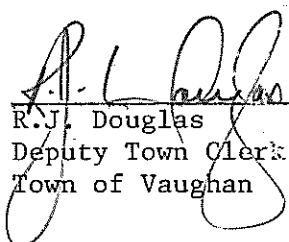


I, ROBERT JOSEPH DOUGLAS, Deputy Town Clerk of  
The Corporation of the Town of Vaughan in the Regional  
Municipality of York, do hereby certify that the attached  
is a true copy of Amendment No. 119 to the Official Plan of  
the Vaughan Planning Area which was approved by the Ministry  
of Housing with modification, on the 9th day of May, 1981.  
Attached text incorporates said modification.

  
\_\_\_\_\_  
R.J. Douglas  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 15th day of May, 1981.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 192-80

A By-law to adopt Amendment Number 119 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 119 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and 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 119 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 6th day of October, 1980.

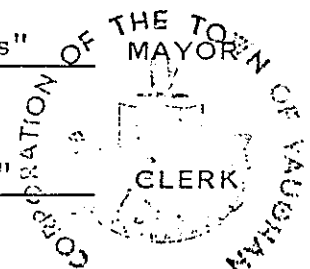
"G.A. Williams" MAYOR

"F.G. Jackman" CLERK

READ a THIRD time and finally passed this 6th day of October, 1980.

"G.A. Williams"

"F.G. Jackman"



AMENDMENT NUMBER 119

to the

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule "A" to Amendment Number 119 to the Official Plan of the Vaughan Planning Area", attached hereto, constitute Amendment Number 119.

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 exempt certain lands as shown on the attached Schedule "A" from Section 6.5 of Amendment Number 90 to the Official Plan of the Vaughan Planning Area, which prohibits frontage on, and access to a residential collector road within 152.4 metres (500 feet) of a boundary road. This will permit the development of the subject lands for a residential plan of subdivision.

LOCATION:

This Amendment applies to lands being Block 145, Registered Plan M-1953 and Parcel H-2, Section M-1854, located on the south side of Alderson Avenue, immediately east of Pine Valley Drive, in Lot 10, Concession 6, Town of Vaughan. The said lands are shown outlined in red on Schedule "A" and are herein referred to as the "subject lands."

BASIS:

The subject lands are presently designated "Low Density Residential" by Official Plan Amendment Number 90, the East Woodbridge Secondary Plan. With respect to Transportation Policies, Section 6.5 of the Plan states the following:

"Individual driveways serving individual residences shall not be allowed onto boundary roads, minor arterial roads, or residential collector roads within 500 feet of their intersection with a boundary road."

The Plan identifies Pine Valley Drive as a boundary road and Alderson Avenue as a residential collector.

The proposed residential use of the lands is consistent with the surrounding development in the area and the nature of the property is considered to be suitable for construction of dwelling units.

The Engineering Department of the Town has determined that Alderson Avenue will not serve the function of a residential collector road, as originally contemplated by Official Plan Amendment Number 90. The road allowance is 20 metres, which would be considered a minor residential collector road within the design standards set out in the Official Plan.

BASIS: cont'd ...

As the Ministry of the Environment has advised that a noise problem may exist for the subject lands adjacent to Pine Valley Drive, it is intended that development proceed only in accordance with the Ministry's requirements for noise attenuation.

Municipal water supply and sanitary sewer service are available to this area and it is intended that development of the subject lands will occur on the basis of the provision of both services. Parcel H-2, Section M-1854, the most westerly portion of the subject lands presently occupied by a temporary pumping station, may be developed for a single-family residential lot at such time as the facility is no longer required, to the satisfaction of the Town.

DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO:

The lands which are subject to this Amendment are specifically designated and zoned to permit their development for residential purposes to facilitate the development of a residential plan of subdivision consisting or not more than 9 dwelling units. Amendment Number 90 to the Official Plan of the Vaughan Planning Area is accordingly amended by the exception of the lands outlined in red on Schedule "A" to this Amendment from the provisions of Section 6.5

The policies of Amendment Number 90 to the Official Plan of the Vaughan Planning Area shall apply to the subject lands.

Screening and noise abatement measures to the satisfaction of the Ministry of the Environment and the Town of Vaughan shall be provided on the subject lands.

Direct access to the subject lands shall be provided along the Alderson Avenue frontage only.

