


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 473 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 23rd day of December, 1996.



J.D. Leach
City Clerk

DATED at the City of Vaughan
this 13th day of January, 1997.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-96

A By-Law to adopt Amendment Number 473 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 473 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 473 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.

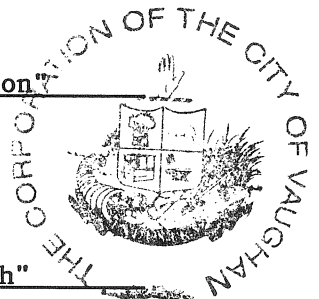
READ a FIRST, SECOND and THIRD time and finally passed this 27th day of June, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



**AMENDMENT NUMBER 473
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 473 to the Official Plan of the Vaughan Planning Area.

APPROVED
1996
JUNE 20/96

I PURPOSE

The purpose of this amendment is to amend the consent policies contained in Section 7 of Official Plan Amendment No. 400 to add policies addressing consents for surplus farm dwellings in the Agriculture and Rural Use designations. Amendments to the wording of the consent policies in Section 7.4 Non-Farm Residential are also included which provide that new non-farm residential lots in the Rural Use Area shall be permitted subject to a zoning by-law amendment, subject to each application conforming to various criteria.

The amendment also establishes new consent policies for the lands designated "Future Urban Area" which previously were subject to the Rural Use consent policies.

II LOCATION

The lands subject to this amendment are located in the Rural Area General and Future Urban Area designations as shown on Schedule "A" of Official Plan Amendment No. 400.

III BASIS

The amendment to the Official Plan is based upon the following:

1. Official Plan Amendment No. 400 was approved in June 1995. The Rural Area was divided into Agriculture and Rural Use designations. Only farm and farm-related uses are permitted in the Agriculture Area. Although agriculture remains the predominant use in the Rural Use Area, rural industrial, recreational, cemetery and institutional uses may be permitted subject to addressing specific criteria and an amendment to the Official Plan. A similar policy approach requiring an amendment to the zoning by-law for the creation of new non-farm residential lots through consent in the Rural Use Area is proposed.
2. Severances for non-farm residential uses outside of, or which extend the boundaries of hamlets or rural residential areas are to be discouraged in the Rural Use Area requiring an amendment to the Zoning By-law and conformity with specific criteria.

3. The Region of York Official Plan currently includes policies which provide that lots on which surplus farm dwellings are located may be considered for consent in the Agriculture Policy Area.
4. Official Plan Amendment No. 400 includes consent policies specific to Agriculture, Rural Use and Urban designations as well as for the new community areas. The approval of OPA No. 400 included a ministerial modification which resulted in the lands in Block 12, bounded by Major Mackenzie Drive, Teston Road, Dufferin and Bathurst Streets, being designated "Future Urban Area", and subject to the Rural Use Consent policies. It is appropriate that consent policies be added to the plan which address the Future Urban Area status of Block 12.
5. On April 24, 1996 the Ministry of Municipal Affairs and Housing resumed Referral No. 2 of OPA No. 400 and approved the addition of a new subsection 7.5 iv) Special Provisions for Rural Use Areas. The lands to which subsection 7.5 iv) apply, are to be subject to a new section 7.7 Special Provisions for Future Urban Area which is set out in this amendment. Therefore it is no longer appropriate to maintain this policy under the provisions of the Rural Use section of the plan. This amendment moves the policies of subsection 7.5 iv) to subsection 7.7i) e).
6. Vaughan Council resolved on April 15, 1996 that the approval of consents for non-farm residential uses in the Rural Use Area be regulated through site specific amendments to the zoning by-law in accordance with criteria to be established in this amendment.

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) Adding the following paragraph to Section 7.3.1 Agricultural Lots:
 - "f) Surplus farm dwellings may be considered for consent."
- b) Deleting subparagraphs a), b), c), d), e), f) and g) of 7.4 ii) and replacing them with the following:
 - "a) Lots in the form of infilling for non-farm residential use will be considered within areas

designated as Hamlet or Rural Residential.

- b) Severances for non-farm residential uses outside of, or which extend the boundaries of the hamlets or rural residential areas shall be discouraged in the Rural Use Area. The creation of new Non-Farm Residential lots in the Rural Use Area shall only be permitted subject to the following:
- i) All such proposals shall be subject to an amendment to the zoning by-law;
 - ii) It is the intent of this policy that rural non-farm residential severances in the Rural Use Area shall be strictly limited. In this regard the City shall monitor severances occurring annually in order to ensure that this objective is being achieved;
 - iii) Strip development of residential lots along Concession roads shall generally not be permitted, with the exception of lands designated hamlet and for infilling in accordance with 7.4 c);
 - iv) Severances should not be permitted where they may conflict with the operation of agricultural uses;
 - v) Regard shall be had for the relevant minimum Distance Separation Formulae of the Agricultural Code of Practice;
 - vi) Severances shall only be permitted in locations, which are or can be adequately screened and buffered to ensure that the character of the rural area will not be incrementally compromised;
 - vii) The City shall be satisfied that the approval of the severance shall not establish an undesirable precedent for additional severances in the immediate area;
 - viii) The City shall be satisfied that the adequacy of the surrounding road network will not be incrementally compromised with the approval of the application;
 - ix) Lots to be created shall be limited to a size commensurate with their intended

use and appropriate in the context of the area in which they are located.
Large tracts of land shall not be left idle;

x) Lots created by consent and serviced by private waste disposal systems and individual or municipal wells, outside of estate residential plans of subdivision shall be in accordance with Region of York requirements respecting minimum lot sizes;

xi) That where development is proposed on private services on lots created by consent, the Region of York must be satisfied that the lots are of sufficient size, dimensions and capability to provide for:

