85	205	PART LOT 4, CONC. 6	DB.	17-10-88	27	LOT 26	
CONC-6		11-5-82	133	AMENDMENT TO VAUGHAN-400 S.P.	RJM	2.5.85	206	AMENDMENT TO WOODBRIDGE	DB.	4-10-89	27	LOT 6	
CONC-3		2-6-82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17.7.85	207	PART LOT 6, CONC. 4	DB	16-5-89	28	ENDMEN	
ENT ONLY		9-7-82	135	PIKE VALLEY BUSINESS PARK	RJM					21-8-89	28	LOT 5,	
CONC-5		18-1-83	136	PT. LOT 16, CONC. 4	RJM	19-8-85	209	PT. LOT 27, CONC. 7	DM	14.11.89	28	LOT 1, 4	
CONC-7		8-6-82	137	PT. LOT 11, CONC. 3	RJM		210	THORNHILL-VAUGHAN C.P. REVIEW					
CONC-1		4-6-82	138	PT. LOT 21, CONC. 5	RJM	16-12-85	211	PART LOT 11, CONC. 3	DM				
CONC-3		16-4-82	139	PT. LOT 29, CONC. 2	RJM	14.8.85	212	PART LOTS 5, CONC. 6	DB.	19-9-89	28	LOT 2,	
WOODBRIDGE C.P.		12-2-82	140	AMENDMENT TO E. WOODBRIDGE C.P.		19-5-87	213	PT. LOTS 29,30, CONC. 6	DM	16-5-89	28	ENDMENT	
CONC-6	GGL	16-2-81		PARKWAY BELT WEST PLAN	RJM	22-9-87	214	PT. LOT 13, CON. 5	DM	17-8-90	28	LOTS 13	
CONC-9		28-4-82	141	AMENDMENT TO WOODBRIDGE C.P.	RJM	9-12-85	215	PT. LOT 14, CON. 6	DM				
CONC-7		20-6-83	142	PT LOTS 5, 6, 7, 8, 9 CON. 3	DB								
CONC-8		5-10-82	143	PT. LOT 25, CONC. 7	RJM	17-12-85	217	PT. LOT 5, CON. 8	DM				
WOODBRIDGE C.P.		11-6-82	144	PT. LOTS 27 & 28, CONC. 3	RJM	27-2-86	218	PT. LOT 26, CON. 2	DM				
CONC 4, 5	GGL	12-10-82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27-7-85	219	PT. LOT 1, CON. 7	DM				
CONC-8		8-12-82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM								
VAUGHAN COMMUNITY PLAN	GGL	20-10-82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM								
WOODBRIDGE C.P.		15-9-82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11-2-86	222	PIKE VALLEY BUSINESS PARK	DM				
CONC-6		2-10-82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM					14-8-89	29	LOT 5	
CONC-5	GGL	16-7-84	150	MAPLE COMMUNITY PLAN	RJM	10-6-86	224	PT. LOT 13, CON. 6	DM	4-7-90	29	ENDMEN	
CONC-8	GGL	23-11-82	151	PT. LOT 25, CONC. 9	RJM	6-8-86	225	PT. LOTS 12, 13 & 14, CON. 4	DM	29-6-89	29	ENDMEN	
WOODBRIDGE C.P.		17-2-83	152	AMENDMENT TO E. WOODBRIDGE C.P.	DB	19-8-85	226	PT. LOT 1, CONC. 3	DM	27-6-89	29	ENDMEN	
		27-10-82	153	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20-10-85	227	PT. LOT 29, CONC. 6	DM			30	CIAL P
3	RJM	26-10-82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	21-1-87	228	PT. LOT 26, CONC. 2	DM	7-12-89	30	LOT 17,	
WOODBRIDGE C.P.		26-9-83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	29-8-85	229	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	25-10-89	30	LOT 16	