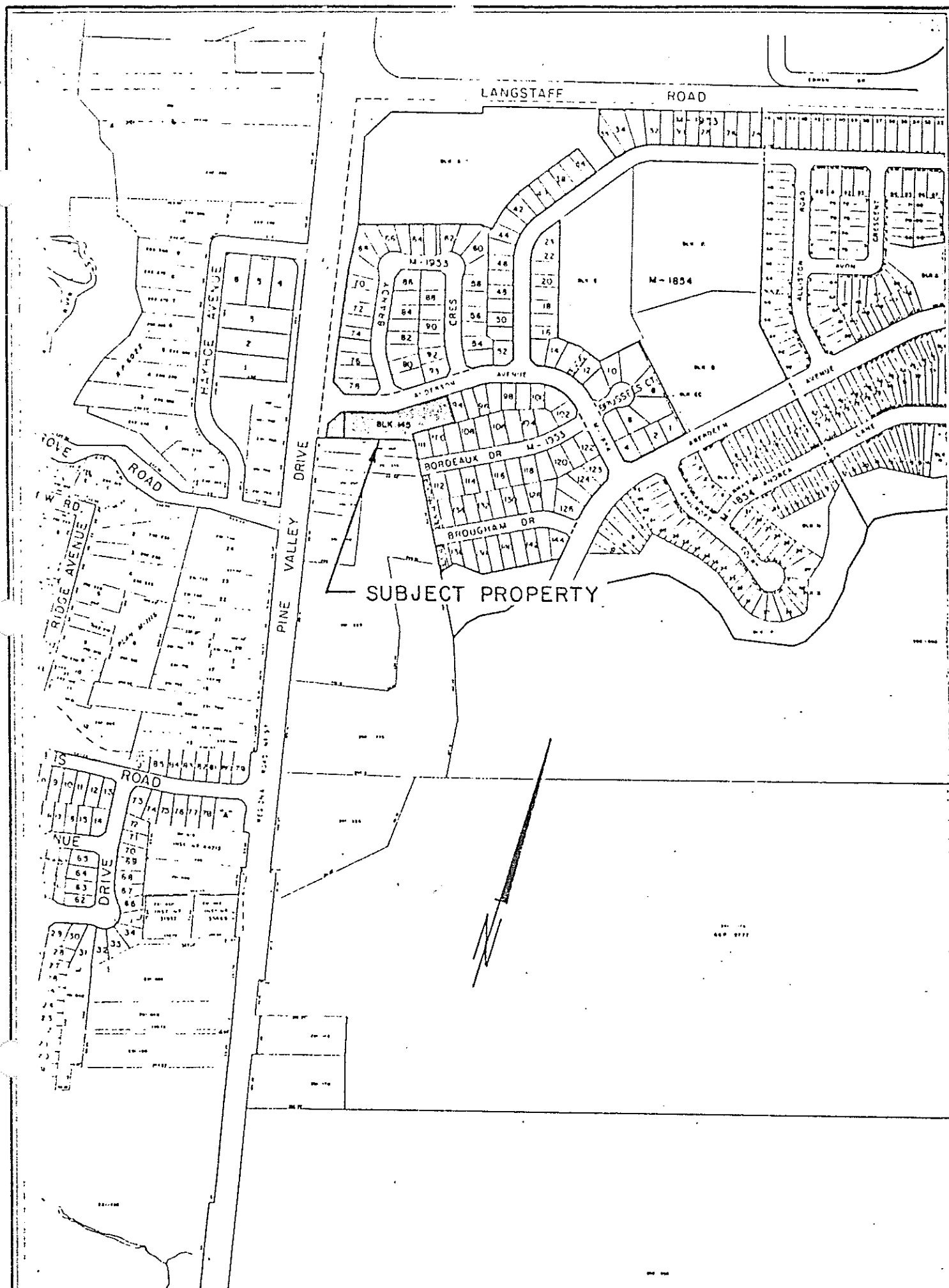
*No dwelling unit will be erected within 60 metres of the auto repair shop to the southwest of the development area. Should this adjacent industrial use cease to exist in the future, the lands within the 60 metre area can be released for residential development.*

IMPLEMENTATION:

It is intended that the policies in the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through Subdivision Agreement and Amendment to the Zoning By-law, if required, 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.



**LEGEND**

LOCATION: PT. LT. 10, CONC. 6

SCALE: 0  600 FT.

**THIS IS SCHEDULE 'A'  
TO AMENDMENT NO. 119  
PASSED THE 6TH DAY OF OCTOBER 1980**

SIGNING OFFICERS

*Sam Williams*  
MAYOR

*[Signature]*  
CLERK

TOWN OF VAUGHAN

DATE:  
TOWN OF VAUGHAN  
PLANNING DEPARTMENT

APPENDIX I

BACKGROUND:

