


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 622 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 16th day of March, 2005.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 29th day of March, 2005.

Certificate of Approval

AMENDMENT No. 622

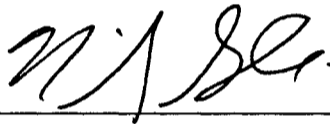
TO THE

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 March 16, 2005.

Date: Mar 16/05



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

THE CITY OF VAUGHAN

BY-LAW

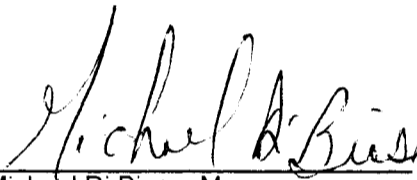
BY-LAW NUMBER 14-2005

A By-law to adopt Amendment Number 622 to the Official Plan of the Vaughan Planning Area.

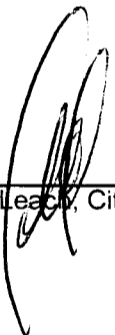
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 622 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 622 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 24th day of January, 2005.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 622
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 622 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 622.

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) by redesignating the "Subject Lands" from "Neighbourhood Commercial" to "Medium Density Residential".

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 622". The lands are located on the northwest corner of Keele Street and Drummond Drive, in Part of Lot 24, Concession 4, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Neighbourhood 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 centers, 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 by:

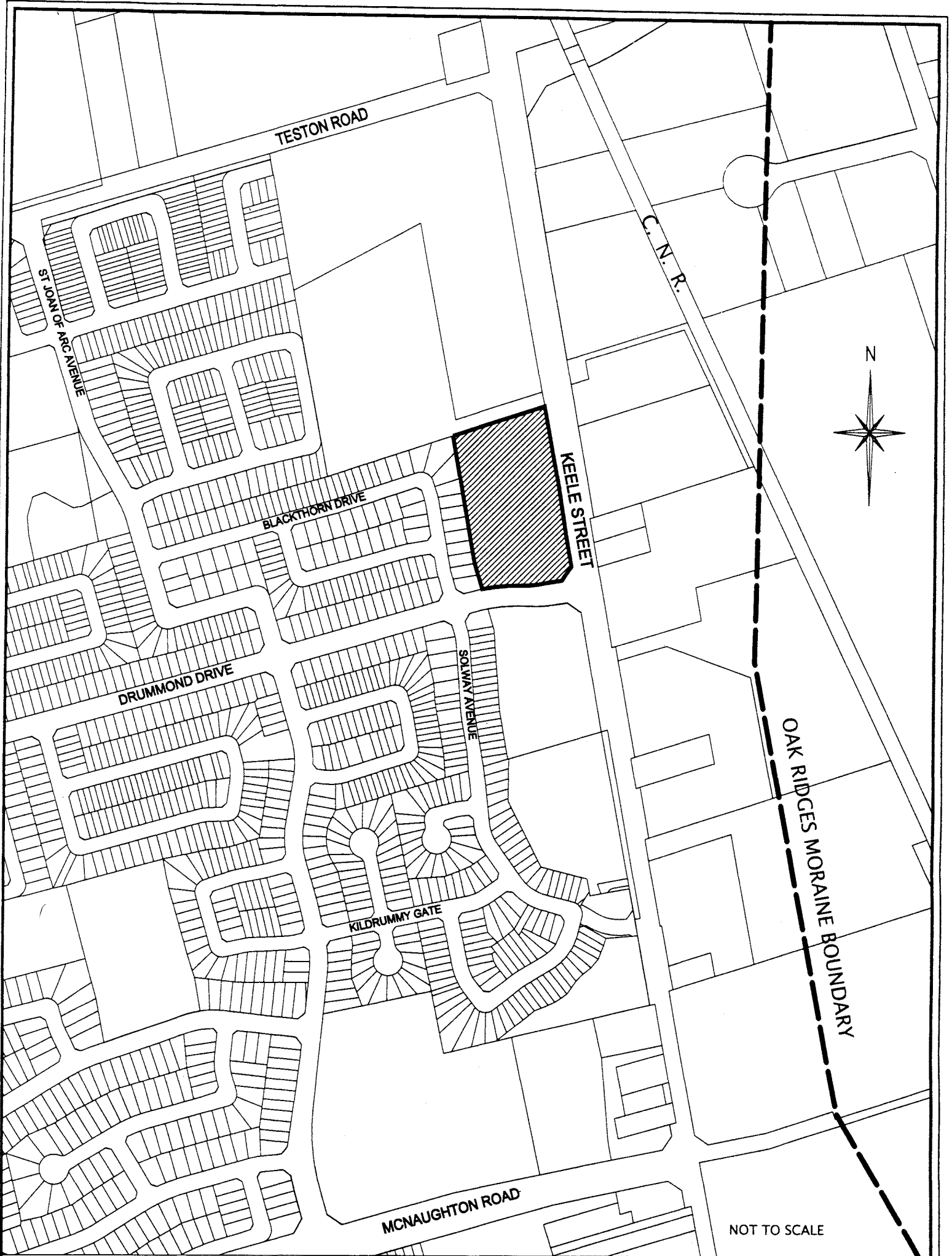
- a) Adding the following to Section 1.2 Medium Density Residential Areas:
 - "dii) A maximum of sixty-six (66) semi detached residential units shall be permitted, on the Lands subject to OPA #622 located northwest corner of Keele Street and Drummond Drive. The appropriate development standards shall be included in the implementing zoning-by-law"
- b) Deleting Schedule "A" thereto, and substituting Schedule "A" attached hereto as Schedule "2".

