

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 108-2019

**A By-law to adopt Amendment Number 48 to the Vaughan Official Plan 2010 for 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 48 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 12<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

**AMENDMENT NUMBER 48  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” “3” and “4” constitute Amendment Number 48 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I” and “II”

Authorized by Item No. 2 of Report No. 20  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 12, 2019.

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically to redesignate the subject lands from “Private Open Space”, “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural” and “Natural Areas”, to facilitate the land use to redevelop the west 9-holes of the existing 18-hole golf course (the Copper Creek Golf Club) for approximately 481 residential units inclusive of a low-rise mixed-use block. School, public park and a stormwater management pond uses are also proposed on the subject lands.

The proposed development of the subject lands will be part of a Scoped Block Plan process with the property to the north (11363 Highway 27). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision process in conformity with Vaughan Official Plan 2010 (“VOP 2010”) and this Official Plan Amendment (‘Amendment’). The remaining 9-holes, supporting uses and buildings will continue to operate as a golf course in accordance with this Amendment and existing zoning permissions.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are located on the east side of Regional Road 27, south of Kirby Road and municipally known as 11063 and 11191 Regional Road 27, being Part of Lots 28 and 29, Concession 8, City of Vaughan, shown on Schedule "1" attached hereto as “Area Subject to Amendment No. 48”

## III BASIS

The request to amend VOP 2010 is based on the following considerations:

1. The Provincial Policy Statement (2014) (“PPS”) includes policies that direct growth and development to “Settlement Areas”. The Subject Lands are located within a Settlement Area as defined by the PPS. The proposed development is a logical extension of existing development to the west and south, minimizes land consumption, and ensures the protection and preservation of natural heritage features. The proposed development is consistent with the PPS.
2. The Subject Lands are within a Delineated Built-Up Area as defined in Section 2.2.2 of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019) (“Growth Plan”). Section 2.2.2 (2) of the Growth Plan requires that until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper-or single-tier

official plan that is approved and in effect as of July 1, 2017, will continue to apply. Section 5.3.1 of The York Region Official Plan (2010) (“YROP”) requires that a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Built Boundary in the Growth Plan. The Amendment conforms with the goals and objectives of the Growth Plan, contributes to York Region’s intensification target and will make more efficient use of tableland.

3. Section 5.2.1 of the Greenbelt Plan (2017) states that where an Official Plan Amendment to designate land uses is approved prior to December 16, 2004, this approval may continue to be recognized through the conformity exercise addressed in Section 5.3 of the Plan. The western portion of the Subject Lands were designated as “Special Use – Golf” within the City of Vaughan Official Plan Amendment 601 (Kleinburg Nashville Community Plan - “OPA 601”), which came into effect in October 2001, therefore predating VOP 2010 and the initial Greenbelt Plan which took effect in December 16, 2004.

OPA 601 contemplated limited residential development on the Subject Lands. OPA 601 also allowed for the limits of development to be established through detailed technical study, with land determined to be developable permitted to be developed in accordance with the adjacent urban land use designation. The development limits will be further reviewed and refined through the Scoped Block Plan and Draft Plan of Subdivision processes. Through this Amendment, the relevant policies of OPA 601 are brought forward into VOP 2010.

4. A total of 35.59 ha of the overall 71.14 ha of the Subject Lands are located outside of the Greenbelt. Of the lands located within the Greenbelt, approximately 2.07 ha (6%) of the Subject Lands, referred to as the ‘Transition Area Lands’, are subject to the Transition policies of the Greenbelt Plan. The remaining 33.48 ha of lands within the Greenbelt are subject to the “Existing Use” policies of the Greenbelt and consist of lands proposed to be retained as a nine-hole golf facility. The Transition Area Lands are proposed for the partial development of low-rise uses, with a portion of the Transition Area Lands and the remaining lands east of the Transition Area Lands (approximately 30 ha of the existing Copper Creek Golf Club) proposed to be maintained with a nine-hole golf facility. The total proposed developable lands within the Transition Area Lands account for approximately 37 residential units and part lots (8% of residential units on the Development Concept) and 0.02 ha of the Low-Rise Mixed-Use Block.
5. Section 7 of the Greenbelt Plan defines “Existing Uses” as “uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004.” Section 4.5 “Existing Uses” of the Greenbelt Plan states (in part) “for lands falling within the Protected Countryside...all existing uses are permitted.”

