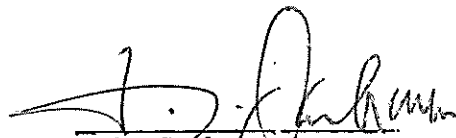


I, FREDERICK GARTH JACKMAN, Town Clerk of The Corporation of the Town of Vaughan, do hereby certify that the attached document is a true copy of By-law Number 316-81 of The Corporation of the Town of Vaughan adopting Amendment Number 143 to the Official Plan of the Vaughan Planning Area, as directed by an Order of The Ontario Municipal Board dated the 5th day of October, 1981, a true copy of which is also attached.


F.G. Jackman
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 30th day of December, 1981.



R 801538

Ontario Municipal Board

IN THE MATTER OF Section 17(5) of The Planning Act (R.S.O. 1970, c. 349),

- and -

IN THE MATTER OF a reference to this Board by the Honourable Claude F. Bennett, Minister of Housing, on a request by Rose Rodaro to amend the Official Plan for the Vaughan Planning Area in order to permit a redesignation of approximately 28.00 hectares (46.9 acres) of lands from "Rural Area" to "Rural Residential" and "Open Space" comprising part of Lot 25, Concession 7, in the Town of Vaughan, Minister's File No. OPC-15-17(3)C

BEFORE :

A.B. BALL
Member

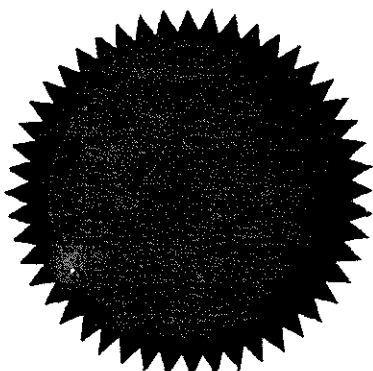
- and -

V.M. SINGER, Q.C.
Member

}
| Monday, the 5th day of
|
| October, 1981
|

THIS APPLICATION having come on for public hearing and after the hearing of the application the Board having reserved its decision until this day;

THE BOARD ORDERS that the council of the Corporation of the Town of Vaughan shall forthwith pass a by-law to adopt the draft Amendment attached hereto as Schedule "A" and forming part of this order in accordance with the request by Rose Rodaro to amend the Official Plan for the Vaughan Planning Area, referred to this Board by the Honourable Claude F. Bennett, Minister of Housing.



SECRETARY

[Handwritten signature]
SECRETARY, ONTARIO MUNICIPAL BOARD

ENTERED
C. B. No. R80-6
Folio No. 363
OCT 15 1981
SECRETARY, ONTARIO MUNICIPAL BOARD

THE CORPORATION OF THE TOWN OF VAUGHAN
BY-LAW NUMBER 316-81

A By-law to adopt Amendment Number 143 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 143 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text and accompanying Schedules "A" and "B" is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing hereof.

READ A FIRST AND SECOND time this 21st day of December, 1981.

"G.A. Williams"

MAYOR

"F.G. Jackman"

CLERK

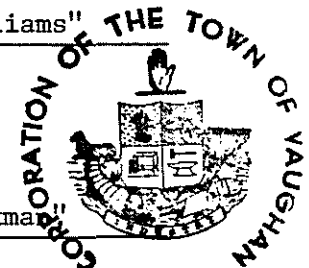
READ A THIRD time and finally passed this 21st day of December, 1981.

"G.A. Williams"

MAYOR

"F.G. Jackman"

CLERK



AMENDMENT NUMBER 143

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedules "A" and "B" entitled "Schedule 'A' and Schedule 'B' to Amendment Number 143 to the Official Plan of the Vaughan Planning Area" attached hereto constitute Amendment Number 143.

PURPOSE

The purpose of this Amendment is to change the land use designation of certain lands outlined on the attached Schedule "B" from "Rural Area" to "Rural Residential" and to "Open Space" in order to permit the development of these lands for Rural Residential purposes.

