

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

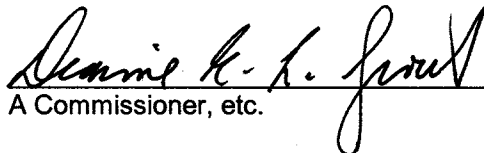
and

IN THE MATTER OF Amendment Number 635
to the Official Plan of the Vaughan Planning Area


I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 635 was adopted by the Council of the Corporation of the City of Vaughan on the 8th day of May, 2006, and written notice was given on the 17th day of May, 2006 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 635 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 635 is deemed to have come into effect on the 7th day of June, 2006, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
8th day of June, 2006.)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc..
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2007



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 149-2006

A By-law to adopt Amendment Number 635 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 635 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 8th day of May, 2006.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 635
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 635 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 635.

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

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend the "Low Density Residential" policies in Amendment No. 240 (Woodbridge Community Plan) to permit the creation of one additional residential lot, and to redesignate a 2.5m wide strip of land from the rear of the subject property from "Low Density Residential" to "Drainage Tributary", to be added to the open space valley system.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 635". The Subject Lands are located on the northwest corner of Pine Valley Drive and Intersite Place, north of Langstaff Road, municipally known as 8550 Pine Valley Drive, in Lot 11, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan of the Vaughan Planning Area, specifically the "Low Density Residential" policies in Amendment No. 240 (Woodbridge Community Plan), as amended, to facilitate the creation of one additional residential lot and redesignate a portion of the residential lands to open space, to be added to the valley system, based on the following considerations:

1. Full municipal water and sanitary services are available to the property.
2. The resulting lot will be similar in lot area and frontage to other residential lots in the immediate area.
3. The Subject Lands are within the "Urban Area" of the York Region Official Plan, which is intended to accommodate growth. The Region has indicated that the proposed official plan amendment is of local significance and is exempt from approval by the Regional Planning Committee and Council.
4. The Subject Lands are designated "Low Density Residential" by Amendment No. 240 (Woodbridge Community Plan), which would permit the proposed use of the Subject Lands for detached dwellings. Amendment No. 240 includes a site-specific policy that limits the maximum number of units in this subdivision to 11 units. Initially, together with the lands to the north and south, the Subject Lands were included within site-specific Amendment No. 167, which was approved by the Ministry of Municipal Affairs and Housing on February 2, 1984, and was subsequently incorporated into Amendment No.240. That original amendment permitted a maximum of ten residential lots based on available municipal water supply and the existence of private septic systems at the time. The restriction on the number of lots was to ensure the lots were large enough to support a septic system. This is no longer a concern as both municipal water and sanitary services are now available to the Subject Lands. Then on April 17, 2001, Council approved similar applications to the present applications to amend the Official Plan and Zoning By-law (Paul Perovich Jr. – Files OP.00.023 and

Z.00.108), and specifically the "Low Density Residential" policies and RR Rural Residential Zone standards, to facilitate the severance of the lot directly to the north of the Subject Lands into two residential lots, each having 45m frontages and lot areas of 0.22 ha and 0.17 ha, respectively, and thereby increasing the total maximum number of lots permitted within the subdivision in the Official Plan from 10 to 11 lots.

5. A 2.5 m wide strip of land at the rear westerly portion of the Subject Lands will be redesignated from "Low Density Residential" to "Drainage Tributary", to be added to the adjacent open space valley system, in accordance with the requirements of the Toronto and Region Conservation Authority.

Having received a statutory Public Hearing held on October 17, 2005, Vaughan Council on February 27, 2006 approved Official Plan Amendment Application (File OP.05.032) to amend the site-specific policies in Amendment No. 240 (Woodbridge Community Plan) to facilitate the creation of one additional lot, and to redesignate a 2.5 m wide strip of land at the rear of the property designated "Low Density Residential" to "Drainage Tributary", which would be added to the open space valley system.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the portion of the Subject Lands consisting of the rear westerly 2.5 m, shown as "Area Subject to Amendment No. 635" on Schedule "1" attached hereto from "Low Density Residential" to "Drainage Tributary", in the manner shown on Schedule "2" attached hereto.
2. Adding the following to Subsection 3.4 Residential Specific Policies, Subparagraph 3.4.4