V IMPLEMENTATION

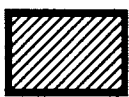
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law pursuant to the Planning Act.

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.



AREA SUBJECT TO
AMENDMENT No. 622



THIS IS SCHEDULE '1'
TO AMENDMENT No. 622
ADOPTED THE 24 DAY OF JAN., 2005

FILE No. OP.03.026
RELATED FILES: Z.03.095 & 19T-03V21
LOCATION: Part of Lot 24, Concession 4
APPLICANT: MAPLE HEIGHTS SHOPPING CENTRE
CITY OF VAUGHAN

SIGNING OFFICERS

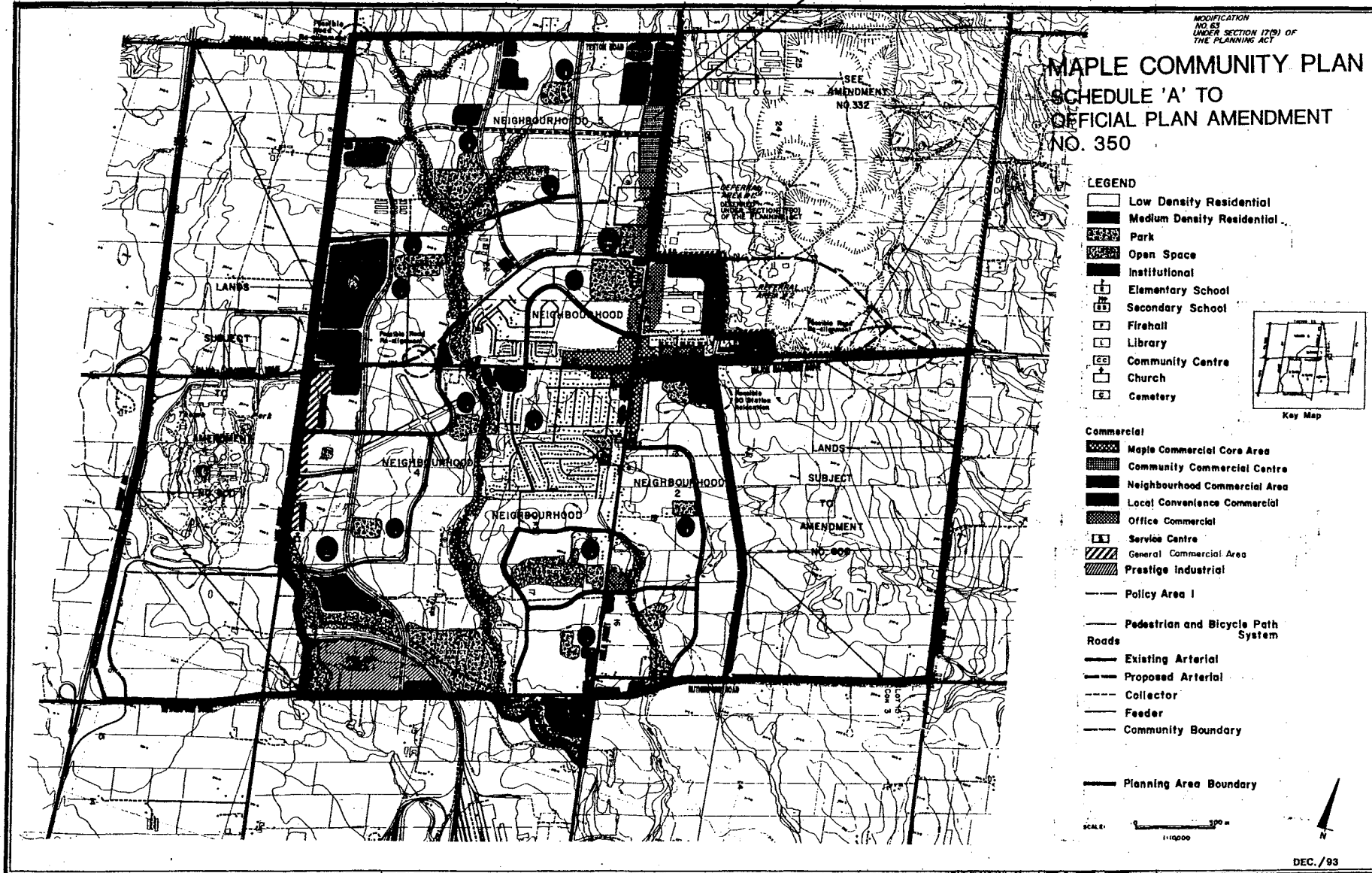
[Signature]

