


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 544 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 17th day of January, 2001.



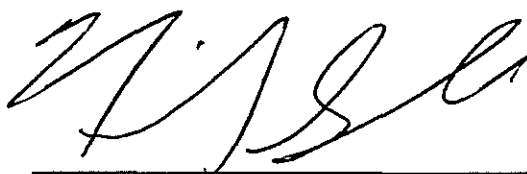
John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of January, 2001.

Certificate of Approval
AMENDMENT NO. 544
TO THE
OFFICIAL PLAN FOR THE
CITY OF VAUGHAN

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved as pursuant to Sections 17 and 21 of the Planning Act, and came into force on the date indicated on this certificate.

Jan. 17, 2001
Date



Neil Garbe, M.C.I.P., R.P.P.
Director of Development Services
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

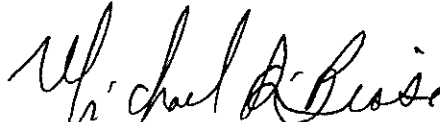
BY-LAW NUMBER 467-2000

A By-law to adopt Amendment Number 544 to the Official Plan of the Vaughan Planning Area.

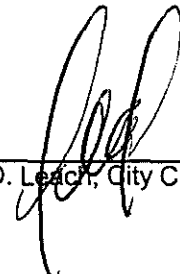
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 544 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", and "2" 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 544 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 18th day of December, 2000.



M. Di Biase, Acting Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 544
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 544 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 544.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #400 by redesignating the lands from "Agriculture Area" to "Rural Residential".

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 544". The lands are located on the east side of Weston Road, north of Teston Road at the northeast corner of Weston Road and Mattucci Court, being Block 27 of Plan 65M-3001, in Lot 27, Concession 5, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Agriculture Area" to "Rural Residential" is based on the following:

1. The development represents a logical completion to the existing subdivision to the east.
2. The subject lands are within a plan of subdivision and are surrounded by residential development on two sides.
3. The supporting studies conclude that the development will not adversely impact the environment.
4. The development will not impact surrounding farm operations.
5. A landscape buffer along Weston Road and the north property boundary shall be required to maintain rural appearance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.400 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No.544" on Schedules "1" and "2" attached hereto from "Agriculture Area" to "Rural Residential".

- b) Deleting Schedule "F" to Official Plan Amendment No.400 and substituting therefore Schedule "F" attached hereto as Schedule "2".
- c) Adding the following to Section 6.2.5.2 Rural Residential Subdivision Design Criteria:
 - n) A landscape buffer shall be provided along Weston Road and the northern property boundary for the lands subject to Amendment No.544, located on the east side of Weston Road, north of Teston Road, being Block 27 of Plan 65M-3001, in Lot 27, Concession 5, City of Vaughan.

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 by way of an amendment to the Vaughan Zoning By-law and Plan of Subdivision approval, 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 the Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 544

