


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 595 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 29th day of July, 2003.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 31st day of July, 2003.

**Certificate of Approval**

**AMENDMENT No. 595**

**TO THE**

**OFFICIAL PLAN FOR THE**

**CITY OF VAUGHAN PLANNING AREA**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 29, 2003.

Date: July 29/03.



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Neil Garbe, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

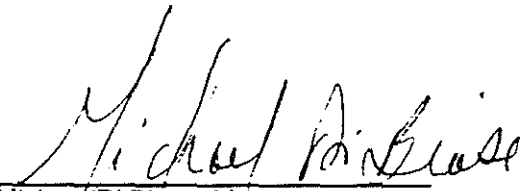
## **BY-LAW NUMBER 186-2003**


**A By-law to adopt Amendment Number 595 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 595 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 595 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 23<sup>rd</sup> day of June, 2003.

  
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Michael Di Biase, Mayor

  
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J. D. Leach, City Clerk

**AMENDMENT NUMBER 595**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 595 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 595.

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 #350 (Maple Community Plan) to redesignate the Subject Lands from "Office Commercial" to "Medium Density Residential".

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 595". The lands are located on the southwest corner of Keele Street and Drummond Drive, being Part 2, on Plan 65R-23893, in Lot 24, Concession 4, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to redesignate the "Subject Lands" from Office Commercial to Medium Density Residential is based on the following:

1. The "Medium Density Residential" designation represents a logical extension of the existing community.
2. The "Medium Density Residential" designation is compatible with the surrounding land uses.
3. The location of the Subject Lands provides future residents with convenient access to community services such as schools, community centres, parks, and libraries.
4. A Medium Density Residential designation is considered to be appropriate on the Subject Lands.

## IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 (Maple Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended as follows:

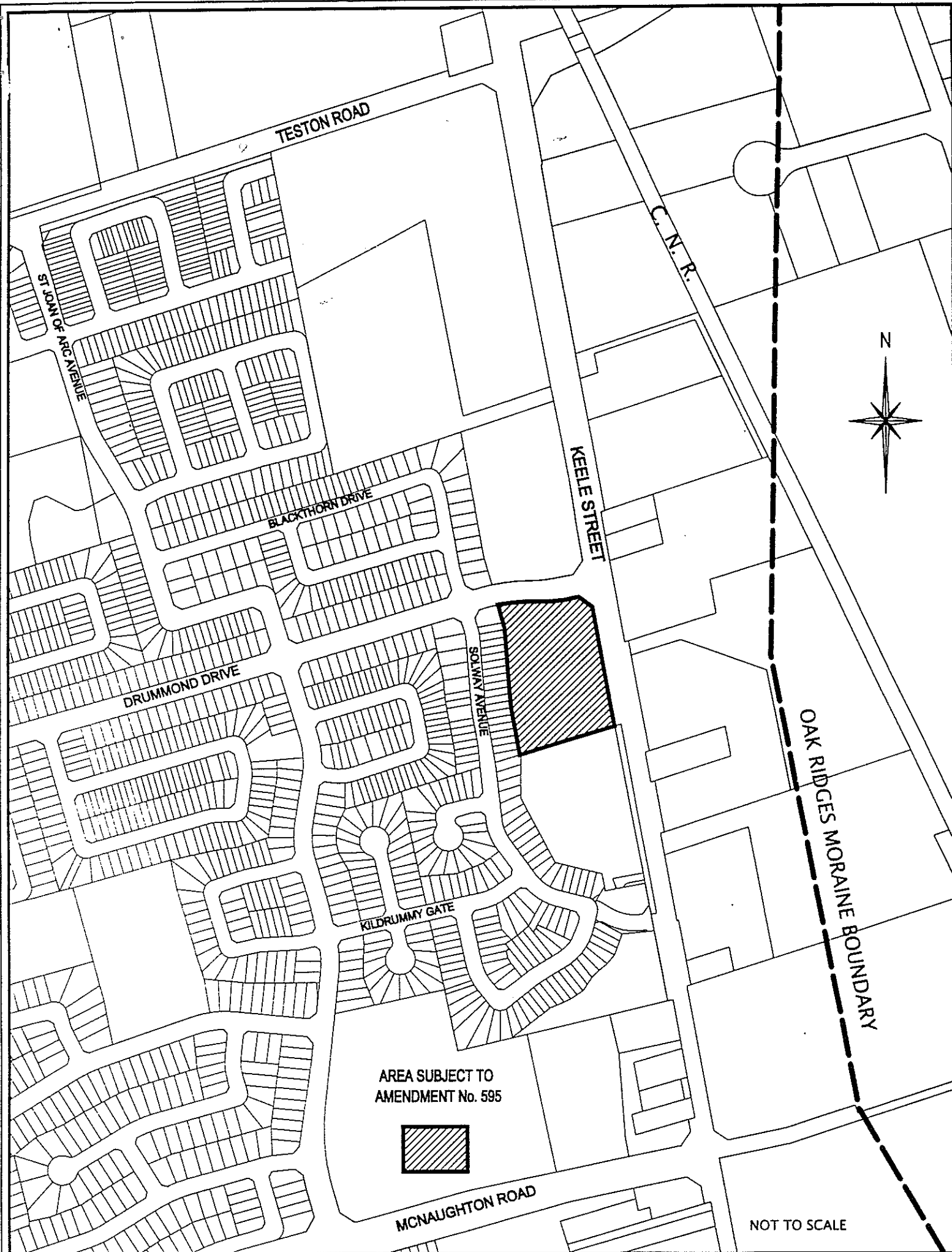
- a) Adding the following to Section 1.2 Medium Density Residential Areas:
  - "di) Within the lands subject to OPA #595, a maximum of sixty (60) semi-detached residential units shall be permitted;
- b) Deleting Schedule "A" thereto, and substituting Schedule "A" attached hereto as Schedule "2".

