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19-OP-~~0015~~-168

AMENDMENT NUMBER 168

TO THE

OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" entitled "Schedule 'A' to Amendment Number 168 to the Official Plan of the Vaughan Planning Area" attached hereto constitutes Amendment Number 168.

Also attached but not forming part of this Amendment are Appendices I and II.

-4

Amendment No. 168
to the
Official Plan for the
Vaughan Planning Area

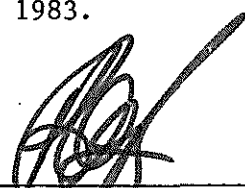
This amendment to the Official Plan for the Vaughan Planning Area, which has been adopted by the Council of the Corporation of the Town of Vaughan is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 168 to the Official Plan for the Vaughan Planning Area.

Date *Dec. 29/83*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

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 duplicate original copy of By-law Number 175-83, passed by the Council of the Town of Vaughan on the 25th day of July, 1983.



R.A. Panizza
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 28th day of July, 1983.

THE CORPORATION OF THE TOWN OF VAUGHAN


BY-LAW NUMBER 175-83

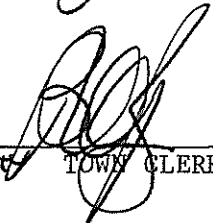
A By-law to adopt Amendment Number 168 to the Official Plan of the Vaughan Planning Area.

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


1. THAT the attached Amendment Number 168 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "A", is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Housing for approval of the aforementioned Amendment Number 168 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

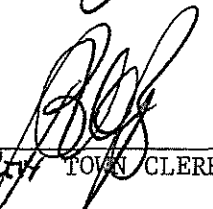
READ a FIRST and SECOND time this 25th day of July, 1983.


MAYOR


Deputy TOWN CLERK

READ a THIRD time and finally passed, this 25th day of July, 1983.


MAYOR


Deputy TOWN CLERK

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is:

To change the land use designation of certain lands shown as "Lands Subject to Amendment #168" on Schedule "A" attached hereto from "High Density Residential" to "Low Density Residential" under the provisions of the Official Plan Amendment #70 to the Vaughan Official Plan, being the Thornhill/Vaughan Community Plan.

II LOCATION

The area subject to this Amendment is located at the southwest corner of the northerly extension of Glen Shields Avenue where it intersects with Dufferin Street, being part of Lot 4, Concession 3, in the Town of Vaughan. The lands in the southwest corner are more specifically described as Block "B", Registered Plan M-1868. The area of these lands is approximately 2.0 ha (5 acres).

III BASIS

The decision to amend the Official Plan to permit the redesignation of lands described as Block "B", Registered Plan M-1868, from "High Density Residential" to "Low Density Residential" is based on the following:

1. The Low Density Residential designation is considered more compatible with the adjacent lower density residential uses presently being developed to the south and west.
2. Lands on the north side of Glen Shields Avenue have been released from the Parkway Belt and are also intended to be developed for Low Density Residential purposes in accordance with the provisions of the Official Plan. The lands shown as a school site on Schedule "A" to Official Plan Amendment #70 adjacent to the subject lands may also be developed for Low Density Residential uses if the school site can be satisfactorily relocated to the north side of Glen Shields Avenue on lands now released from the Parkway Belt.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATED THERETO

1. Schedule "A" of Official Plan Amendment #70 of the Vaughan Planning Area is hereby amended by redesignating the lands indicated thereon as "Area Subject to Amendment No. 168" from "High Density Residential" to "Low Density Residential".

V IMPLEMENTATION

The provisions of Official Plan Amendment #70 of the Vaughan Official Plan as amended from time to time regarding the implementation of that plan shall apply with respect to this Amendment.













VI INTERPRETATION

The provisions of Amendment #70 to 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

SCALE : 0 400 FT.

THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 168
ADOPTED THE 25TH DAY OF JULY,
1983.