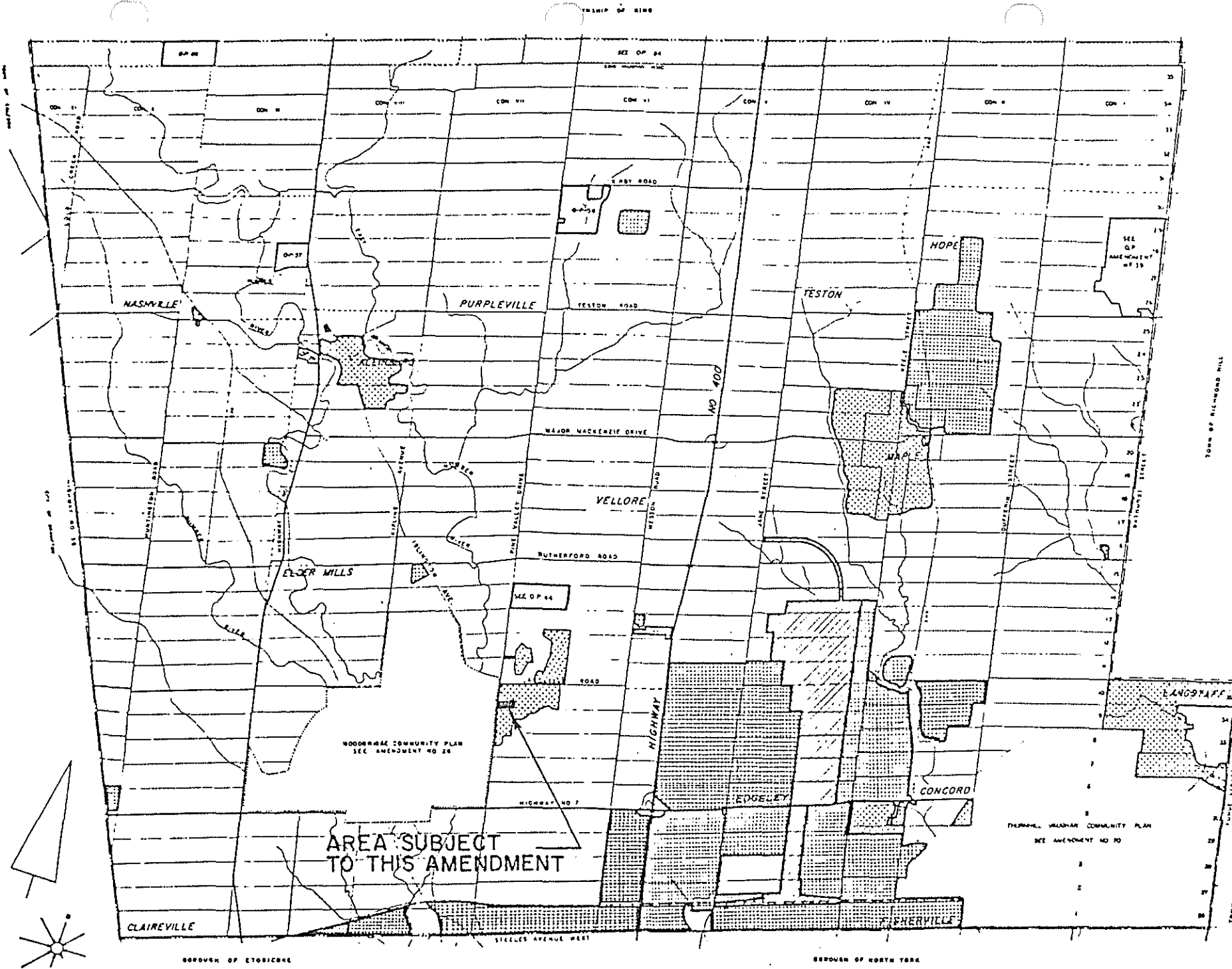
This document arises from an application to amend the Official Plan in order to exempt certain lands from the provisions which restrict access to individual residential lots to residential collector roads within 500 feet of a boundary road. The subject lands consist of Block 145, Registered Plan M-1953 and Parcel H-2, Section M-1854, and are located on the south side of Alderson Avenue, immediately east of Pine Valley Drive, in Lot 10, Concession 6, Town of Vaughan.

The application was circulated to neighbouring property owners within 120 metres (400 feet), from which there were no written responses received. The application was then considered by the Planning Committee of the Town of Vaughan at a Public Hearing on September 3, 1980, at which time no objections were registered. The recommendation by the Planning Committee that the application to amend the Official Plan be approved, was ratified by Council on September 15, 1980.



APPENDIX NO. 2  
GENERAL LAND USE

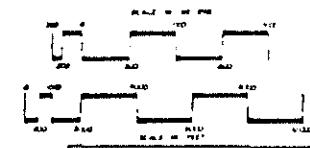
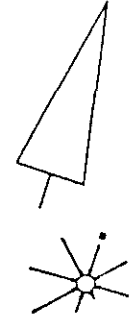
SCHEDULE "A" TO AMENDMENT NO. 10 TO  
THE OFFICIAL PLAN OF THE  
VAUGHAN PLANNING AREA



LEGEND

- BOUNDARY OF PLANNING AREA
- [Stippled Box] RESIDENTIAL AREA
- [Cross-hatched Box] INDUSTRIAL AREA
- [White Box] RURAL AREA
- [Diagonal Lines Box] TRANSITION AREA
- [Dotted Box] TO
- [Horizontal Lines Box] TO
- [Vertical Lines Box] TO

AREA SUBJECT TO THIS AMENDMENT



60 311	REVISED TO AMENDMENT NO. 10 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA
264	GENERAL LAND USE
1972	SCALE 1:25,000