- adequate long-term subsurface private waste disposal such that adjacent potable water supplies will not be contaminated by the operation of the septic system; and
- an adequate quantity and quality of potable water supplies without adversely affecting either the quantity or quality of adjacent potable water supplies."

c) Adding the following as 7.4 paragraph c):

"c) Limited infilling may be permitted where an application is for a non-farm residence on a proposed lot located between existing non-farm residences that are no more than 100 metres apart on the same side of the road in order to prevent ribbon or strip development."

d) Deleting the following in Section 7.5 Special Provisions for Rural Use Area iii) after the words "the provisions of Section 7.4" :

"and the following:

a) to permit limited infilling where an application is for a non-farm residence on a proposed lot located between existing non-farm residences that are no more than 100 metres apart on the same side of the road in order to prevent ribbon or strip development."

- e) Adding to Section 4.2.1.2 v) Future Urban Area, after the words "Rural Use Area policies" and before the words "of the Plan until such time", the following:

"and Future Urban Area consent policies"

- f) Adding as a new subsection 7.7 Special Provisions for Future Urban Area, the following:

7.7 Special Provisions for Future Urban Area

- i) Conveyances within Block #12, bounded by Teston Road, Major Mackenzie Drive, Dufferin Street and Bathurst Street and designated on Schedule 'C' as "Future Urban Area" shall generally be discouraged. Limited severances may be considered subject to the following criteria:

- a) The total holdings shall be relatively large i.e. minimum of 8 ha (20 acres in size) and shall have a minimum of 200 metres of road frontage.
- b) Only one severance per parcel of land existing at the time of Council's adoption of this Plan.
- c) The City shall be satisfied that approval of the application will not adversely affect the ultimate development pattern of the entire holding.
- d) Parcels created by consent shall be located such that they do not interfere with existing agricultural operations.
- e) Notwithstanding any other provisions of this Plan, a consent to conveyance of a non-farm residential minimum 0.8 hectare lot may be permitted on the lands located at the southwest corner of Bathurst Street and Teston Road, being part of Lot 25, Concession 2.

- g) Deleting from Section 7.5 Special Provisions for Rural Use Areas Subsection iv) as approved by the Ministry of Municipal Affairs and Housing on April 24, 1996.

V IMPLEMENTATION

The policies of this Amendment shall be subject to the implementation policies as set out in Section 10 of OPA No. 400

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 1

RECORD OF COUNCIL ACTION

On October 2, 1995, Mr. F. Rossetto appeared before the Committee of the Whole on deputation regarding Provincial modifications to OPA No. 400, specifically regarding severances in the Rural Area. The Committee adopted the following recommendation:

- 1) That the deputation by Mr. Rossetto, be received; and
- 2) That staff in consultation with Mr. Rossetto, provide a report to the council meeting of October 11, 1995, addressing the problems the City of Vaughan will be facing regarding rural development areas."

Council, at its meeting of October 11, 1995, amended the foregoing item as follows:

"By deferring this matter to the Council meeting of October 30, 1995, in accordance with the memorandum of the Commissioner of Planning dated October 4, 1995."

On October 30, 1995 Vaughan Council adopted the following motion:

"That Planning staff be directed to review the consent policy for the Rural Policy Area of OPA #400 to provide some flexibility, opportunities and situations for severances in conformity with the Regional Official Plan; and

That staff report to a future Committee of the Whole meeting within 3 months; and further

That the following report of the Commissioner of Planning and Development dated October 30, 1995, be RECEIVED."

On February 19, 1996 the Committee of the Whole considered a report from the Commissioner of Planning and Development. On February 26, 1996 Vaughan Council adopted the following motion:

- "1. That the following report of the Commissioner of Planning and Development dated February 19, 1996, be received:
2. That staff be directed to Schedule a Public Hearing in respect of the Rural area consent policies of OPA #400, as identified in the following report;
3. That the owner be required to withdraw their objection to OPA 400; and
4. That the letter from Mr. Robert D. Johnston, Alcorn & Associates Ltd. dated February 15, 1996, be received."

On April 15, 1996 Vaughan Council considered amendments to the Rural Area General consent Policies of Official Plan Amendment No. 400 at a public hearing.

At the public hearing Council adopted the following motion:

"THAT the recommendation contained within the following report of the Commissioner of Planning and Development dated April 15, 1996, BE APPROVED:

1. That the draft amendment forming Attachment No.5 to the Public Hearing agenda of April 15, 1996, be brought forward for adoption, and that any changes resulting from council direction obtained at this meeting be incorporated together with changes resulting from final Staff review, and consultation with the region of York prior to the amendment proceeding to adoption; and

THAT Staff be directed to remove the requirement for an Official Plan Amendment for consent applications;

THAT the approval of consents be regulated through the zoning by-law process; and

THAT there be no restriction on the number of severance permitted."