MAYOR

[Signature]

CLERK

AREA SUBJECT TO
AMENDMENT NO. 622



CIPA 350 SCHEDULE 'A'

FILE No. OP.03.026
RELATED FILES: Z.03.095 & 19T-03V21
APPLICANT: MAPLE HEIGHTS SHOPPING CENTRE
LOCATION: Part of Lot 24, Concession 4
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 622**
ADOPTED THE 24 DAY OF JAN., 2005

SIGNING OFFICERS
[Signature]
MAYOR
[Signature]
CLERK

APPENDIX I

The lands affected by this amendment are located on the northwest corner of Keele Street and Drummond Drive, in Part of Lot 24, Concession 4, City of Vaughan.

At the Committee of the Whole meeting of November 29, 2004, the Committee considered applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision approve and resolved:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

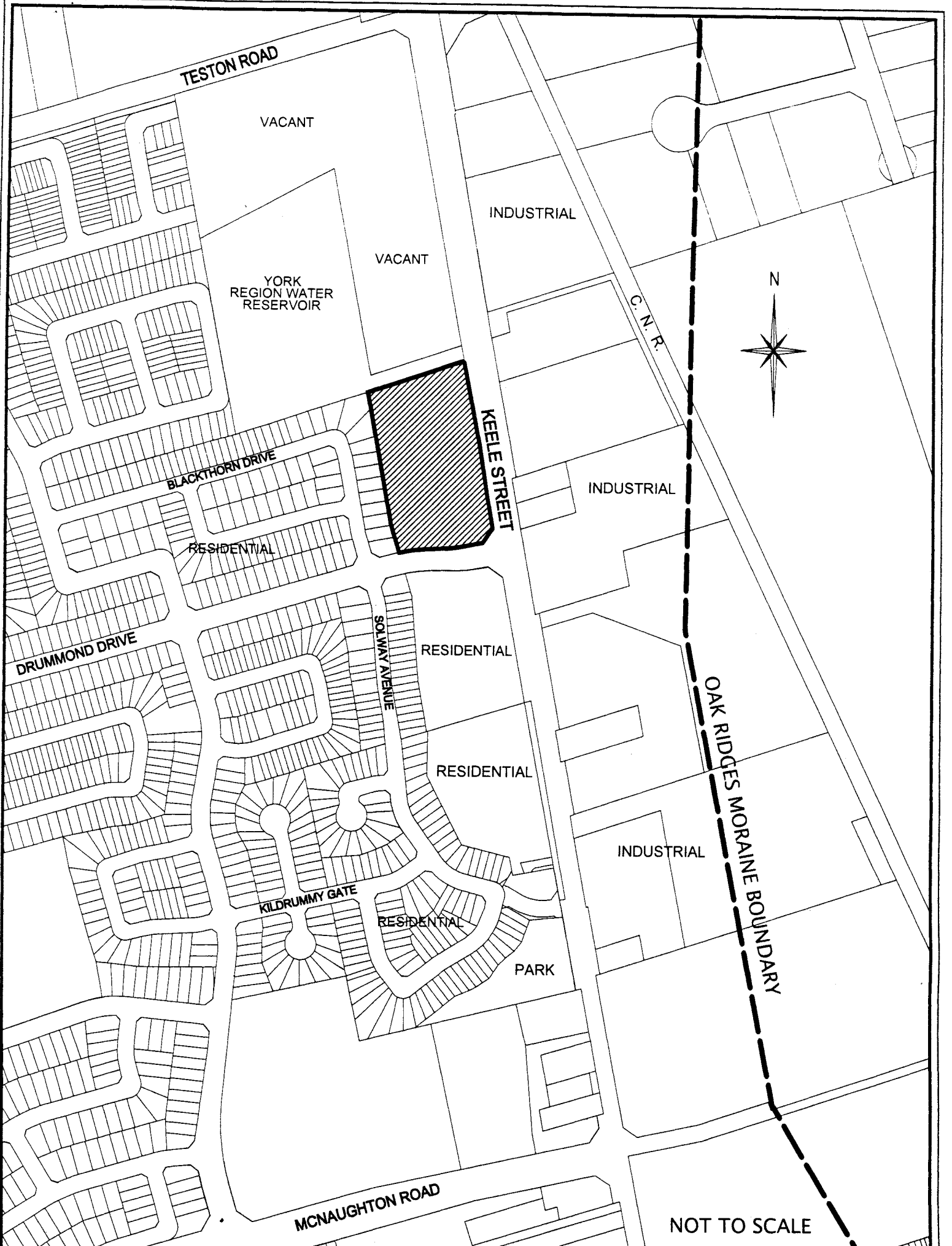
Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application File OP.03.026 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that Official Plan Amendment #350 (Maple Community Plan) be amended to redesignate the subject lands shown on Attachment #2 from "Neighbourhood Commercial Area" to "Medium Density Residential;
2. THAT Zoning By-law Amendment Application File Z03.095 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from C4-H Neighbourhood Commercial Zone with a "H" Holding provision to RS1 Residential Semi-Detached Zone, with the following exceptions:
 - i) require a minimum rear yard of 7m, whereas 7.5m is permitted;
 - ii) required a minimum exterior side yard of 3.5m whereas 4.5m is permitted; and,
 - iii) permit a maximum interior garage width of 3.6m, whereas 3.0m is currently permitted.
3. THAT Draft Plan of Subdivision File 19T-03V21 (Maple Heights Shopping Centre Inc.) prepared by KLM Planning Partners Inc., Drawing #04:2, dated November 10, 2004, BE DRAFT APPROVED, subject to:
 - i) the implementing Official Plan Amendment be in full force and effect; and,
 - ii) the conditions of draft plan of draft approval provided onset out in Attachment #1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid for the plan in accordance with the Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser, for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-03V21 (Maple Heights Shopping Centre Inc.) be allocated sewage capacity from the Maple Service Area of York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 66 residential units.

Council ratified the recommendation of the Committee of the Whole on December 6, 2004.



NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 622



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 622

FILE No. OP.03.026
 RELATED FILES: Z.03.095 & 19T-03V21
 LOCATION: Part of Lot 24, Concession 4
 APPLICANT: MAPLE HEIGHTS SHOPPING CENTRE
 CITY OF VAUGHAN