-  LOW DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL
-  SERVICE STATION
-  CHURCH
-  PUBLIC ELEMENTARY
-  PEDESTRIAN SYSTEM
-  OPEN SPACE
-  PROPOSED PARKWAY BELT
-  RESIDENTIAL NEIGHBOURHOOD
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIALS
-  RESIDENTIAL COLLECTORS

DATE : 83/07/18

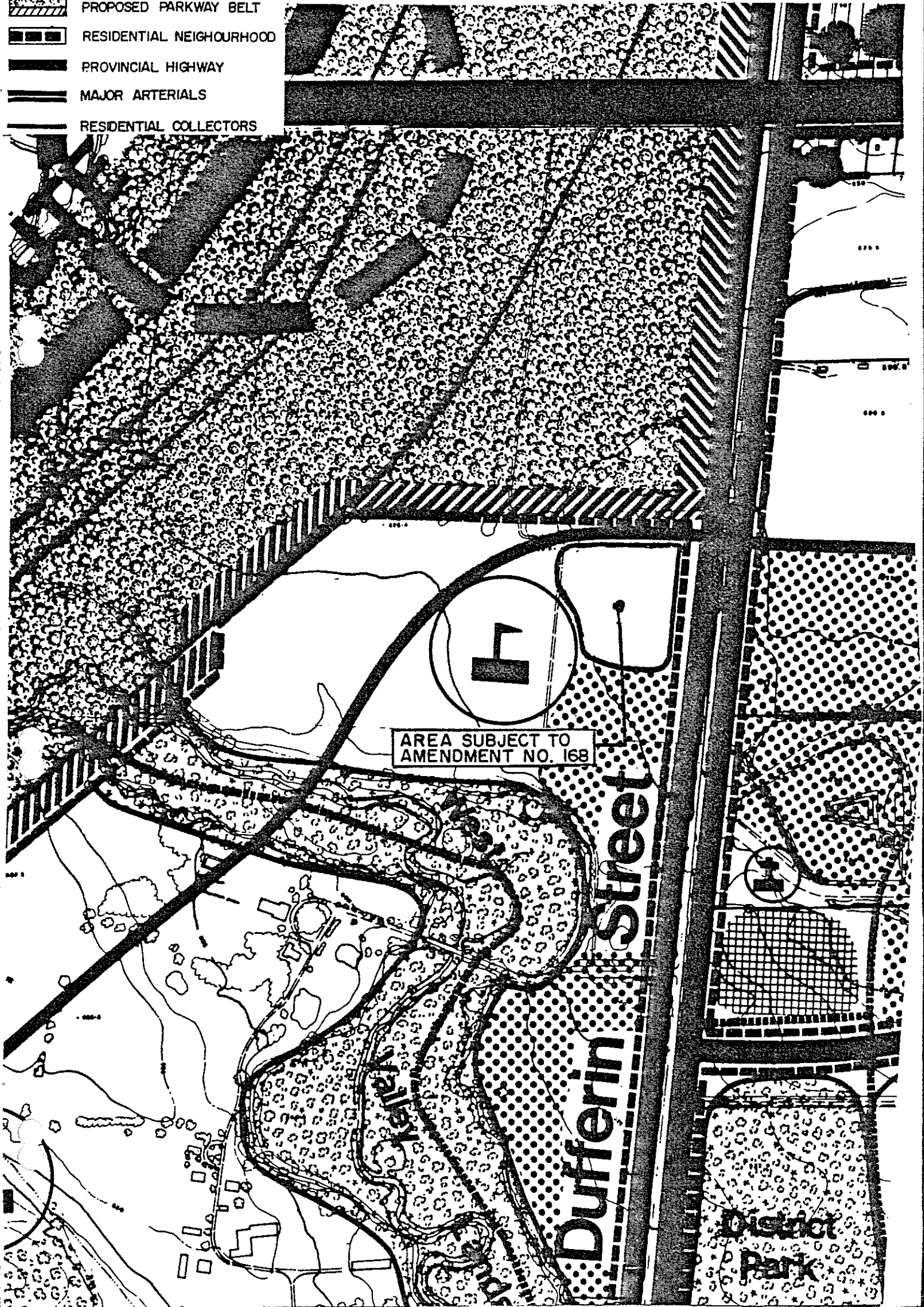
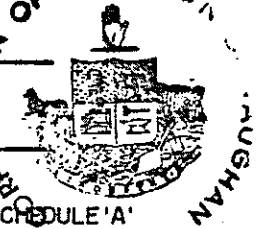
"L.D. Jackson"

MAYOR

"R.A. Panizza"

DEPUTY CLERK

EXCERPT FROM OPA. 70 SCHEDULE 'A'



APPENDIX I

This document arises from the reviewing of the Land Use designations in the northerly sector of Neighbourhood C1, being on the west side of Dufferin Street, both north and south of the northerly extension of Glen Shields Avenue (Part of Lots 4 and 5, Concession 3, Town of Vaughan). The area is presently designated "High Density Residential" by Official Plan Amendment #70.