LOCATION

The Amendment Area is bounded by Teston Road on the north, Kipling Avenue on the west, consisting of Part of Lot 25, Concession 7, in the Town of Vaughan, comprising of approximately 20.0 hectares (49.60 acres). The Amendment Area is subject to a Draft Plan of Subdivision Application that has been approved by the Town of Vaughan Council. The Ministry of Housing File Number for the Draft Plan of Subdivision is 19T77037.

BASIS

The basis for all Rural Residential development is the desire of some people to live in the natural setting afforded by a rural environment. For such people, detached homes, sited on large lots in attractive natural settings and without certain urban conveniences, are acceptable.

The land which is subject to this Amendment was also subject to a Town of Vaughan study to determine areas, in and around Block 48, that were suitable for Rural Residential Development. This Study, entitled Rural Residential Development in and around Block 48, was prepared by the Town of Vaughan Planning Department in September 1975. This Study established objectives and criteria for the purpose of determining what lands, within the Block 48 Study Area, were appropriate for Rural Residential development. The land which is subject to this Amendment was considered appropriate for Rural Residential development and conformed to the objectives and criteria established by this Study.

Amendment #57 to the Official Plan of the Vaughan Planning Area, as approved by the Ministry of Housing with modifications on January 11, 1977, established detailed policies to guide Rural Residential Development in the Town of Vaughan. The Amendment's secondary purpose was to re-designate the Amendment #57 lands to allow Rural Residential development on these lands. The policies established by Amendment #57 to the Official Plan of the Vaughan Planning Area, establish restrictions, pertaining to Rural Residential development, regarding agricultural land, the basis for servicing, density, lot size and physical design criteria, as well as the protection of natural features. Amendment #57 to the Official Plan of the Vaughan Planning Area also establishes the policy of requiring an Official Plan Amendment to precede the development of a Rural Residential development. In regard to the Rural Residential development policies established by Amendment #57 to the Official Plan of the Vaughan Planning Area, it has been determined that Rural Residential development, on the land subject to this Amendment, would be appropriate and in conformity.

The land which is subject to this Amendment is also located within the lands subject to proposed Amendment #95 to the Official Plan of the Vaughan Planning Area, as adopted by the Council of the Town of Vaughan on July 10, 1978. The purpose of proposed Amendment #95 to the Official Plan of the Vaughan Planning Area was to re-designate certain lands in the Town of Vaughan to permit Rural Residential development. The land which is subject to this Amendment was considered appropriate for Rural Residential development and so designated in Amendment #95 to the Official Plan of the Vaughan Planning Area.

Development of the land, subject to this Amendment, can proceed on individual wells, as a basis for the land's water supply or by a municipal water supply service as suggested by Amendment #95 to the Official Plan of the Vaughan Planning Area.

Engineering investigations of the land subject to this Amendment, conclude that the land can be serviced by individual wells as a sufficient water supply exists for Rural Residential development of this land.

Comments made by the Regional Municipality of York, for proposed Amendment #95, within York Region Planning Technical Report No. 189 (OP) Revised, May 30, 1979, recommended that the Town of Vaughan consider establishing a staging program for Rural Residential, within the land area subject to Amendment #95 over the next 20 years.

Rural Residential development would conform to a staging program, as proposed by the Region of York Planning Department, by the processing of smaller, individual Official Plan Amendments for specific land areas.

Therefore, the land which is subject to this Amendment complies with the policies and land use designations of all previous documents respecting Rural Residential development in the Town of Vaughan.

DETAILS OF ACTUAL AMENDMENT

The land which is subject of this Amendment shall be specifically designated for Rural Residential and Open Space purposes and subject to the policies of this Amendment. Schedule "A" to Amendment #4 to the Official Plan of the Vaughan Planning Area is accordingly amended by designating the lands outlined on Schedule "B" to this Amendment from "Rural" to "Rural Residential" and "Open Space".

