

FAILED FOR WANT OF A MOVER
OR SECONDER

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 246-80

A By-law to adopt Amendment Number 124 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 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 124 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 15th day of December, 1980.

MAYOR

CLERK

READ a THIRD time and finally passed this 15th day of December,
1980.

MAYOR

CLERK

AMENDMENT NUMBER 124

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule 'A' entitled 'Schedule 'A' to Amendment No. 124 to the Official Plan of the Vaughan Planning Area', attached hereto constitute Amendment No. 124.

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

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PURPOSE

The purpose of this Amendment to the Official Plan for the Vaughan Planning Area is to change the land use designation of certain lands as shown on the attached Schedule 'A' from 'Rural' to 'Estate Residential', in order to permit the development of an Estate Residential Plan of Subdivision.

LOCATION

The area subject of this Amendment lies west of Mill Road and north of the King-Vaughan Road, formerly in the Township of King and being part of the east half of Lot 1 in Concession 7 and shown on the attached Schedule 'A'.

BASIS

The basis for all Estate Residential development is the desire of some people to live in the country. For such homes, detached, on large lots, and in attractive natural settings, a lack of certain urban conveniences is acceptable.

The development proposed for the land which is to be re-designated from 'Rural' to 'Estate Residential' by this Amendment has been reviewed in light of the policies for Estate Residential development outlined in Amendment No. 84. These policies set out restrictions regarding agricultural land and set the basis for servicing, density, lot size and physical design criteria, as well as the protection of natural features. In light of policies set out in Official Plan Amendment No. 84, it has been determined that the land and proposed development are suitable for Estate Residential purposes.

The following details apply to the proposed development:

- a) From an examination of Canada Land Inventory mapping, it has been determined that the lands are predominantly Class (4). Official Plan Amendment No. 84 states that Estate Residential development shall not be permitted on soils generally defined as Classes 1 to 3 inclusive.
- b) Preliminary engineering reports have been completed for site drainage and suitability for private wells and septic tank and tile bed

systems. Results indicate that septic tank and tile bed systems are feasible and an adequate potable water supply will be available.

c) Environmental and landscape reports have been completed in order to assure preservation of natural features as far as possible and to detail additional landscaping features.

DETAILS OF ACTUAL AMENDMENT

The land which is subject of this Amendment shall be specifically designated for Estate Residential purposes. Schedule 'A' to Amendment Number 84 to the Official Plan of the Vaughan Planning Area is accordingly amended by designating the lands indicated on Schedule 'A' to this Amendment from 'Rural' to 'Estate Residential'.

IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area, pertaining to the land subject of this Amendment, shall be implemented through Subdivision Agreement and Amendment to the Zoning By-law pursuant to Sections 33 and 35, respectively, of The Planning Act.

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.

APPENDIX I

SUMMARY OF PUBLIC HEARINGS AND COUNCIL ACTION

Public Hearings on the development of the subject land were held by Planning Committee on June 12, 1979 and October 7, 1980. The Applicant initially was requesting an appropriate Official Plan Amendment to permit the development of a 23 lot Estate Residential Plan of Subdivision and later for 21 lots on approximately 18.4 ha. (45.5. acres), located west of Mill Road north of the King-Vaughan Road.

Points raised at the Hearings included:

- Effect of the proposed development on ground water supplies in the area
- Ability of abutting municipal roads to accommodate additional traffic
- Quality of ground water supplies in the area
- Effect of the proposed development on farming activities in the area

At the Public Hearing held on 7 October 1980, Planning Committee received a petition opposing the application and containing 15 signatures.

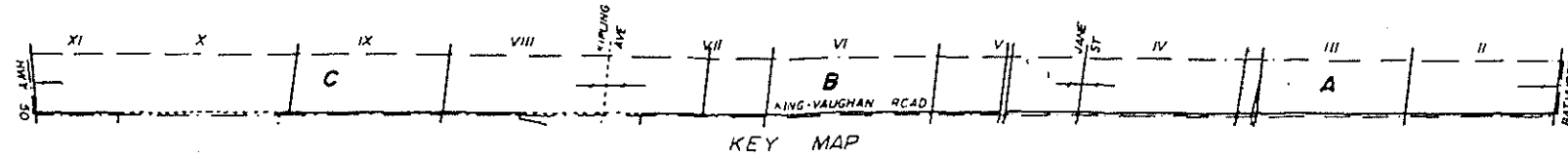
Twenty-one letters were also received from area residents; 17 were opposed and 4 were in favour of the proposed development.