CONC-6	GGL	11-4-83	156	PT. LOT 14, CON. 6	DB	28-8-85	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5-6-90	30	LOT 9	
CON-8	JWS	6-6-83	157	PT. LOT 30, CON 6	DB	29-12-85	231	PIKE VALLEY BUSINESS PARK REVIEW	DM				
KING	GGL	27-9-84	158	PT LOT 21, CON. 4	RJM	24-2-86	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22-6-89	30	LOT 1	
10 KING	GGL	4-10-83	159	PT. LOT 24, CON. 8	RJM	11-2-87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1-3-90	30	LOT	
5 CONC-9	GGL	5-1-87	160	(KLEINBURG-NASHVILLE COM. PLAN	RJM	12-2-87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	21-8-89	30	LOT	
CON. 4	JWS	11.3.83	162	AMENDMENT TO WOODBRIDGE C.P.	DB	18-12-85	235	THORNHILL-VAUGHAN COMMUNITY PLAN	DM				
29, CON. 2	JWS	6-10-83	163	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM					15-8-89	30	NDMEN	
						18-2-87	237	PT. LOT 14, CONC. 4	DM	22-8-89	31	NDMEN	
IDGE COMMUNITY PLAN	JWS	18-10-83	165	PT. LOTS 11-13, CON. 6	RJM	20-5-87	238	PT. LOT 10, CONC. 8	DM	22-8-89	31	NDMEN	
		11.3.83	166	PT. LOT 6-10, CON 5	DB	19-10-87	239	LOTS 1-15, CONC. 3-7	SM	18-10-89	31	LOT	
CONC 4	DB	24-2-84	167	AMENDMENT TO WOODBRIDGE C.P.	DM	25-11-88	240	WOODBRIDGE & EAST WOODBRIDGE C.P.	SM	27-10-89	31	LOT 6	
		16-1-83	168	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17-8-87	241	PT. LOT 1, CONC. 6	SM	4-12-89	31	OTS 9	
		2-12-83	169	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	7-12-87	242	AMENDMENT TO MAPLE C.P.	MC	27-10-89	31	OT 6,	
TO WOODBRIDGE C.P.	JWS	3-10-84	170	AMENDMENT TO EAST WOODBRIDGE	DM	20-5-87	243	AMENDMENT TO MAPLE C.P.	DM	10.11.89	31	OT 10,	
CON. 6	RJM	31-1-84	171	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM					24-11-89	31	NDMEI	
WOODBRIDGE C.P.	RJM	16-1-84	172	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	25-2-87	245	PT. LOT 12, CONCESSION 6	DM				
CONC. 2	DB	13-3-84	173	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	2-4-87	246	PT. LOT 9, CONCESSION 7	DM	9-11-89	31	OT 8,	
WOODBRIDGE C.P.	SM	29-5-84	174	PART LOT 11, CONC. 3	RJM	18-9-89	247	PT. LOT 26, CONCESSION 1	SM				
WOODBRIDGE C.P.	RJM	24.7.85	175	PART LOTS 6-10, CON 5	DB					16-1-90	32	NDMEN	
CONC. 6	DB	3.12.84	176	LOTS 30, 31 & 32, CON. 8	DB					18.11.89	32	OT 8,	
CONC. 8	DB	16-5-84	177	EAST WOODBRIDGE COMMUNITY PLAN	RJM					16-7-90	32	OT 1	
CONC. 5	RJM					13-10-87	251	PT LOT 11, CONCESSION 8	DM	20-9-90	32	NDME	
CONC. 4	RJM					29-2-88	252	PT. LOTS 13-15, CONC. 3	SM				
SECONDARY PLAN	RJM					28-11-88	253	PARKWAY BELT WEST	JM				

