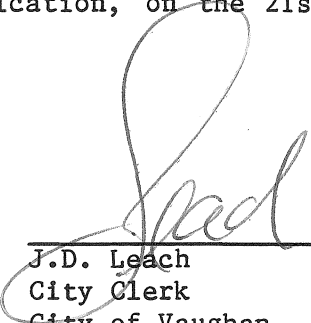
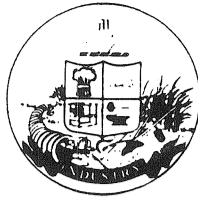


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 423 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 21st day of July, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 26th day of August, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 115-93

A By-law to adopt Amendment Number 423 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 423 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 423 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 19th day of April 1993.

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

"V. Leskie"
V. Leskie, Acting Deputy

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN".

AMENDMENT NUMBER 423
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 423 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 423.

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



I. PURPOSE

The purpose of this amendment is to amend Official Plan Amendment No.240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area in order to permit the development of five additional single family dwellings on three residential lots. The three existing structures are to be retained.

II. LOCATION

The lands subject to this amendment, herein referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No.423". The lands are located on the east side of Kipling Avenue, south of Church Street, known municipally as 8161, 8171 and 8177 Kipling Avenue, in Lot 8, Concession 7, in the City of Vaughan.

III. BASIS

On December 7, 1992, Vaughan Council held a public hearing in respect of Official Plan Amendment Application OP.44.90 and Zoning Amendment Application Z.71.90 (Ennio Liorti & 787290 Ontario Limited). Vaughan Council resolved:

"THAT the Public Hearing BE RECEIVED; and

THAT the applicant be instructed to develop several other alternatives for the site plan submission to a future meeting of the Committee of the Whole."

On February 22, 1993, a report was presented to the Vaughan Committee of the Whole. This report contained several development alternatives. The Committee of the Whole recommended that:

- "1) That the following report of the Director of Planning be received;
- 2) That Official Plan Amendment Application OP.44.90 and Zoning By-law Amendment Application Z.71.90 (Ennio Liorti & 787290 Ontario Limited), be approved, subject to the conditions contained in the report of the Director of Planning; and
- 3) That the adjacent owner to the east of 121 Church Street be notified of future site plans."

The following recommendation was included in the February 22, 1993, Committee of the Whole Report as conditions of approval should Council decide to approve the application.

"That should Council approve Official Plan Amendment Application OP.44.90 and Zoning By-law Amendment Application Z.71.90 (Ennio Liorti and 787290 Ontario Limited), the following conditions be imposed:

1. That Alternative No.2 be the preferred option (See Appendix III);
2. That the Official Plan Amendment include policies to ensure the orderly development of the subject lands, including but not be limited to: design criteria; maximum number of units; buffering from adjacent residential properties and the preservation of the existing historical dwellings;
3. That prior to the enactment of the implementing zoning by-law, Council shall have approved a site plan application to determine the exact zoning standards."

The Committee of the Whole's decision was subsequently ratified by Vaughan Council on March 1, 1993.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following policies to Subsection 3.4 Residential Specific Policies:

- (u) The following policies shall apply to the lands designated "Low Density Residential" located on the east side of Kipling Avenue, south of Church Street and known municipally as 8161, 8171 and 8177 Kipling Avenue and shown as Area Subject to Amendment No.423 on Schedules "1" and "2" to Amendment No.423 to the Vaughan Official Plan:
 - i) A maximum of eight single family detached residential dwellings may be constructed or maintained on the subject lands;
 - ii) The existing dwellings located at 8161, 8171 and 8177 shall be retained and any alterations or additions to the dwellings shall be reviewed by Heritage Vaughan and shall require the approval of Vaughan Council;
 - iii) The subject lands may be developed by way of a private drive provided arrangements governing the use, maintenance and ownership of the private drive shall be to the satisfaction of the City of Vaughan;
 - iv) All existing and proposed dwellings which abut the private drive shall not have direct access to Kipling Avenue;
 - v) The new dwellings shall be of a size, massing and architectural design compatible with the existing residential character of the area and adjacent residential uses. Development shall be by way of a site development application approved by Vaughan Council;

vi) Prior to approval of a site development application the applicant shall submit, to the satisfaction of the City and any other relevant agencies, the following:

- a) Grading and Stormwater Management Plan;
- b) Tree Assessment and Impact Study;
- c) Slope Stability Study;
- d) Urban Design Plan.