The appropriate limits of the lands, so designated are shown on Schedule "A" attached hereto.

RURAL RESIDENTIAL

The lands designated "Rural Residential" by this Amendment shall be subject to the following policies:

- a) In areas designated "Rural Residential" the permitted use shall be single family detached dwelling units on lots with a minimum size of 2324 metres². The density of any rural residential plan of subdivision shall not exceed 5 persons per hectare.

The density calculation shall include lands designated "Rural Residential" and "Open Space" but shall exclude lands designated as "Hazard Lands" or "Drainage Tributary". This density will allow flexibility of lot sizes and layout and will enable substantial open space areas to be provided for the use of the inhabitants.

- b) The residential component of the proposed subdivision is not to be developed in prime agricultural land, where Class I to III lands (as identified by the Canada Land Inventory of Soil Capability for Agriculture) predominate.
- c) All lots are to be sited to minimize infringement on natural features of the Amendment Area and to preserve the natural rural character of the landscape.
- d) Protection of the valleylands is to be maximized for ecological and aesthetic reasons and particularly as flood-control and stabilization measures.
- e) The physical scale and nature of the residential development shall be such that the rural character of the area is not replaced by a predominant, built-up, urban appearance.
- f) Wooded areas shall remain essentially in their present state.
- g) Rural residential dwelling units shall be serviced by a potable, private water supply to a standard satisfactory to the Regional Municipality of York and the Ministry of the Environment and engineering investigations shall be undertaken to ensure availability and quality of the water supply. In the event that a municipal water supply is installed to serve the surrounding area, the lands designated by this Amendment may be connected subject to the requirements of the Town of Vaughan in conjunction with the Regional Municipality of York and the Ministry of the Environment.
- h) Rural residential development shall be serviced by private disposal systems, and shall conform to the standards of the Ministry of the Environment and be subject to the approval of the local Medical Officer of Health and/or the Ministry of the Environment.

- i) Access to all lots shall be exclusively from internal road systems, built to Town standards, including paving and storm drainage. The number of access points from the internal road system to the peripheral Town, Regional and Provincial roads shall normally be restricted and special care will be given to the exact location and details of such access, particularly where a main road is concerned.
- j) Every rural residential subdivision shall have access from a paved road or the developer must agree to provide such paved road, built to Town standards.

OPEN SPACE

The "Open Space" designation shall include the stream and associated valley lands which form part of the land subject to this Amendment. The precise boundaries of the "Open Space" designated lands are to be established at the time of subdivision approval.

The area designated as "Open Space" shall be restricted for active and passive recreational activities. No residential development shall be permitted.