CHANGES		REVISIONS				REVISIONS			
DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY
TO THORNHILL-VAUGHAN	MC		327						
TO THORNHILL-VAUGHAN	MC		328						
		18-4-90	329	AMENDMENT TO O.P.A. 175	SM				
		7-5-90	330	POLICIES & GUIDELINES/IND. AREAS	SM				
CONCESSION 7	DM		331						
			332						
CONCESSION 7	DM	25-7-90	333	PT. OF LOT 6, CONC. 3	SM				
		16-7-90	334	PT. OF LOT 27, CONC. 4	SM				
CONCESSION 4	DM	25-7-90	335	PT. OF LOT II, CONC. 4	SM				
		18-4-90	337	AMENDMENT TO O.P.A. 210	SM				
		19-9-90	338	AMENDMENT TO O.P.A. 190	SM				
BUSINESS PARK	JM	25-7-90	341	PT. LOT 8, CONC. 8	SM				
CONC. 7.	SM								
CONC. 6	SM								
TO VAUGHAN-400	SM								
CONC. 3	SM								
CONCESSION 5	JM								
CONCESSION 2	JM								
CONCESSION 5	SM								
TO MAPLE C.P.	SM								
CONC. 3	SM								
CONCESSION 5	RS								
CONCESSION 4	SM								
TO VAUGHAN 400 S.P.	SM								
CONC. 3	SM								
CONC. 8 (Woodbridge C.P.)	SM								
TO O.P.A. 210	SM								
TO O.P.A. 240	SM								
TO MAPLE C.P.	SM								
FOR TOWN OF VAUGHAN									
CONCESSION 3	RS								
CONCESSION 4	SM								
CONCESSION 5	SM								
CONC. 7	SM								
CONC. 5	SM								
CONC. 6	SM								
TO O.P.A. 107	SM								
TO OPA 107	SM								
TO OPA 107	SM								
CONC. 6	SM								
CONC. 4	SM								
CONCESSION 5	RS								
CONCESSION 5	RS								
CONCESSION 5	RS								
TO OPA 107	SM								
CONCESSION 5	RS								
TO WOODBRIDGE C.P.	SM								
CONCESSION 5	RS								
CONCESSION 5	SM								
TO O.P.A. No. 175	SM								