V. IMPLEMENTATION

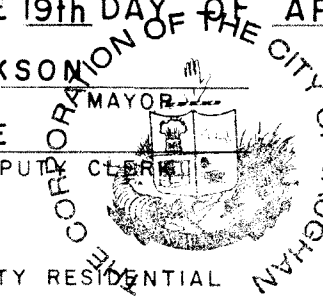
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertinent to the subject lands should be implemented by way of an amendment to the Vaughan Zoning By-law and a site development application pursuant to the Planning Act.

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. 423 ADOPTED THE 19th DAY OF APRIL, 1993.

L. D. JACKSON MAYOR V. LESKIE ACTING DEPUTY CLERK



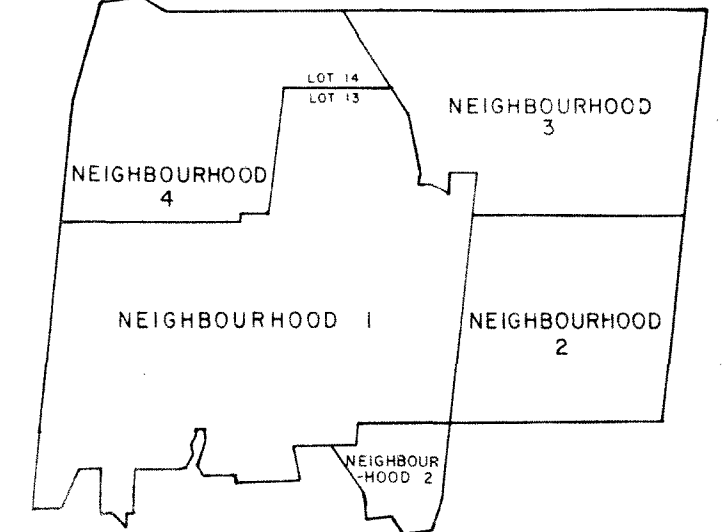
LEGEND

- LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMUNITY COMMERCIAL
LOCAL CONVENIENCE COMMERCIAL
GENERAL COMMERCIAL
SERVICE STATION
SERVICE COMMERCIAL
INDUSTRIAL
UTILITY
OPEN SPACE
DRAINAGE TRIBUTARY
CHURCH
SPECIAL USE
CONSERVATION AUTHORITY FLOODLINE
ELEMENTARY SCHOOL
SECONDARY SCHOOL
BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
PARKWAY BELT BOUNDARY