Planning Committee recommended that the application be refused.

When the application came before Council on October 20, 1980, additional technical data was provided by the applicant in response to concerns expressed by Planning Committee. As a result, Council approved the application.

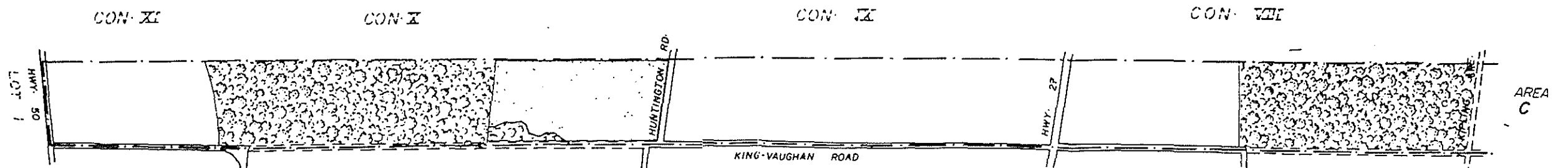
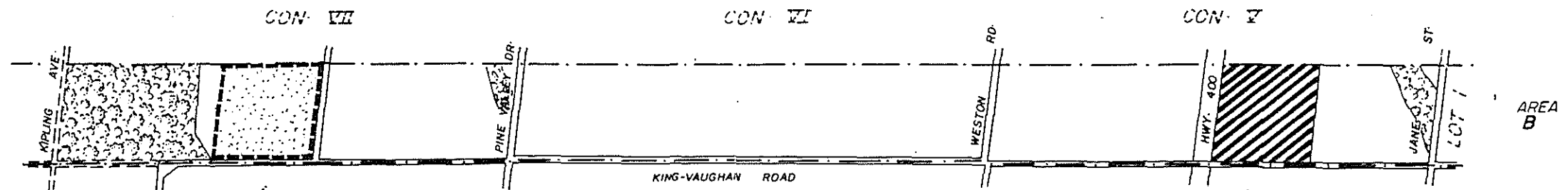
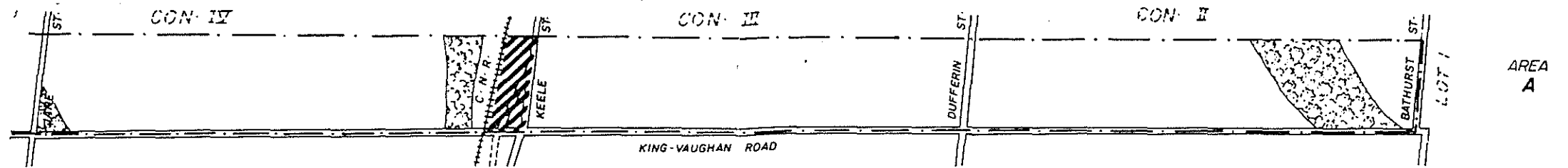
AMENDMENT NUMBER TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA SCHEDULE 'A' - LAND USE PLAN

THIS IS SCHEDULE "A"
TO AMENDMENT NO. 124
PASSED THE ___ DAY OF ___, 1980



MAYOR

CLERK

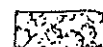


LEGEND

HAMLET

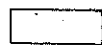


OPEN SPACE



showing LOT 1 CONCESSIONS II - XI

URBAN CENTRE



INDUSTRIAL



TOWNSHIP OF KING
in the REGION OF YORK



- RESIDENTIAL
- FARM
- ▨ WOODLOTS
- ▨ CONSERVATION AUTHORITY

APPENDIX I
 AMENDMENT NO. 124 TO THE
 VAUGHAN OFFICIAL PLAN
 PART OF LOT 1, CON.
 EXISTING LAND USE PLAN