ADOPTED THE 18 DAY OF DEC., 2000

SIGNING OFFICERS

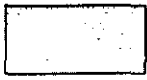
Michael Di Biase

MICHAEL DI BIASE
ACTING MAYOR

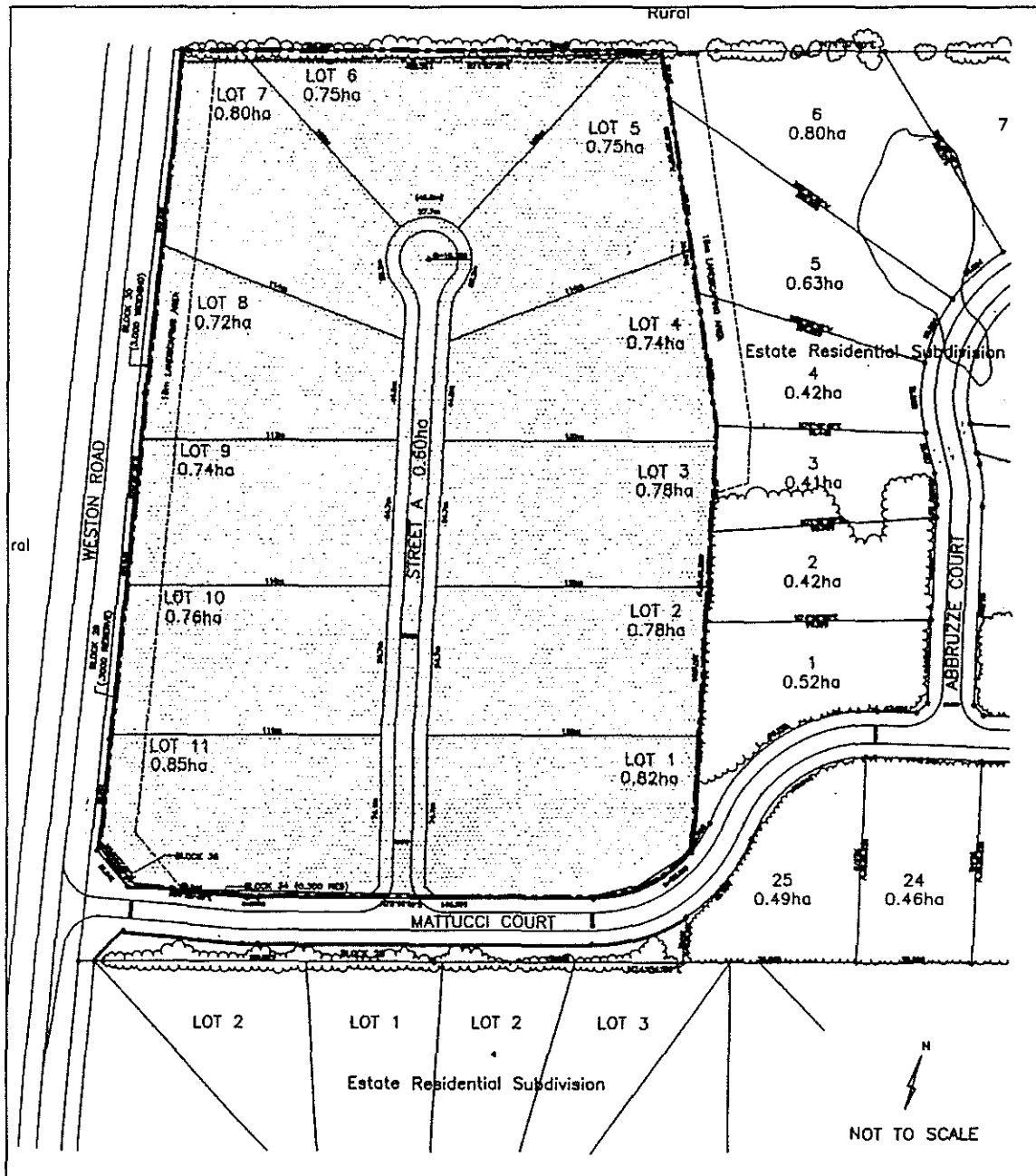
MAYOR

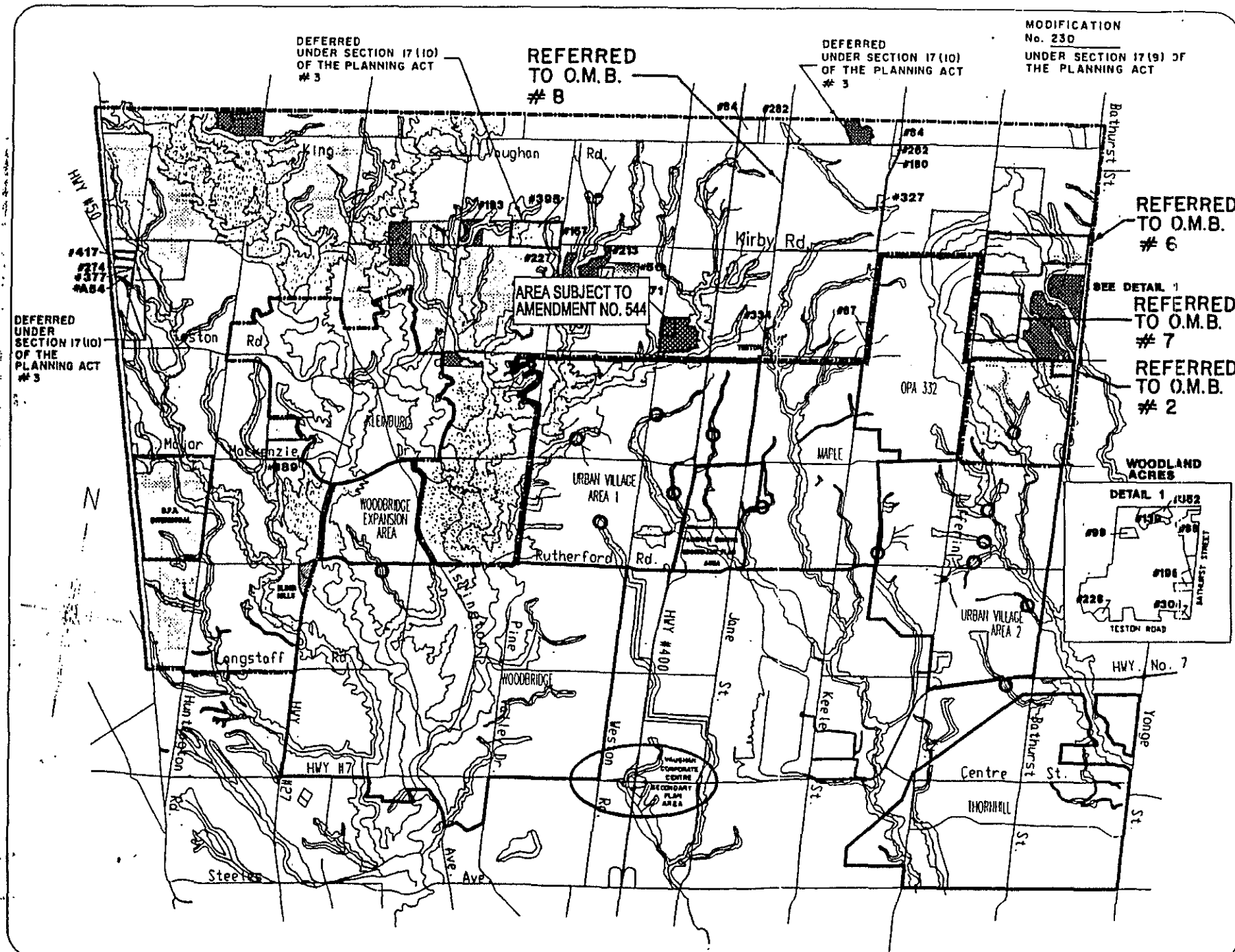
[Signature]

CLERK



Area Subject to Amendment
Number 544





MODIFICATION
No. 230
UNDER SECTION 17(9) OF
THE PLANNING ACT

**RURAL AREA GENERAL,
THIS IS SCHEDULE "2"
TO AMENDMENT No. 544**

ADOPTED THE 19 DAY OF DEC 2000

SIGNING OFFICERS *Michael Di Biase*
MICHAEL DI BIASE MAYOR
ACTING MAYOR

[Signature] CLERK

THIS IS SCHEDULE "F" TO AMENDMENT 400
ADOPTED THE 31 DAY OF AUGUST 1994.

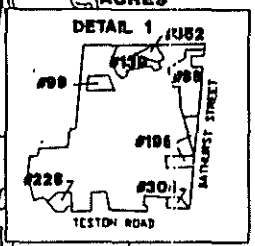
LEGEND

- LANDS SUBJECT TO RURAL AREA - GENERAL
- RURAL RESIDENTIAL
- AGRICULTURE AREA
- VALLEY & STREAM CORRIDOR
- RURAL USE AREA
- HAMLET

SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT

125 HA DRAINAGE LIMIT

SCALE
0 500 1000 2000 3000 4000m



APPENDIX I

The subject lands are located on the east side of Weston Road, north of Teston Road at the northeast corner of Weston Road and Mattucci Court, being Block 27 of Plan 65M-3001, in Lot 27, Concession 5, City of Vaughan. At the Council Meeting of October 10, 2000, Council considered applications to amend the Official Plan and resolved:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Urban Design, dated October 2, 2000:

Recommendation

The Commissioner of Planning & Urban Design recommends:

- '1. THAT Official Plan Amendment Application OP.99.042 (Bluewinter Investments Limited) BE APPROVED, subject to the following:
 - i) the lands be redesignated from "Rural Residential", subject to the Rural Residential policies of OPA #400;
 - ii) provide for a landscape buffer strip along Weston Road and the northern boundary of the plan; and,
 - iii) prior to adoption of the amendment, the Regional Official Plan Amendment be in effect."

THIS IS APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT NO. 544

LEGEND

LOT 27 CONC. 5



Area Subject to Amendment
Number 544



Estate Residential



Agricultural