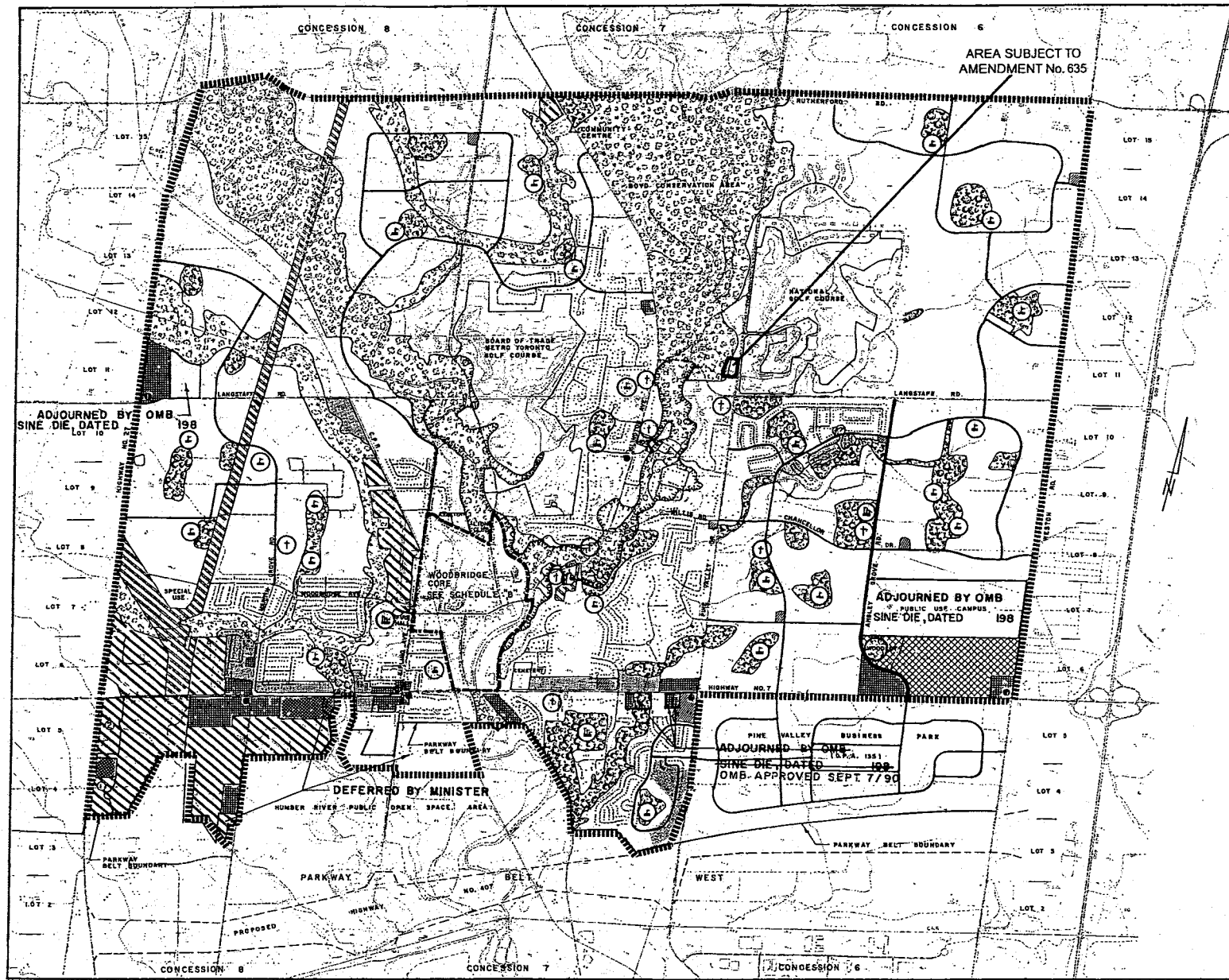
"Notwithstanding the above, the lands designated "Low Density Residential" and subject to Amendment No.635 on Schedule "A", comprising Part 2 on Plan 65R-7290, may be further subdivided into a maximum of two lots, thereby increasing the total maximum number of lots permitted within the subdivision to 12. The additional residential lots shall only be developed on the basis of full municipal water and sanitary services. The specific development standards to implement the development of the Subject Lands shall be set out in the implementing zoning by-law."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law, in accordance with 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 "A"
 TO AMENDMENT NO. 240
 ADOPTED THE 22 DAY OF JUNE, 1987