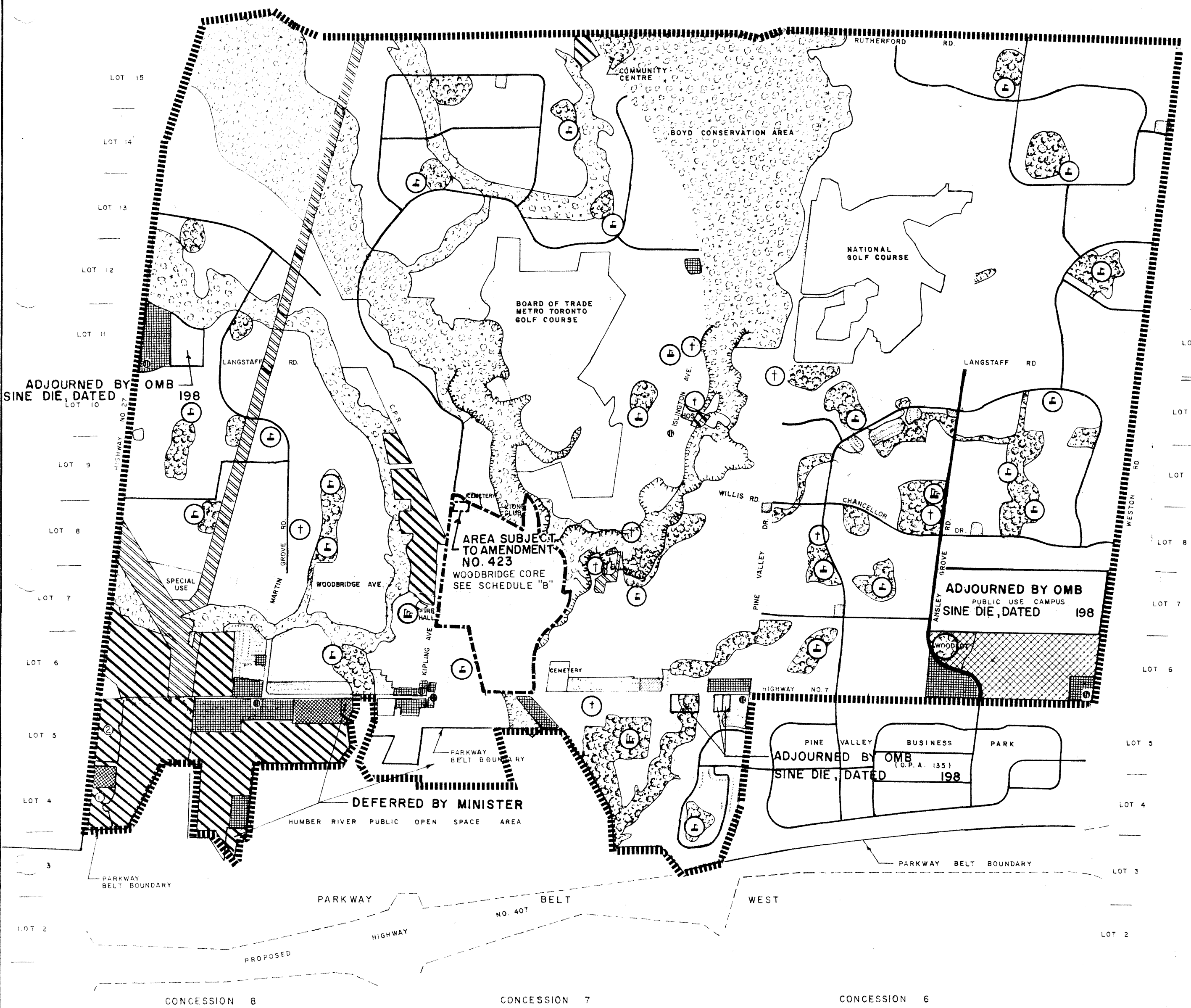
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A" TO AMENDMENT NO. 240



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 423
ADOPTED THE 19 DAY OF APRIL, 1993.

