

I, VICTORIA LEACH, Deputy City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 497 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 9th day of December, 1998.



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VICTORIA LEACH  
Deputy City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 21<sup>st</sup> day of December, 1998.

# *THE CITY OF VAUGHAN*

# BY-LAW

## BY-LAW NUMBER 63-98

A By-Law to adopt Amendment Number 497 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 497 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1", is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 497 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, SECOND and THIRD time and finally passed this 23rd day of February, 1998.

"L. D. Jackson"  
L.D. Jackson, Mayor

"J. D. Leach"  
J. D. Leach, City Clerk



**AMENDMENT NUMBER 497  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 497 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 497.

Also attached hereto but not constituting part of the Amendment is Appendix "1".

LEGAL  
APPROVED  
DATE: 1/14/11  
BY: [Signature]

I PURPOSE

The purpose of this Official Plan Amendment is to amend the provisions of the commercial area designation of Official Plan Amendment No. 160 (Kleinburg Nashville Community Plan) to allow for the introduction of multiple residential units in a proposed commercial development.

II LOCATION

The lands subject to this Amendment, as shown on Schedule "1" attached hereto as "Subject Lands", are located on the west side of Islington Avenue, south of Nashville Road, known municipally as 10480 Islington Avenue and more particularly described as Lots 34, 35 and 36 of Registered Plan 9, in Lot 24, Concession 8, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The addition of residential uses, in a mixed residential/commercial form, would add to the character of the Kleinburg Commercial Core;
2. The eating establishment "complements" the current commercial nature of the Kleinburg Core, serving both visitors and residents of the community;
3. The amendment includes wording to ensure that development occurs in a manner that is sensitive to the existing Kleinburg streetscape.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 160 to the Official Plan of the Vaughan Planning Area (Kleinburg/Nashville Community Plan) is hereby amended by:

1. Adding the following paragraph to Subsection 4.3 "Commercial":
  - "7. In addition to the uses currently permitted, residential units and a restaurant may be permitted on the lands, located on the west side of Islington Avenue, south of Nashville Road, as shown on Schedule "1" to Amendment No. 497, subject to the following policies:
    - i) The number of residential units and size of the eating establishment shall be a function of an approved zoning amendment application and a site development approval;

- ii) The massing and design of the development shall be complementary and sensitive to the existing village character of the core area and streetscape of Islington Avenue;
- iii) Prior to the issuance of a building permit for the development of the subject lands, the Region of York shall have reviewed the site plan for the purpose of confirming that sewage treatment capacity is available.”

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented through an amendment to the Vaughan Zoning By-law and the execution of a site development agreement, pursuant to 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 '1'  
 TO AMENDMENT NO. 497  
 ADOPTED THE 23 DAY OF FEB., 1998.

"L.D. JACKSON"














"J.D. LEACH"