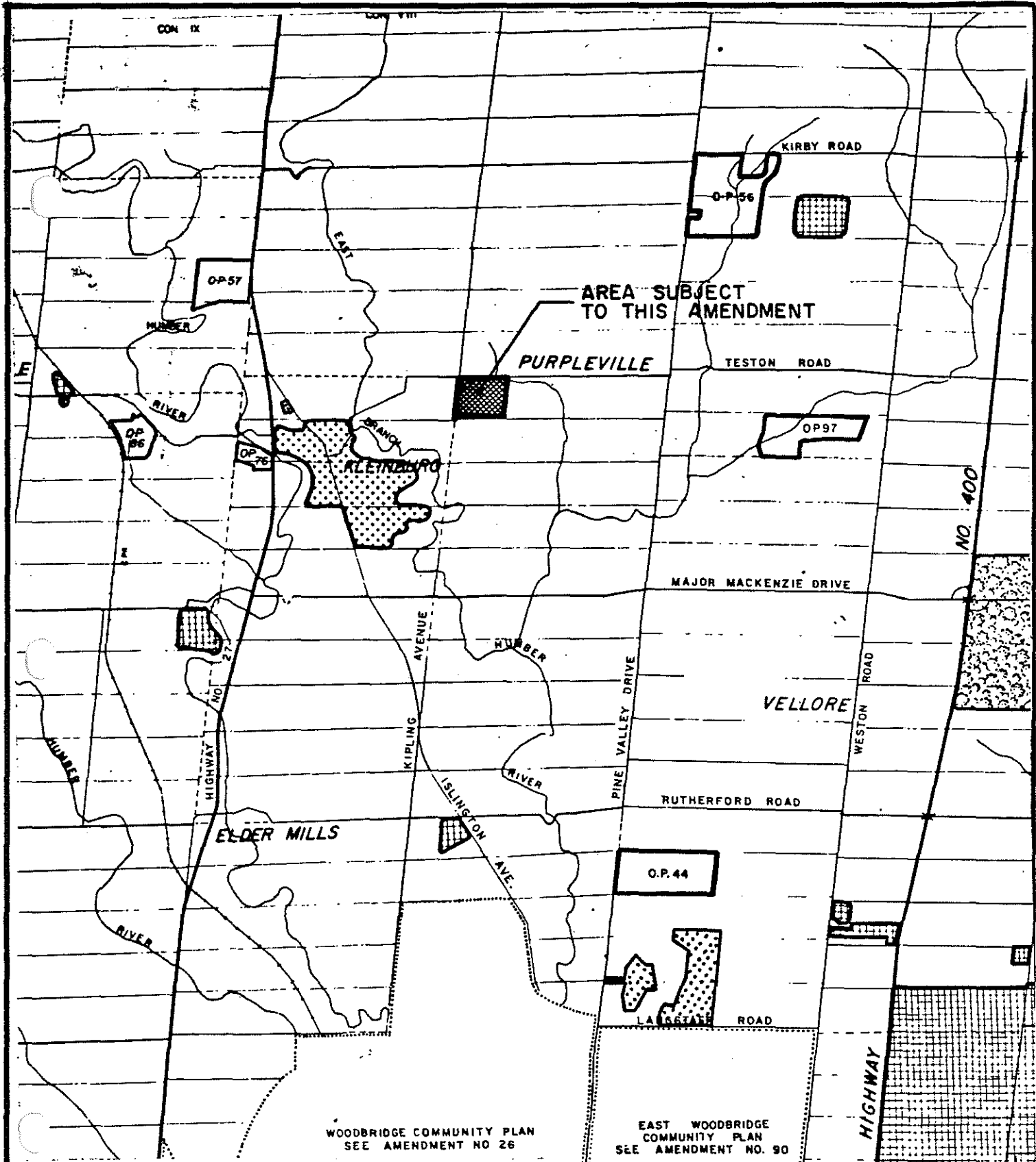
It is intended that the "Open Space" area will be dedicated without charge to the Town of Vaughan or the Metropolitan Toronto and Region Conservation Authority or retained for communal ownership of residents of the proposed subdivision. The lands shall not constitute any portion of the 5% parkland dedication pursuant to Section 33(5) of The Planning Act.

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 the Plan, shall apply with respect to this Amendment.