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 pursuant to the Planning Act.


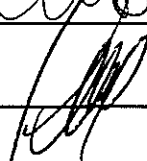
VI INTERPRETATION

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.

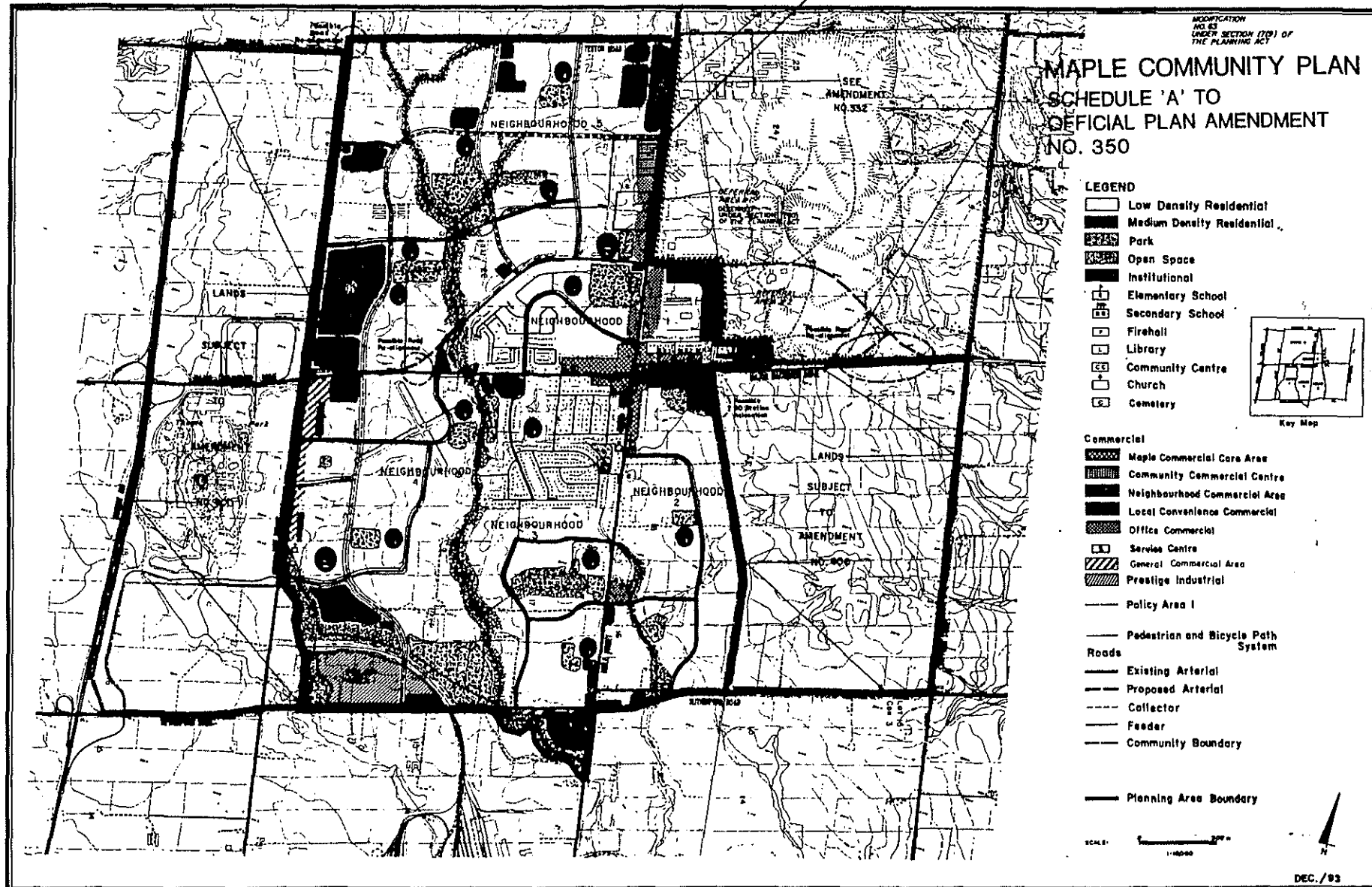


**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 595  
ADOPTED THE 23<sup>RD</sup> DAY OF June, 2003**

FILE No. OP.02.022  
 RELATED FILES: Z.02.079 & 19T-03V04  
 LOCATION: Lot 24, Concession 4  
 APPLICANT: MAPLEVIT ESTATES INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS  
  
 \_\_\_\_\_ MAYOR  
  
 \_\_\_\_\_ CLERK

AREA SUBJECT TO  
AMENDMENT NO. 595



CITY OF WILKINSON

FILE No. OP.02.022  
RELATED FILES: Z.02.079 & 19T-03V04  
APPLICANT: MAPLEVIT ESTATES INC.  
LOCATION: Lot 24, Concession 4  
CITY OF WILKINSON

**THIS IS SCHEDULE '2'  
TO AMENDMENT No. 595  
ADOPTED THE 23<sup>RD</sup> DAY OF June, 2003**

SIGNING OFFICERS  
*[Signature]*  
MAYOR  
*[Signature]*  
CLERK



## APPENDIX I

The lands affected by this amendment are located on the southwest corner of Keele Street and Drummond Drive, being Part 2 on Plan 65R-23893, in Lot 24, Concession 4, City of Vaughan.

At the Committee of the Whole meeting of June 2, 2003, the Committee considered applications to amend the Official Plan and zoning by-law and resolved:

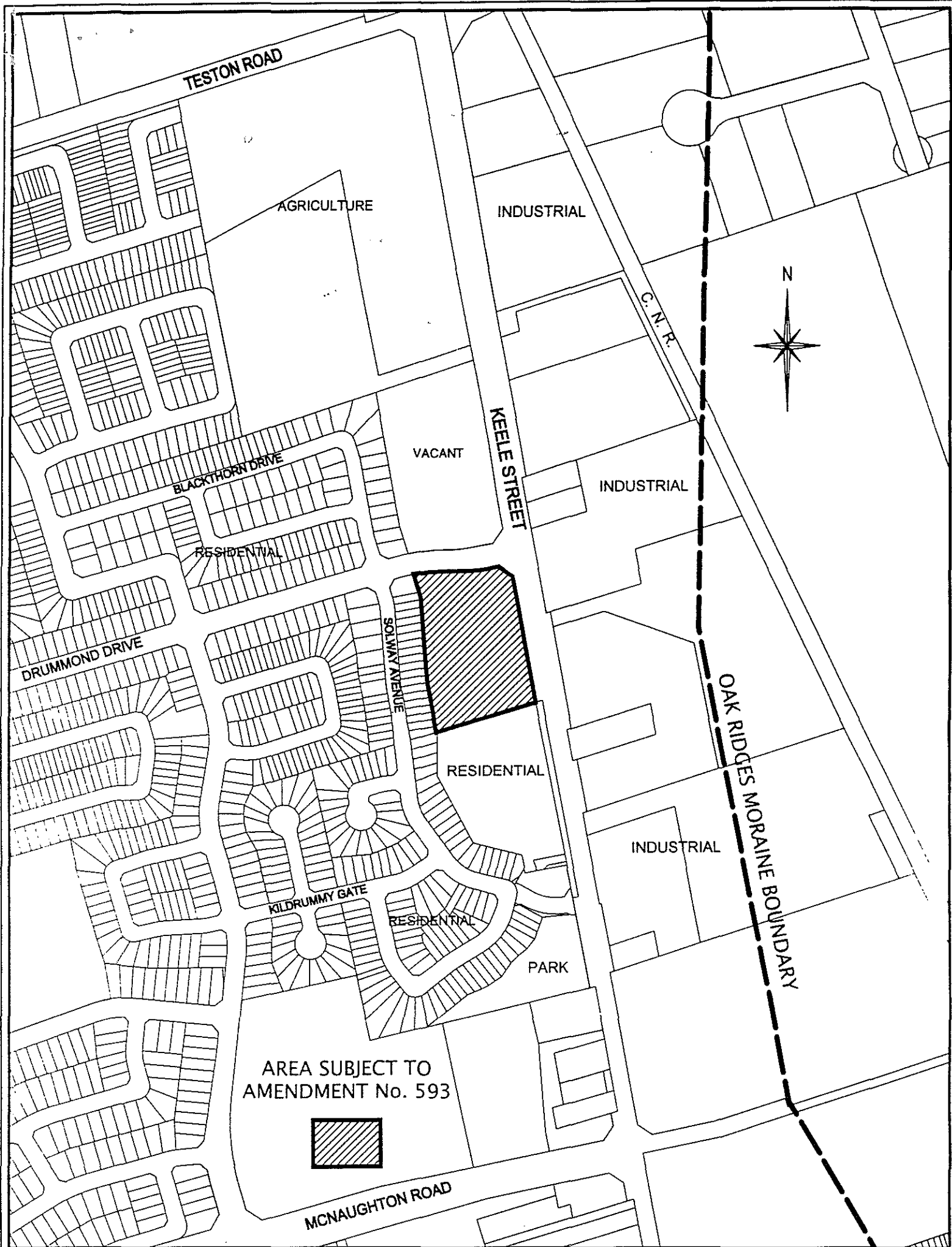
"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 2, 2003:

### Recommendation

1. THAT Official Plan Amendment File OP.02.022 (Maplevit Estates Inc.) BE APPROVED and that the implementing Official Plan Amendment redesignate the subject lands from "Office Commercial" to "Medium Density Residential" and include the appropriate development policies;
2. THAT Zoning Amendment application Z.02.079 (Maplevit Estates Inc.) BE APPROVED IN PRINCIPLE and that the development standards be included in the implementing zoning by-law to be brought forward for Council's consideration together with the required draft plan of subdivision application 19T-03V04.

Council ratified the recommendation of the Committee of the Whole on June 9, 2003, with the following amendment:

1. That the recommendation contained in the following report of the Commissioner of Planning dated June 2, 2003, be approved;
2. That the zoning by-law implement the Draft Plan of Subdivision layout as shown in Attachment 2; and
3. That the deputation of Ms. Rosemarie Humphries, Weston Consulting Group Inc., on behalf of the applicant, be received.



NOT TO SCALE

## APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 595

FILE No. OP.02.022  
 RELATED FILES: Z.02.079 & 19T-03V04  
 LOCATION: Lot 24, Concession 4  
 APPLICANT: MAPLEVIT ESTATES INC.  
 CITY OF VAUGHAN