"L.D. Jackson

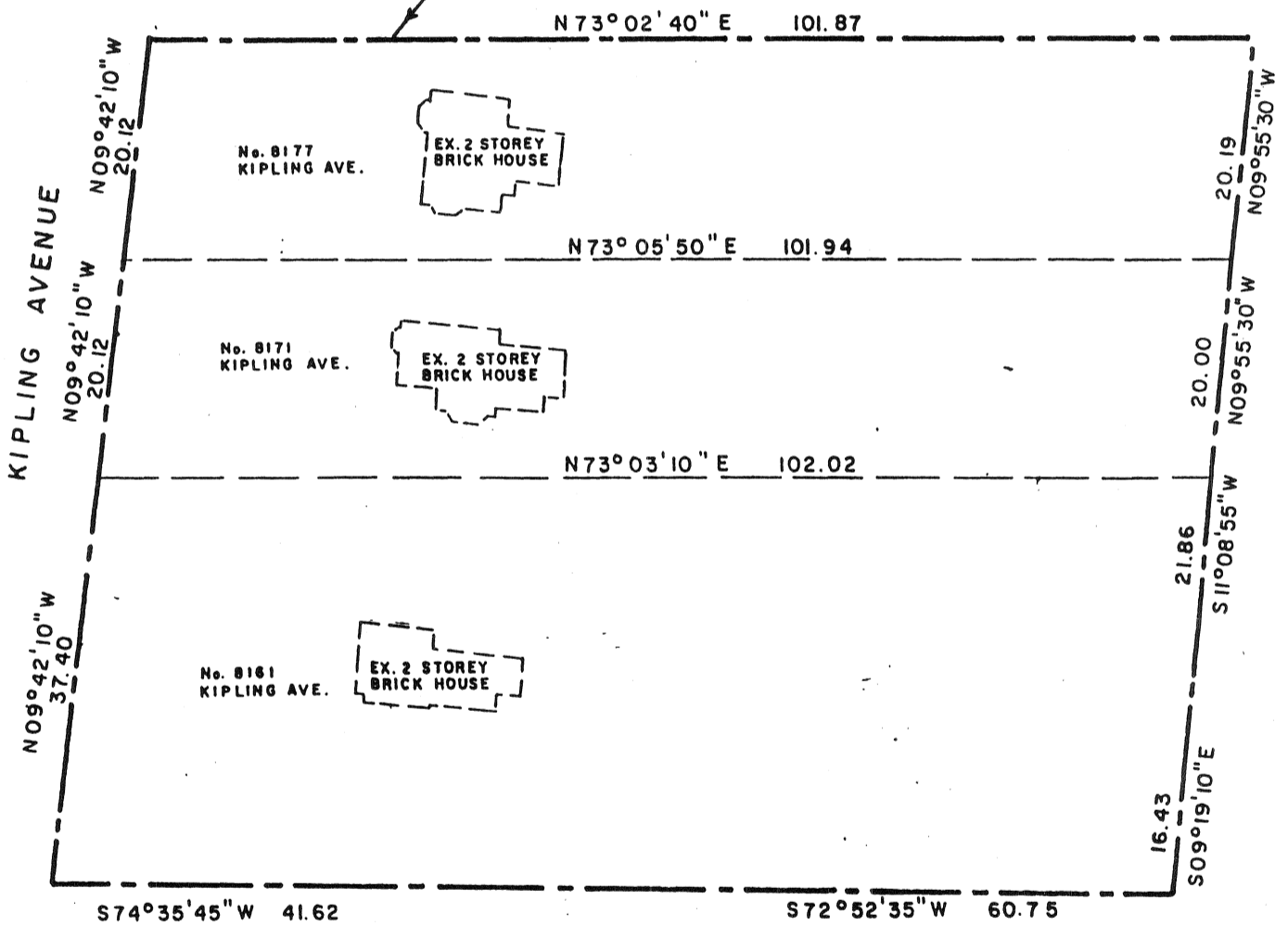
"V. Leskie



LOCATION: PART OF LOT 8, CONCESSION 7

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT NO. 423



Handwritten signature or initials.

APPENDIX I

The subject lands are located on the east side of Kipling Avenue, south of Church Street, known municipally as 8161, 8171 and 8177 Kipling Avenue, in Lot 8, Concession 7, City of Vaughan.

The subject lands have a combined area of approximately 0.8 ha and are currently designated as "Low Density Residential" by OPA #240 (Woodbridge Community Plan). The purpose of the amendment is to permit the construction of 5 additional single family dwellings on three existing lots. The existing dwellings located on the subject lands shall be retained as part of the re-development of the subject lands.

On December 7, 1992, Vaughan Council held a public hearing in respect of Official Plan Amendment Application OP.44.90 and Zoning Amendment Application Z.71.90 (Ennio Liorti & 787290 Ontario Limited). Vaughan Council resolved:

"THAT the Public Hearing BE RECEIVED; and

THAT the applicant be instructed to develop several other alternatives for the site plan submission to a future meeting of the Committee of the Whole."

On February 22, 1993, this item was presented to the Committee of the Whole. On March 1, 1993, Council resolved the Committee's decision as follows:

- "1) That the following report of the Director of Planning be received;
- 2) That Official Plan Amendment Application OP.44.90 and Zoning By-law Amendment Application Z.71.90 (Ennio Liorti & 787290 Ontario Limited), be approved, subject to the conditions contained in the report of the Director of Planning; and
- 3) That the adjacent owner to the east of 121 Church Street be notified of future site plans."

The following recommendation was included in the February 22, 1993, Committee of the Whole Report:

"That should Council approve Official Plan Amendment Application OP.44.90 and Zoning By-law Amendment Application Z.71.90 (Ennio Liorti and 787290 Ontario Limited), the following conditions be imposed:

- 1) That Alternative No. 2 be the preferred option;
- 2) That the Official Plan Amendment include policies to ensure the orderly development of the subject lands, including but not be limited to: design criteria; maximum number of units; buffering from adjacent residential properties and the preservation of the existing historical dwellings;
- 3) That prior to the enactment of the implementing zoning by-law, Council shall have approved a site plan application to determine the exact zoning standards."

