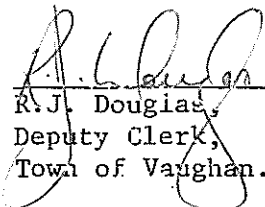


I, ROBERT JOSEPH DOUGLAS, Deputy Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York do hereby certify that the attached is a true copy of Amendment No. 104 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Housing, on April 8th, 1980.

  
R.J. Douglas,  
Deputy Clerk,  
Town of Vaughan.

DATED at the Town of Vaughan  
this 4th day of September, 1980.

THE CORPORATION OF THE TOWN OF VAUGHAN


BY-LAW NUMBER 39-79

A By-law to adopt Amendment Number 104 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan  
ENACTS AS FOLLOWS:

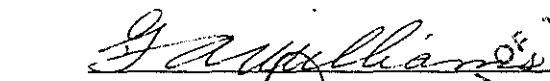
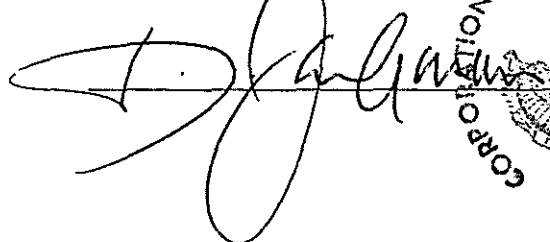
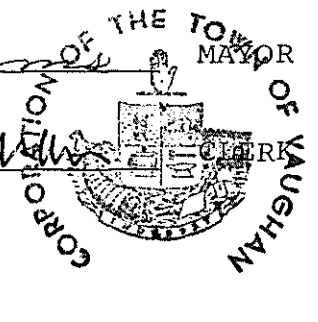
1. THAT the attached Amendment Number 104 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedule "A" is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 104 to the Official Plan of the Vaughan Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST and SECOND time this 5th day of February,  
1979.

 MAYOR

 CLERK

READ a THIRD time and finally passed this 19<sup>TH</sup> day of  
February, 1979.

 MAYOR  
 CLERK  


AMENDMENT NUMBER 104

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 104 to the Official Plan of the Vaughan Planning Area", constitute Amendment Number 104.

Also attached hereto but not constituting part of the Amendment are Appendices 1 and 2. These contain the background of the Amendment.

PURPOSE:

The purpose of this Amendment is to permit the use of two existing single-family residences, each on approximately ½ acre of land and being the parcel shown as the "Area subject to this Amendment" on the attached Schedule "A".

LOCATION:

This Amendment applies to lands located at the east side of Highway No. 27 approximately 550 metres (1800') south of Langstaff Road being part of Lot 9, Concession 8 in the Town of Vaughan and having an area of approximately 0.4 hectare (1 acre).

BASIS:

The subject lands fulfill the criteria for a Rural Residential Use set out in Official Plan Amendment Number 57 with the exception of the maximum density requirement of two persons per acre.

The decision to Amend the Vaughan Official Plan to permit the Residential Use of the subject land was based on the following:

1. At present there are two existing detached single-family residences on the subject lands. It is proposed to sever the subject lands from an existing approximately 40 hectare (99 acre) farm and to create two Residential Lots.

The severance will not diminish the size of the farm such that its economic viability will be affected.

2. The proposed lot size of approximately ½ acre for each of the two Residential lots is compatible with the intended Residential Use.

3. The existing dwellings have been rented units in the past, and are currently in a vacant, dilapidated condition which is undesirable. A proposal to renovate the houses and then sell them on two separate lots, is considered to be of benefit to the

BASIS cont'd

Municipality.

4. The proposal does not detract from the Rural character of the area since no substantial physical changes are contemplated.

5. The Residential Use of the subject lands will not result in any additional cost to the Municipality as the two proposed Residential Lots will each be serviced with its own individual well and septic system.

6. The existing joint driveway to the existing dwellings on the subject lands is to remain so as to maintain the number of access points from Highway Number 27.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO.

The lands identified as "Area subject to this Amendment" on Schedule "A" hereto may be used for Residential purposes provided that:

- a) Two Residential Lots of approximately  $\frac{1}{2}$  acre are created, each to be used for one single-family detached dwelling only.
- b) The two single-family detached dwelling units which presently exist on the said lands, are refurbished, maintained or replaced in compliance with the Corporation of the Town of Vaughan Properties Standards By-law.
- c) Each of the said dwellings is serviced by a suitable, adequate, potable water supply and a private septic tank and tile field system which conform to the standards of, and are subject to the approval of the Ministry of the Environment, or its agent, The Local Medical Officer of Health.
- d) The requirements of the Ministry of Transportation and Communications are satisfied.

IMPLEMENTATION:

It is intended that the policies of the Official Plan of Vaughan Planning Area, pertaining to the lands subject to this Amendment, shall be implemented through an Amendment to the Zoning By-law and through a Development Control Agreement pursuant to Section 35a of the Planning Act.









INTERPRETATION:

The provisions of the Official Plan as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

# GENERAL LAND USE

SCHEDULE "A" TO AMENDMENT NO 104 TO  
THE OFFICIAL PLAN OF THE  
VAUGHAN PLANNING AREA

## LEGEND

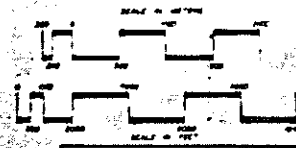
-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  TO
-  TO
-  TO



AREA SUBJECT TO THIS AMENDMENT

WOODBROOK COMMUNITY PLAN  
SEE AMENDMENT NO 20

THORNHILL-WAUGHAN COMMUNITY PLAN  
SEE AMENDMENT NO 10



60 311	SCHEDULE "A" TO AMENDMENT NO 104
284	THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
	GENERAL LAND USE
	SCALE 1" = 1:100,000

DATE: 1974  
DRAWN: L. J. G. 1974  
CHECKED: L. J. G. 1974  
APPROVED: L. J. G. 1974

APPENDIX 1

SUMMARY OF PUBLIC HEARING AND COUNCIL ACTION

This Amendment is the result of an application for appropriate Amendment to the Official Plan and Zoning By-law to facilitate the severance of two approximately  $\frac{1}{2}$  acre Residential Lots from an existing 40 hectare (99 acre) farm. The subject lands are designated "Rural Area" and located on the east side of Highway Number 27 approximately 550 metres (1800') south of Langstaff Road, more particularly described as Lot 9, Concession 8 in the Town of Vaughan.

On December 12, 1978 a Public Hearing was held at which time Vaughan Planning Committee considered this application. No one in the audience spoke on this matter. After due consideration, Planning Committee decided to approve the subject application.

On February 5, 1979 the Council of the Town of Vaughan confirmed Planning Committee's decision in this matter.



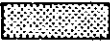
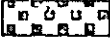
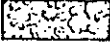


# EXISTING LAND USE PLAN

AMENDMENT NO. 104 TO THE  
VAUGHAN OFFICIAL PLAN  
PART OF LOT 8  
CONCESSION 8

JAN. 25, 1979  
JWS

NOT TO SCALE

## LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  AGRICULTURAL
-  VACANT

