


I, ROBERT A. PANIZZA, 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. 148 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and Housing on the 15th day of September, 1982.



R.A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 23rd day of September, 1982.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 195-82

A By-law to adopt Amendment Number 148 to the Official Plan of the Vaughan Planning Area.

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

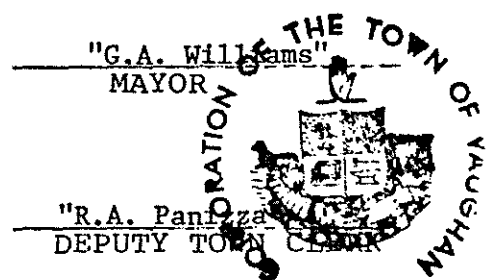
1. That the attached Amendment Number 148 to the Official Plan of the Vaughan Planning Area, consisting of the attached explanatory text is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing hereof.

READ a FIRST and SECOND time this 3rd day of August, 1982.

"G.A. Williams"
MAYOR

"R.A. Panizza"
DEPUTY TOWN CLERK

READ a THIRD time and finally passed, this 3rd day of August, 1982.



AMENDMENT NUMBER 148

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number 148 to the Official Plan of the Vaughan Planning Area. Also attached hereto but not constituting part of this Amendment is Appendix I.

I PURPOSE

The purpose of this Amendment is to replace the planned width of Right-of-Way for the portion of Steeles Avenue between Yonge Street and Dufferin Street. Official Plan Amendment Number 70 designates this section as a major arterial road with a Standard Right-of-Way, with or without transit, of 150 feet. It is proposed to reduce such width to a minimum of 120 feet.

II LOCATION

The Steeles Avenue Right-of-Way subject to this Amendment is that portion west of Yonge Street, and east of Dufferin Street. These lands are located within the bounds of Official Plan Amendment Number 70, being the Thornhill/Vaughan Community Plan. This section of Steeles Avenue has a length of approximately 4,200 metres.

III BASIS

The decision to amend the Official Plan to replace the ultimate width requirement of that section of Steeles Avenue from a Standard Right-of-Way of 150 feet to a Standard Right-of-Way of 120 feet is based on the following:

1. Steeles Avenue is under the jurisdiction of the Municipality of Metropolitan Toronto. The Official Plan for Metropolitan Toronto (Metro Plan) calls for Steeles Avenue to have an ultimate width of road allowance of 120 feet. It is considered appropriate to have the Thornhill/Vaughan Community Plan amended to correspond with Metro Plan by having consistent Right-of-way provisions for Steeles Avenue.
2. An agreement entered into between Metropolitan Toronto and the Region of York dated April 8, 1974, specifies under Section 5 that Steeles Avenue will have a designed ultimate width of 120 feet.
3. The road width of 150 feet is not considered necessary as an ultimate width for the provision of traffic and services along Steeles Avenue.
4. The Commissioner of Roads and Traffic for the Municipality of Metropolitan Toronto has stated that a Right-of-Way of 120 feet is sufficient for road requirements with the possibility of additional widening needed at embankments, grade separation or major intersections. He has no objection to this Official Plan Amendment to show the

basic width of Right-of-Way of 120 feet, provided there is notation that a Right-of-Way of greater width may be established at certain specific locations for embankments, grade separations or major intersections.

5. The Town of Vaughan and Region of York Engineering Departments have advised that lands in excess of 120 feet will be required by the Town of Vaughan for servicing requirements.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

1. Official Plan Amendment Number 70 of the Vaughan Planning Area is hereby amended by:
 - i) Changing the section number of the heading "Major Arterial Roads" from Section 2.3.3 to Section 2.3.2.
 - ii) Deleting the words "150 feet" from the column "Standard R.O.W. With or Without Transit", in paragraph (c) of Section 2.3.2 which relates to Steeles Avenue, and substituting in its place "120 feet".
 - iii) Adding the following paragraph to Section 2.3.2:

"(f) In addition to the Standard R.O.W. with or without transit along Steeles Avenue, the following additional lands will be required for the purposes of servicing requirements, embankments, grade separations, bus bays, boulevards, sidewalks, special landscaping or major intersections:

 - Steeles Avenue between Yonge Street and Bathurst Street - 10 feet (130 feet total),
 - Steeles Avenue between Bathurst Street and Dufferin Street - 15 feet (135 feet total).

V IMPLEMENTATION

General Zoning By-law 2523 already designates Steeles Avenue as an arterial road with a minimum width of 120 feet and all yard and setback requirements are calculated from such planned width of 120 feet.

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.

APPENDIX I

This document arises from as a result of reviewing the provisions of Section 2.3.3 of Official Plan Amendment Number 70, as it relates to the transportation policies for the Thornhill/Vaughan Community Plan. This section specifies the hierarchy of roads, their function and their ultimate width. It is quoted in that section that Steeles Avenue is to have a standard right-of-way with or without transit of 150 feet. The present provision of a 150 foot road width for Steeles Avenue is inconsistent with the Official Plan for Metropolitan Toronto (Metro Plan) which requires that Steeles Avenue is to have a right-of-way of 120 feet. As Steeles Avenue falls under the jurisdiction of the Municipality of Metropolitan Toronto, an item was placed before Planning Committee for its consideration.

A public hearing was held by Vaughan Planning Committee on Tuesday, June 22nd, 1982 to consider the ultimate width of Steeles Avenue within the Thornhill/Vaughan Community Plan. A notice of public hearing was advertised on June 16th, 1982 in the Richmond Hill Liberal, the Thornhill Liberal, and the Woodbridge Vaughan News.

The following is an excerpt from the Vaughan Planning Committee Minutes dated June 22nd, 1982, regarding this application:

"Proposal

To amend Official Plan Amendment #70 (Thornhill/Vaughan Community Plan) to replace the ultimate width of road allowance for Steeles Avenue between Yonge Street and Dufferin Street, in the Town of Vaughan, from the current requirement of 150 feet to a width of 120 feet.

MOVED by Councillor Cameron
seconded by Mayor Williams

THAT Staff be authorized to prepare an amendment to the Official Plan (OPA #70, Thornhill/Vaughan Community Plan) by amending Section 2.3.3(c) to replace the standard right-of-way of Steeles Avenue from 150 feet to 120 feet, with a provision that a greater width may be established at certain specific locations, to accommodate such items as bus bays, embankments, and special landscaping, without amendment to this Plan."

Vaughan Council ratified Planning Committee's recommendation on July 5th, 1982.