On June 14th, 1983, the Vaughan Planning Committee passed the following resolution:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED that Staff be directed to prepare and process the following for the consideration of Planning Committee as soon as possible.

1. An amendment to Glen Shields By-law 170-78 to restrict the southerly block (part of Blocks B and C, Plan M-1869) for use of single family detached dwellings on lots with a minimum frontage of 7.5 m and with a minimum of 114 and a maximum of 120 units.
2. An Official Plan Amendment to amend OPA #70 by redesignating the land at the southwest corner of Dufferin Street and Glen Shields Avenue (Blocks A and B, Registered Plan M-1868) to Low Density.
3. An amendment to By-law 170-78 to rezone the lands described in paragraph 2 from RM3-T (Apartments) to R1-T and to provide that they may be used only for single family detached dwellings on lots with a minimum frontage of 7.5 m.
4. To add the lands on the west side of Dufferin Street from Highway #7 to Glen Shields Avenue to the lands subject to OPA #70 and to designate the lands as Low Density.
5. To add the lands described in paragraph 4 to the lands subject to By-law 170-78 and to zone the lands as R1-T with a condition that they be used only for single family detached dwellings on lots with a minimum frontage of 7.5 m."

On June 28th, 1983, Vaughan Planning Committee held a public hearing to consider the redesignation of lands at the southwest corner of Dufferin Street and Glen Shields Avenue (Blocks A and B, Registered Plan M-1868) to Low Density Residential.

On June 28th, 1983, Vaughan Planning Committee held a public hearing and passed the following resolution:

"That Planning Staff be directed to bring forward to the next Council meeting a formal Official Plan Amendment to redesignate Block B, Registered Plan M-1868 from "High Density Residential" to "Low Density Residential".

Planning Committee requested that the Minutes show Council's amendment (June 27, 1983) to the resolution which had been made at the previous Planning Committee and was quoted on page 64."

At its meeting on June 27, 1983, Council passed the following resolution:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED that Staff be directed to prepare and process the following for the consideration of Planning Committee as soon as possible.

1. An amendment to Glen Shields By-law 170-78 to restrict the southerly block (part of Blocks B and C, Plan M-1869) for use of 7.5 m and with a minimum of 114 and a maximum of 120 units.
2. An Official Plan Amendment to amend OPA #70 by redesignating the land at the southwest corner of Dufferin Street and Glen Shields Boulevard (Blocks A and B, Plan M-1868) to Low Density.

3. An amendment to By-law 170-78 to rezone the lands described in Paragraph 2 from RM3-T (Apartments) to RML-T and to provide that they may be used only for single family detached dwellings on lots with a minimum frontage of 7.5 m and minimum lot depth of 120 feet thus increasing the setbacks to allow the parking of two cars in the driveways.
4. To add the lands on the west side of Dufferin Street from Highway #7 to Glen Shields Boulevard to the lands subject to OPA #70 and to designate the lands as Low Density.
5. To add the lands described in Paragraph 4 to the lands subject to By-law 170-78 and to zone the lands with a condition that they be used only for single family detached dwellings on a variety of lot sizes with a minimum frontage of 7.5 m and minimum lot depth of 120 feet thus increasing the setbacks to allow the parking of two cars in the driveways."

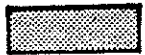

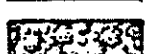
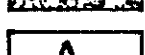
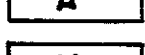
Vaughan Council ratified Planning Committee's recommendation on July 11th, 1983.

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 168

TOWN OF VAUGHAN

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  A AGRICULTURAL
-  V VACANT

DATE: 83/07/18

SCALE: 0  400 FT.