WOODBRIDGE COMMUNITY PLAN
SEE AMENDMENT NO 26

EAST WOODBRIDGE
COMMUNITY PLAN
SEE AMENDMENT NO. 90

LEGEND

-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  THEME PARK AREA



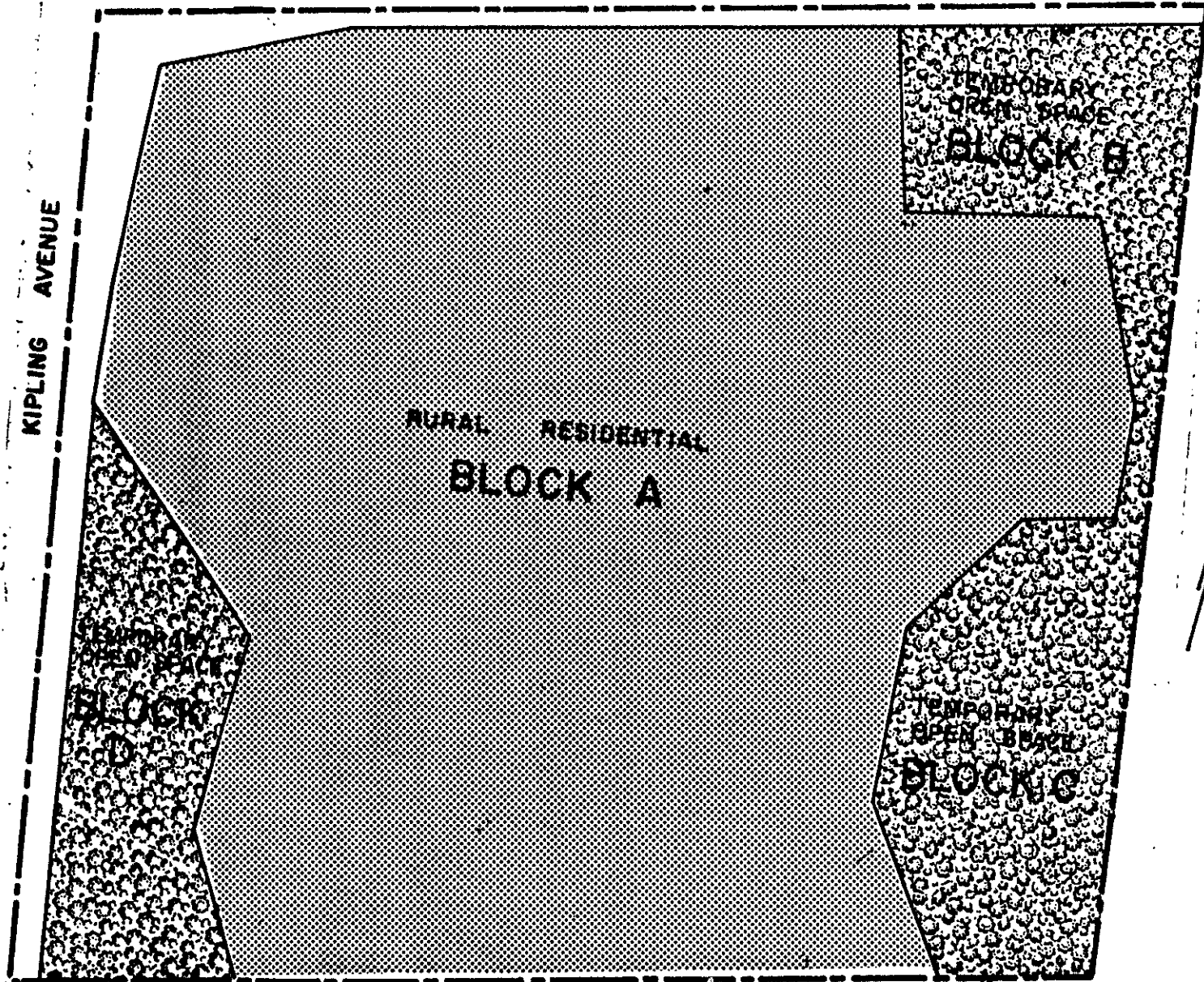
THIS IS SCHEDULE "A"
TO AMENDMENT NO. 143
ADOPTED THE 21ST DAY OF DECEMBER
1981.

"G.A. [Signature]
"F.G. [Signature]



TESTON ROAD

KIPLING AVENUE



LEGEND



CHANGE FROM AGRICULTURAL (A) TO RURAL RESIDENTIAL (RR)



CHANGE FROM AGRICULTURAL (A) TO TEMPORARY OPEN SPACE (OS)

----- SUBJECT LANDS
LOCATION: PART LOT 25,
CONCESSION 7

NOT TO SCALE

THIS IS SCHEDULE "B"
TO AMENDMENT NO. 143
ADOPTED THE 21ST DAY OF December, 1981

"G.A. Williams"

"F.G. Jackman"