APPENDIX II

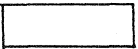


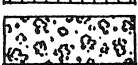
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 423

CITY OF VAUGHAN

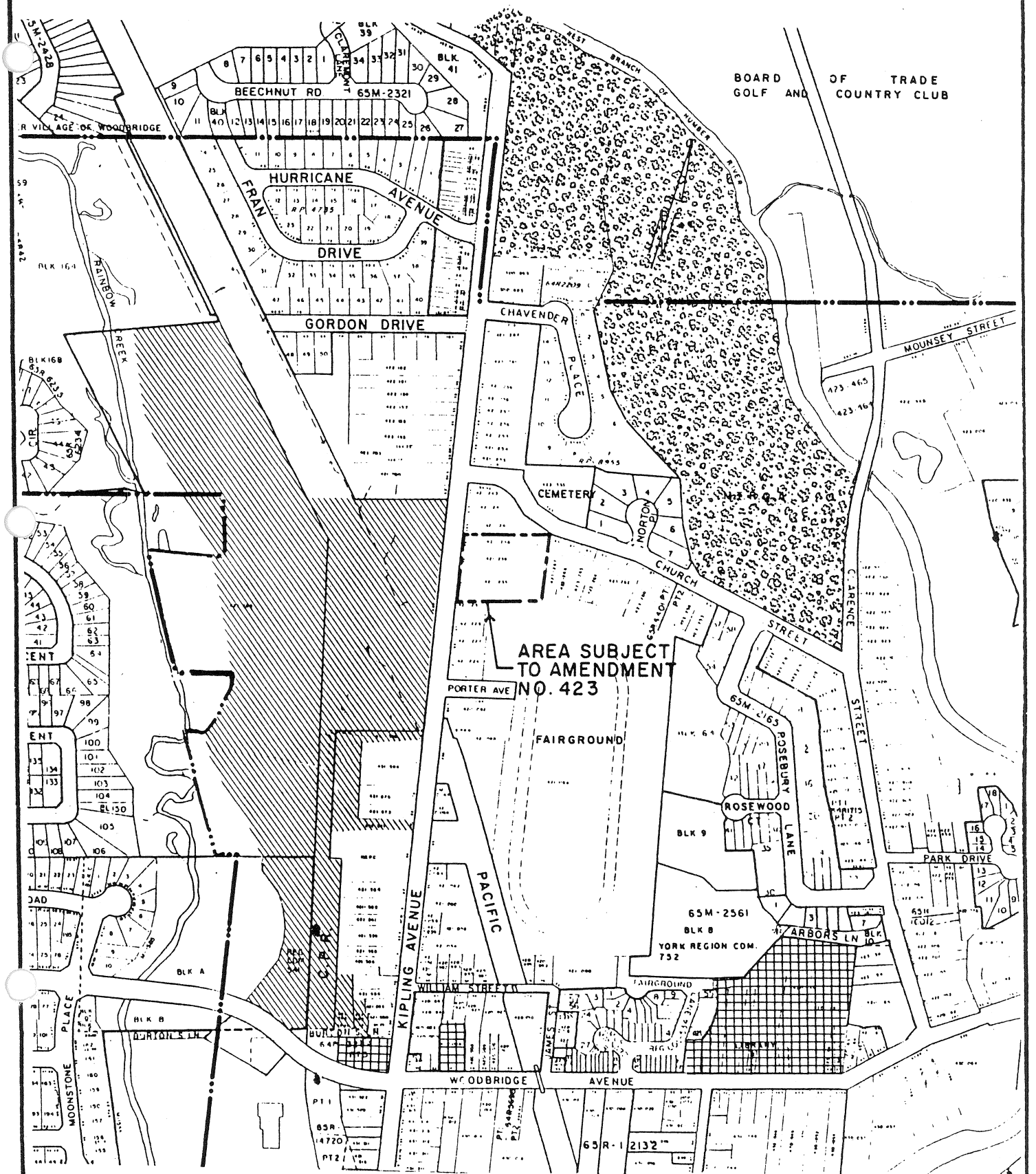
LOCATION: PART OF LOT 8, CONCESSION 7

LEGEND

-  RESIDENTIAL
-  INDUSTRIAL
-  COMMERCIAL
-  OPEN SPACE

DATE: 31 / 03 / 93

SCALE: 0  200 m



CONCEPT No. 2

OFFICIAL PLAN AMENDMENT NO. 423
CITY OF VAUGHAN

LOCATION: PART OF LOT 8, CONCESSION 7

NOT TO SCALE

DATE: 02/04/93

AREA SUBJECT TO
AMENDMENT NO. 423