THIS IS SCHEDULE "2A" TO AMENDMENT NO.332








LEGEND

-  Industrial
-  Prestige Ind.
-  Open Space
-  North Maple Residential Area
-  Executive Residential
-  Special Residential

Open Space  
Special Policy Areas

-  Special Policy Area 1
-  Special Policy Area 2
-  Special Policy Area 3
-  Approx. Limits of ESA/ANSI

-  Area Subject To Amendment No. 332
-  Waste Disposal Assessment Area

- Roads
-  Existing Arterial
  -  Feeder
  -  Proposed 35m Arterial



SCALE



THIS IS SCHEDULE "2A"  
TO AMENDMENT NO. 535

ADOPTED THE 10th DAY OF JULY, 2000

SIGNING OFFICERS

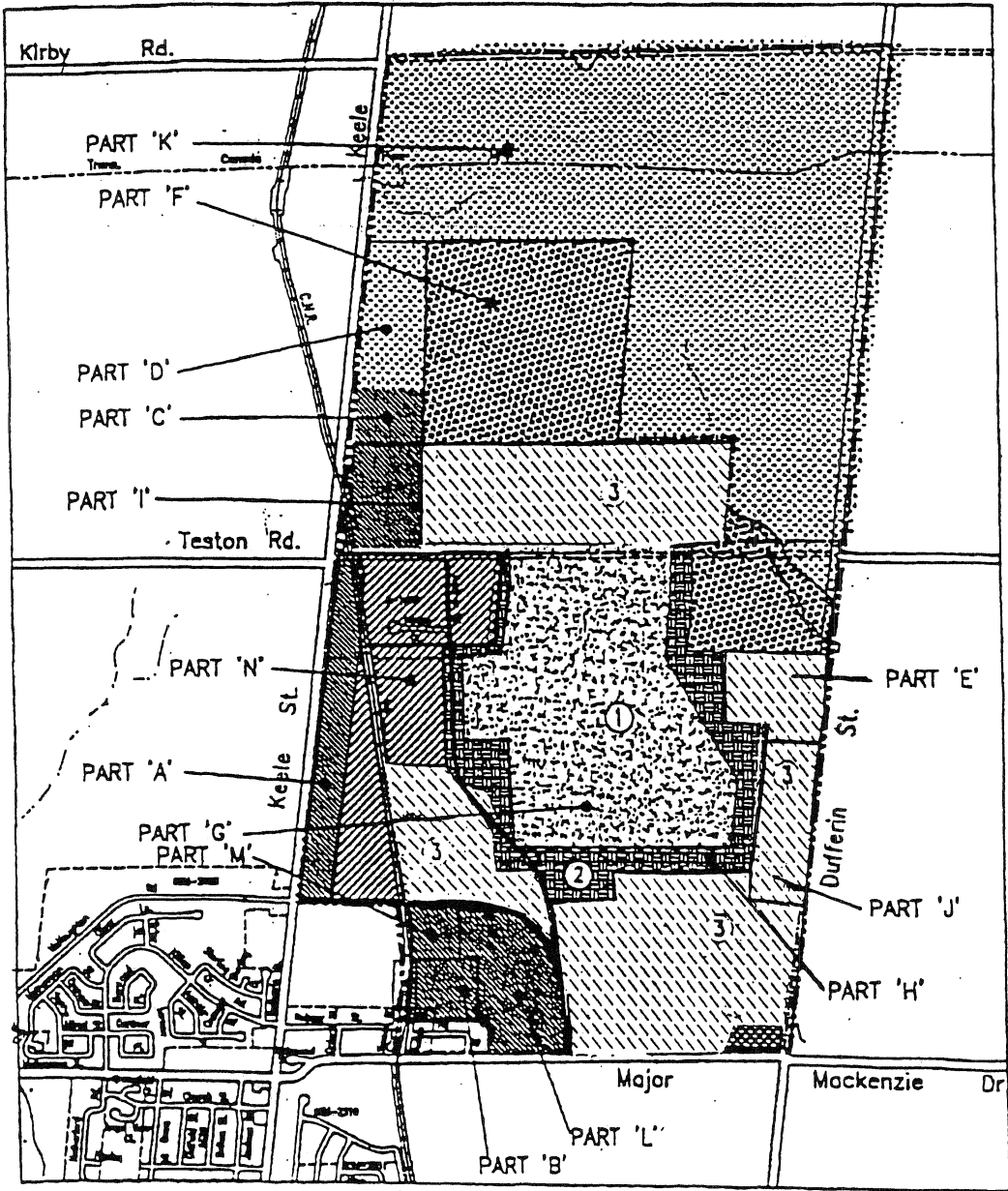
York Region Certificate  
of Approval - Nov. 22/00

THIS IS SCHEDULE 3"  
TO AMENDMENT NO. 535.

ADOPTED THE 10 DAY OF JULY, 2000

SIGNING OFFICERS

York Region Certificate  
of Approval - Nov. 22/00



THIS IS SCHEDULE "3"  
TO AMENDMENT NO. 332

LEGEND

- |  |                                 |  |                                   |
|--|---------------------------------|--|-----------------------------------|
|  | Industrial                      |  | Waste Disposal Assessment Area    |
|  | Prestige Ind.                   |  | Area Subject To Amendment No. 332 |
|  | Open Space                      |  |                                   |
|  | North-Maple Residential Area    |  |                                   |
|  | General Commercial              |  |                                   |
|  | Open Space Special Policy Areas |  |                                   |
|  | Special Policy Area 1           |  | Existing Arterial                 |
|  | Special Policy Area 2           |  | Feeder                            |
|  | Special Policy Area 3           |  | Proposed 35m Arterial             |
|  |                                 |  | 25m Primary (Future)              |