The Subject Lands are zoned “OS2 Open Space Park Zone” by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), which permits open space and golf course uses. Zoning By-law 300-2002 (“By-law 300-2002”) was approved by the Ontario Municipal Board on June 27, 2002, and is the in-effect Zoning By-law for the Subject Lands. By-law 300-2002 zoned the Subject Lands “OS2 Open Space Park Zone” with site-specific exceptions to permit a golf course and associated structures including a club house, pedestrian bridges, a pump house and other minor related structures. Approximately 33.48 ha of the existing Copper Creek Golf Club, that includes a nine-hole facility, the existing parking lot, and the existing club house, is proposed to be retained. The proposed retention of the easterly lands for the purpose of maintaining a golf course meets the “Existing Use” policies identified in Sections 4.5 and 7 of the Greenbelt Plan, subject to no expansions being permitted into the Greenbelt Plan area.

6. Map 1 “Regional Structure” of the YROP designates the approximate western portion of the Subject Lands as “Towns and Villages” and the approximate eastern portion of the Subject Lands “Regional Greenlands System”, “Agricultural Area” and the “Greenbelt Plan Area Boundary.”

The “Towns and Villages” designation permits a wide range of residential, commercial and institutional uses that contribute to the creation of complete communities. “Towns and Villages” are intended to play a role in accommodating a portion of the Region’s future growth.

The YROP designates the approximate eastern portion of the site as “Agricultural Area” within the Greenbelt Plan Area Boundary on Map 8 “Agricultural and Rural Areas”. Section 6.1.2 states that prime agriculture lands within the Greenbelt Plan in York Region are designated as “Agriculture Area” on Map 8. Although the eastern portion of the lands are designated “Agriculture Area”, the existing golf course is permitted as-of-right and will continue to be used as a golf course in accordance with the carried forward development permissions through this Amendment, the “Existing Use” policies of the Greenbelt, the current “Private Open Space” designation in VOP 2010, and the existing “OS2 Open Space Park” Zone subject to Exception 9(1148) in Zoning By-law 1-88.

Agricultural Areas are subject to Regional Greenland System Policies in the YROP. Refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate study and without amendment to the YROP. The necessary studies have been undertaken and reviewed by the Toronto and Region Conservation Authority (“TRCA”) and has resulted in a refinement of the Regional Greenlands System boundary.

Therefore, the Official Plan Amendment is in conformity with the YROP.

7. VOP 2010 was adopted by the City of Vaughan on September 7, 2010, and endorsed with

modifications by the Region of York on June 28, 2012. It was appealed to the Ontario Municipal Board (now the Local Planning Appeal Tribunal - "LPAT") and has subsequently received partial approval by the LPAT.

Schedule 1 "Urban Structure" of VOP 2010 identifies the Subject Lands within the "Urban Boundary". The west portion of the Subject Lands are located within the "Community Areas" and the east portion of the Subject Lands within the "Natural Areas and Countryside" and the "Greenbelt Plan Area".

Schedule 1A "Urban Area" of VOP 2010 identifies the Subject Lands within the "Urban Boundary" and "Urban Area" and located within the "Growth Plan 2006 Built Boundary". The approximate east portion of the Subject Land are within the "Greenbelt Plan Area". The Built Boundary is the area where the Provincial Growth Plan requires, through re-development, future growth.

Schedule 2 "Natural Heritage Network" (partially approved by the LPAT) of VOP 2010 designates the approximate east portion of the Subject Lands "Unapproved", "Core Features" and is within the "Greenbelt Area Boundary" and the "Greenbelt Natural Heritage System". The "Core Feature" is "Unapproved" along the edge of the valley. "Core Features" are protected in accordance with Sections 3.2.3.4 and 3.2.3.5 of the VOP 2010. The modification of "Core Features" is subject to Section 3.2.3.11 of VOP 2010 that permits minor modifications to the boundaries and alignment of "Core Features", as identified on Schedule 2, through environmental study, without amendment to VOP 2010.

Schedule 3 "ESA & ANSIs" designates the east portion of the Subject Lands "Environmentally Significant Areas" and is within the "Greenbelt Plan Area". As "Environmentally Significant Areas" are a natural heritage component of the "Core Feature" designation it shall be precisely delineated on a site-by-site basis through applications for development and site alterations supported by the appropriate technical studies. This method was applied to the Subject Lands.

Schedule 4 "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas" designates the east portion of the Subject Lands "Greenbelt Natural Heritage System". A total of 35.59 ha of the overall 71.14 ha of the Subject Lands are located outside of the Greenbelt. Of the lands located within the Greenbelt, approximately 2.07 ha (6%) of the Subject Lands, referred to as the 'Transition Area Lands', are subject to the Transition policies of the Greenbelt Plan. The remaining 33.48 ha of lands within the Greenbelt are subject to the "Existing Use" policies of the Greenbelt and consist of lands proposed to be retained as a nine-hole golf facility.