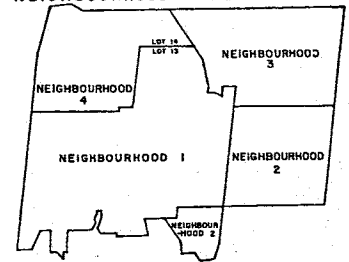
L.D. JACKSON
 MAYOR
 R.M. PRENTICE
 DEPUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] COMMUNITY COMMERCIAL
 - [Symbol] LOCAL CONVENIENCE COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] SERVICE STATION
 - [Symbol] SERVICE COMMERCIAL
 - [Symbol] INDUSTRIAL
 - [Symbol] UTILITY
 - [Symbol] OPEN SPACE
 - [Symbol] DRAINAGE TRIBUTARY
 - [Symbol] CHURCH
 - [Symbol] SPECIAL USE
 - [Symbol] CONSERVATION AUTHORITY FLOODLINE
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] SECONDARY SCHOOL
 - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
 - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
 - [Symbol] PARKWAY BELT BOUNDARY

SCALE 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



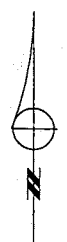
FILE: OP.05.017 RELATED FILE: Z.05.032
 LOCATION: Part Lot 11, Concession 7
 APPLICANT: ISABELLA FILIPPELLI
 CITY OF VAUGHAN

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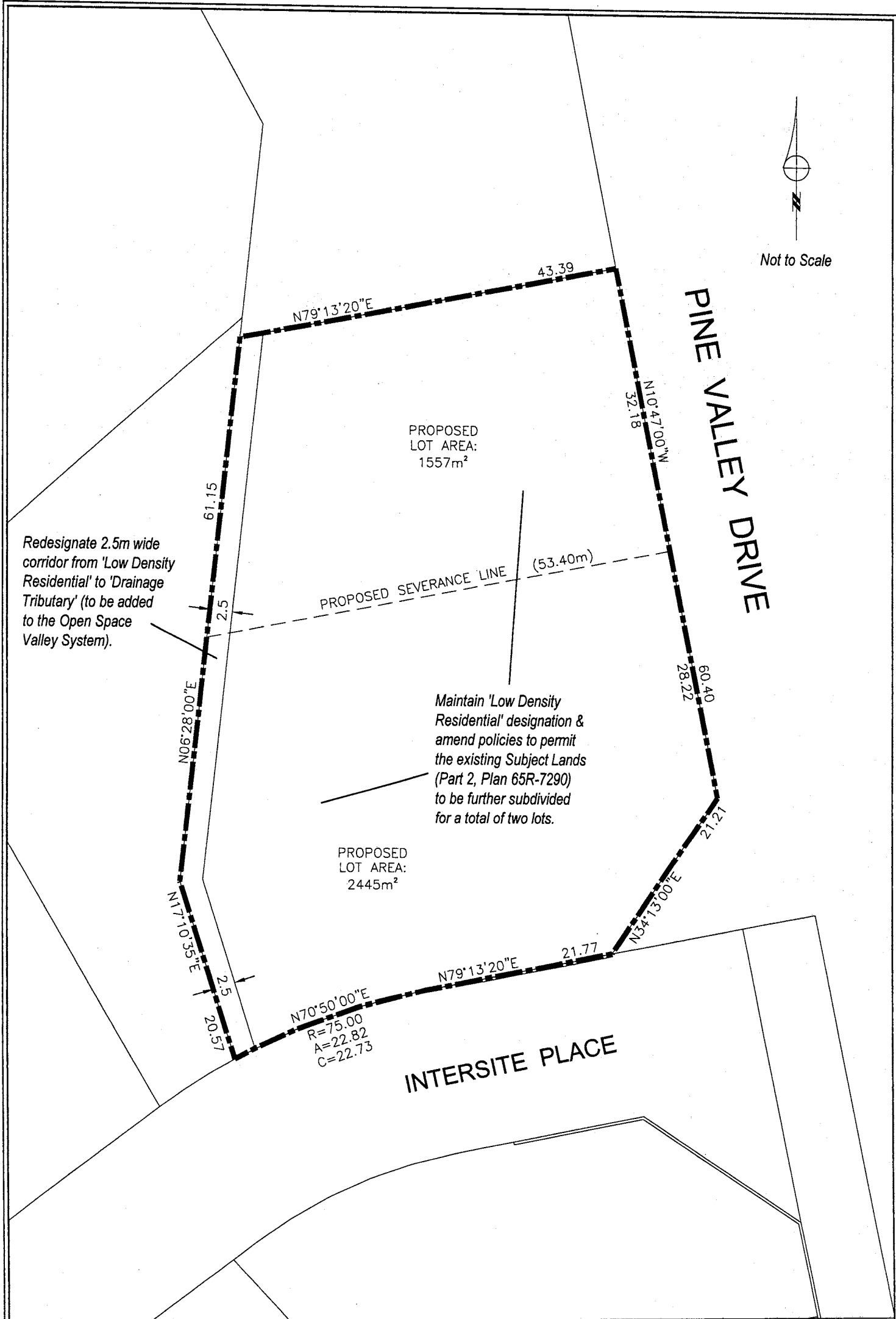
THIS IS SCHEDULE "1"
 TO AMENDMENT No. 635
 ADOPTED THE 8th DAY OF MAY, 2006