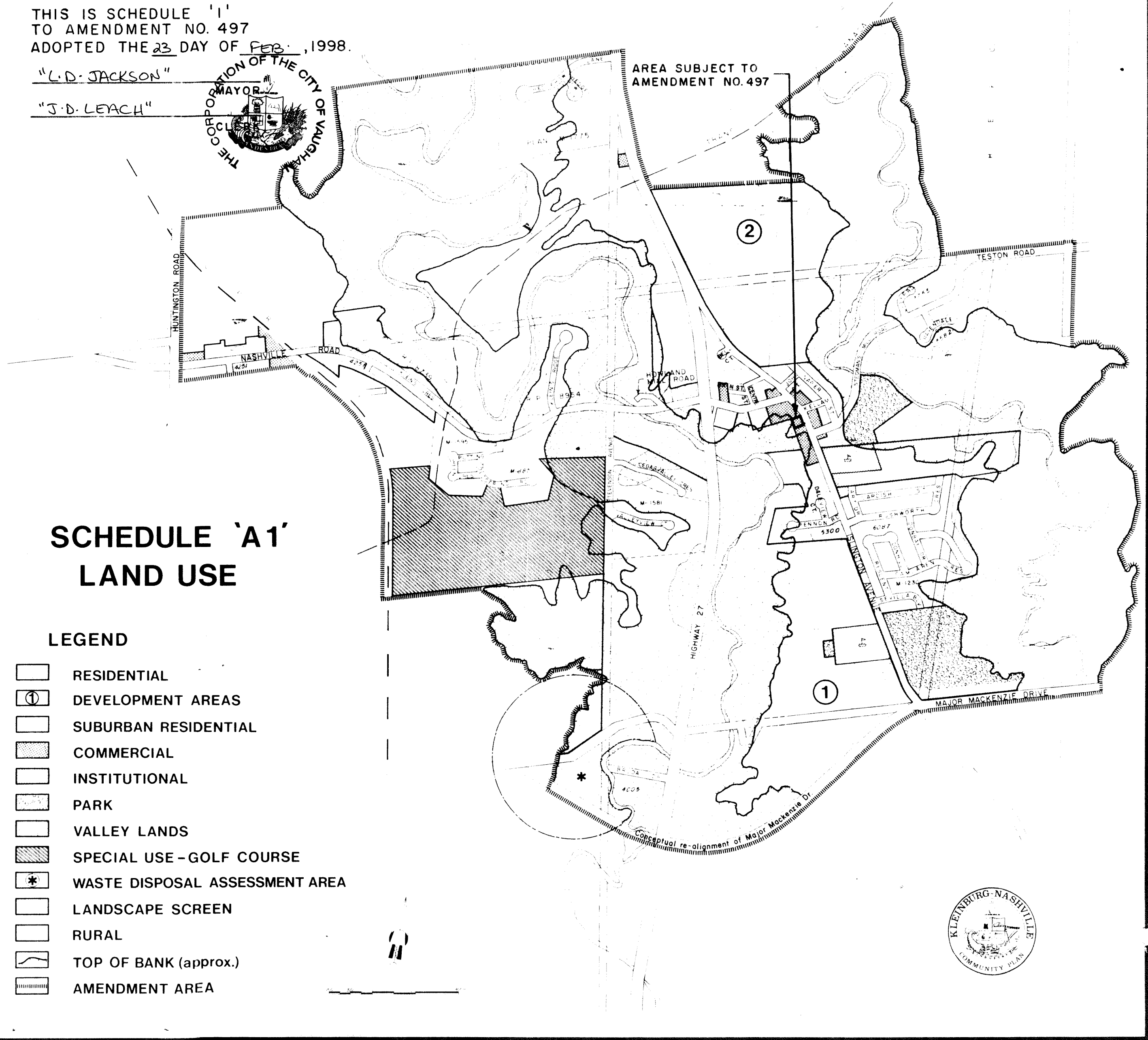


AREA SUBJECT TO  
 AMENDMENT NO. 497

# SCHEDULE 'A1' LAND USE

## LEGEND

-  RESIDENTIAL
-  DEVELOPMENT AREAS
-  SUBURBAN RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARK
-  VALLEY LANDS
-  SPECIAL USE - GOLF COURSE
-  WASTE DISPOSAL ASSESSMENT AREA
-  LANDSCAPE SCREEN
-  RURAL
-  TOP OF BANK (approx.)
-  AMENDMENT AREA



## APPENDIX I

The subject lands are located on the west side of Islington Avenue, south of Nashville Road.

The purpose of the amendment is to allow the subject lands to be developed for a mixed residential/commercial building. The amendment provides policies to ensure that the building that is ultimately constructed is complementary to the historic nature of the Kleinburg Core Area. The amendment also requires that prior to the development occurring, the Region of York shall have confirmed the availability of sewage and water capacity.

On October 14, 1997, Council adopted the following motion resulting from the October 6, 1997 Committee of the Whole Public Hearing:

- “1. That the following report of the Director of Development Planning, dated October 6, 1997, be received;
2. That the Public Hearing be approved for files OP.97.017 and Z.94.119 (Rosemar Ranch Holdings Limited);
3. That the issues identified by the public, together with those contained in this report, be addressed by Staff in a comprehensive report to a future Committee of the Whole; and
4. That the depositions by Mr. Varone, Mr. Rico, Mr. Piroli, Mr. Campoli, and Mr. Greco, be received.”