Schedule 13 "Land Use" designates the approximate west portion of the Subject Lands as "Private

Open Space". Section 9.2.2.17(c) of VOP 2010 states that should a Private Open Space cease to exist, alternative land uses shall be determined through an Official Plan Amendment process and shall be subject to an "Area Specific Study". The Amendment provides for the more efficient use of tableland and infrastructure than the current Private Open Space / Golf Course use while maintaining the character of the community with compatible residential development. The eastern portion of the Subject Lands are designated "Natural Areas" and are subject to the policies applicable to the "Core Features" as noted previously. A Scoped Block Plan is required to satisfy the requirements of the "Area Specific Study".

Portions of the east side of the Subject Lands are designated "Agricultural" and are proposed for residential uses through this Amendment up to the development limit established through detailed technical study. The lands designated Agricultural are suited for residential uses as they are not high-quality agricultural lands as determined by the York Region LEAR evaluation and are currently being used as a golf course.

The remaining nine holes of the existing golf course within the eastern portion of the Subject Lands will be maintained as a golf course permitted as-of-right through the "OS2 Open Space Park Zone" and in accordance with the existing use policies of the Greenbelt Plan (Section 4.5), the YROP (Section 8.4.2.3) and VOP 2010 (Section 3.5.12.1).

8. OPA 601 designated the Subject Lands "Special Use - Golf" with permissions for limited residential development and subject to appropriate servicing, environmental protection, and integrated design, with policies that require the development limits to be defined through detailed engineering and environmental submissions.

Through the VOP 2010 process, the Subject Lands were designated "Private Open Space" to recognize the existing Copper Creek Golf Club that currently exists on the Subject Lands. However, the Subject Lands were partially identified as a "Community Area" on Schedule 1 "Urban Structure" of VOP 2010 to allow for uses in the future other than private open space uses. VOP 2010 further recognizes that existing private open space uses may cease to exist and that alternative land uses may be permitted through an Official Plan Amendment Application and Area Specific Study (Section 9.2.2.17 c). On this basis, both OPA 601 and VOP 2010 contemplated alternative land uses on the Subject Lands should they be redeveloped.

9. The statutory Public Hearing was held on February 5, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 12, 2019.

10. On May 3, 2019, York Region exempted this OPA from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (“VOP 2010”) is hereby amended by:

1. Amending Schedule 1 “Urban Structure” of Volume 1 of VOP 2010 by redesignating a 2.07 ha portion of the Subject Lands identified on Schedule 1 from “Natural Areas and Countryside” to “Community Areas” as shown on Schedule 2 to this Amendment.
2. Amending Schedule 9 “Future Transportation Network” of Volume 1 of VOP 2010 by adding “Minor Collector Roads” to the Subject Lands identified on Schedule 1, in the manner shown on Schedule 3 to this Amendment.
3. Amending Schedule 13 “Land Use” of Volume 1 of VOP 2010 by redesignating the Subject Lands identified on Schedule 1 to this Amendment hereto, from “Private Open Space”, “Natural Areas” and “Agricultural” to “Low Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Natural Areas” and “Agricultural” with “Park” and “School” overlays, in the manner shown on Schedule 4 to this Amendment.
4. Amending Schedule 14-C “Areas Subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedule 1 to this Amendment attached hereto municipally known as 11063 and 11191 Regional Road 27, identified on Schedule 14-C as item 47.
5. Amending Section 13.1 Volume 2 “Areas Subject to Site Specific Policies” by adding the following policy to be renumbered in sequential order:

“(OPA 48) 13.1.1.47 The lands known as 11063 and 11191 Regional Road 27 are identified on Schedule 14-C as item 47 and are subject to the policies set out in Section 13.48 of this Plan.”

6. Adding the following policies to Section 13 Volume 2 “Site Specific Policies”, and renumbering in sequential order, including a location map of the Subject Lands shown on Schedule 1:

“(OPA 48)	13.48	11063 and 11191 Regional Road 27
	13.48.1	General
	13.48.1.1	The following policies shall apply to the Subject Lands subject to Amendment 48 as identified on Map 13.48.A.
	13.48.1.2	The Owner shall submit a Scoped Block Plan together with the lands to the north (11363 Regional Road 27). The layout of the

proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications in conformity with Section 10 of VOP 2010 and through a Terms of Reference to the satisfaction of the City that shall be submitted prior to the submission of development applications, and shall address the following requirements:

- a) The Scoped Block Plan identified in Section 13.48.1.2 shall determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan, and may include, but not be limited to, a gymnasium, library and multi-purpose activity rooms.
- b) Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road through the Scoped Block Plan and Draft Plan of Subdivision Applications.
- c) In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from the arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plant materials and shall not form part of the parkland dedication requirement.