SIGNING OFFICERS

[Signature]
 MAYOR
[Signature]
 CLERK



Not to Scale



AREA SUBJECT TO AMENDMENT No. 635


THIS IS SCHEDULE '2' TO AMENDMENT No. 635

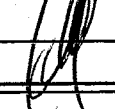
ADOPTED THE 8th DAY OF MAY, 2006

FILE: OP.05.017 RELATED FILE: Z.05.032
LOCATION: Part Lot 11, Concession 7
APPLICANT: ISABELLA FILIPPELLI
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\op.05.017

SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

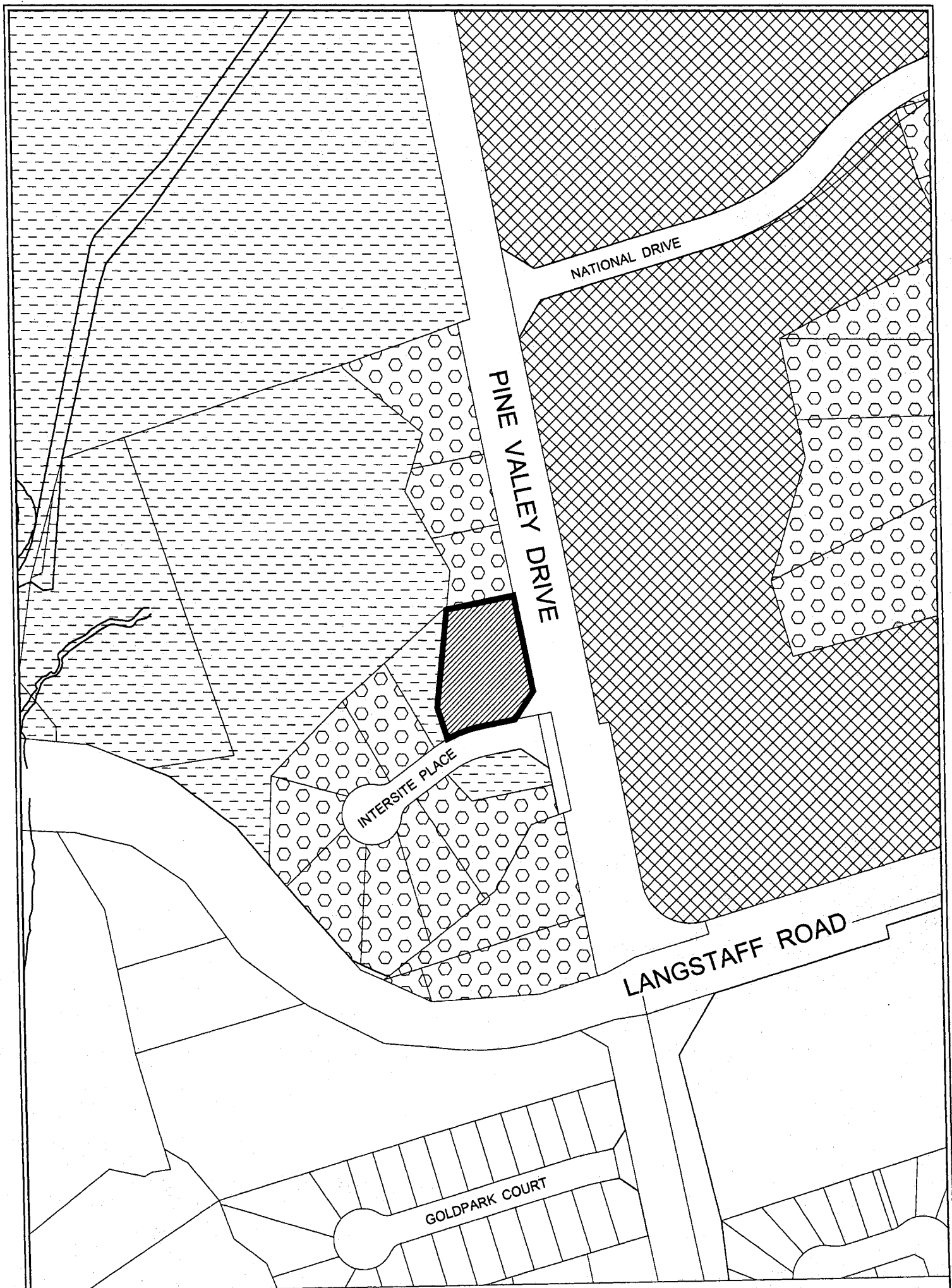
The lands subject to this Amendment are located on the west side of Pine Valley Drive, north of Langstaff Road, and municipally known as 8550 Pine Valley Drive, in Lot 11, Concession 7, City of Vaughan.

On February 27, 2006, Council considered applications to amend the Official Plan and Zoning By-law and resolved the following:

"THAT Official Plan Amendment File OP.05.017 (Isabella Filippelli) BE APPROVED, to amend site-specific policies within OPA #240 (Woodbridge Community Plan) to facilitate the creation of one additional lot on the subject lands shown on Attachment #1; and to redesignate a 2.5m wide open space buffer from "Low Density Residential" to "Drainage Tributary" as shown on Attachment #2, to address the comments of the Toronto and Region Conservation Authority.

THAT Zoning By-law Amendment File Z.05.032 (Isabella Filippelli) BE APPROVED, to permit one additional lot on the subject lands shown on Attachment #1, subject to the following:

- a) the implementing Zoning By-law shall zone the newly created lot RR(H) Rural Residential Zone with the Holding Symbol "H", which shall be reviewed upon servicing being allocated for the said lot.
- b) the implementing Zoning By-law shall rezone a 2.5m wide buffer strip along the west limit of the subject lands RR Rural Residential Zone to OS1 Open Space Conservation Zone as shown on Attachment #2.
- c) the implementing Zoning By-law shall include the following additional exceptions to the RR Rural Residential Zone applicable to the severed and retained lots within existing site-specific Exception 9(404):
 - i) permit a maximum lot coverage of 25%, whereas 10% is currently permitted;
 - ii) require a minimum lot area of 1550m² for each lot, whereas 4000m² is currently required;
 - iii) require a minimum lot frontage of 32m for each lot, whereas 45m is currently required;
 - iv) require a minimum interior side yard setback of 1.5m for the corner (retained) lot, whereas 4.5m is currently required;
 - v) require a minimum rear yard setback of 10m, whereas 15m is currently required; and
 - vi) that a minimum 2.5m wide buffer area along the rear lot line of each lot be zoned OS1 Open Space Conservation Zone."




**APPENDIX II
TO AMENDMENT No. 635
EXISTING LAND USE**



Not to Scale

FILE: OP.05.017 RELATED FILE: Z.05.032
LOCATION: Part Lot 11, Concession 7
APPLICANT: ISABELLA FILIPPELLI
CITY OF VAUGHAN

-  RESIDENTIAL
-  VALLEYLANDS
-  GOLF COURSE

 AREA SUBJECT TO
AMENDMENT No. 635