13.48.1.3 Development shall include transition measures for the adjacent existing neighbourhood to the south that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan and Draft Plan of Subdivision Applications, and secured through a Zoning By-law(s) and/or a restrictive covenant(s).

13.48.1.4 The lands designated “Low-Rise Mixed-Use” shown on Map 13.48D shall have a maximum height of 3 storeys and a maximum Floor Space Index (FSI) of 1.5 times the area of the lot.

13.48.1.5 Notwithstanding Sections 4.1 and 4.2, the final alignment of Minor Collector Roads shown on Schedule 9, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications, without further amendment to Schedule 9 “Future Transportation Network” and Map 13.48C.

13.48.1.6 Notwithstanding Section 7.3, in order to provide visual connectivity to the adjacent open space and golf course lands, greenways are permitted to the satisfaction of the City as per the following criteria:

- a) Located to provide views of the golf course and open space system;
- b) May have less public street frontage to accommodate views of the golf course and / or open space;
- c) Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
- d) Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.

Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

13.48.1.7 Notwithstanding Section 9.2.2.17, Stormwater Management Facilities shall be permitted on the Subject Lands in accordance with Section 3.5.8 of VOP 2010.

13.48.1.8 Notwithstanding Section 9.1.1.4, the transportation network shall provide alternative street patterns, other than a grid-like street pattern, such as cul-de-sacs that reinforce the existing character of the existing community and which is sensitive to the existing neighbourhood to the south of the Subject Lands in accordance with Section 9.1.2.2.

13.48.1.9 Notwithstanding Sections 9.1.1.3 and 4.2.3.4, sidewalks on both sides of collector streets, including pedestrian, cycling and trail

connections will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications.

- 13.48.1.10 Notwithstanding Section 9.1.1.3., rear lotting on Regional Road 27 to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.
- 13.48.1.11 Notwithstanding Section 9.2.2.17, golf courses, including club house facilities, maintenance buildings and driving ranges shall be permitted in the “Private Open Space” designation. No further expansion of the existing club house and parking lot for the proposed nine-hole golf facility shall be permitted into the Greenbelt Plan Area.
- 13.48.1.12 Notwithstanding Section 9.2.2.2.e, retail or office uses permitted within the “Low-Rise Mixed-Use” designation may exceed a maximum gross floor area of 500 square metres if located on a collector street as indicated on Schedule 9 and Map 13.48.C.
- 13.48.1.13 Notwithstanding Section 9.2.3.4.c, surface parking shall be permitted between the front or side of a Low-Rise Building and a public street within the “Low-Rise Mixed-Use” designation, subject to an Urban Design Brief being prepared to the satisfaction of the City at the Site Development Application stage.”
- 13.48.1.14 Notwithstanding Section 9.2.1.9.e, a Day Care is permitted on a public street with a right-of-way less than 26 m in width.
- 13.48.1.15 The precise limits of Valley and Stream Corridors and a vegetation protection zone shall be established to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA) based on the following:
- a) Valley and Stream Corridors shall have a minimum 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed technical studies. Detailed technical studies (i.e. geotechnical) shall be determined through the Terms of Reference identified in

Section 13.48.1.2 and shall be prepared by the applicant to the satisfaction of the City and the TRCA.

- b) Valley and Stream Corridors shall be precisely defined in accordance with Section 3.3.1 of VOP 2010 and the Definitions in section 10.2.2 of VOP 2010.

13.48.1.16 Lands that are determined not to be part of the Valley and Stream Corridor and their associated minimum vegetation protection zone, may be developed in accordance with the adjacent urban land use designation without further amendment to this Plan.

13.48.1.17 The precise limit of woodlands and a vegetation protection zone shall be established to the satisfaction of the City and the Toronto Region and Conservation Authority (TRCA) based on the following:

- a) Woodlands shall have a minimum 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies shall be determined through the Terms of Reference identified in Section 13.48.1.2 and shall be prepared by the applicant to the satisfaction of the City and the TRCA.
- b) Woodlands shall be precisely defined in accordance with Section 3.3.3 of VOP 2010 and the Definitions in section 10.2.2 of VOP 2010.

13.48.1.18 Lands that are determined not to be Woodlands and their associated minimum vegetation protection zone, may be developed in accordance with the adjacent urban land use designation without further amendment to this Plan.

13.48.1.19 Conveyance into public ownership of Core Features and their associated vegetation protection zones shall be evaluated through the Scoped Block Plan and Draft Plan of Subdivision Applications.”

## V IMPLEMENTATION

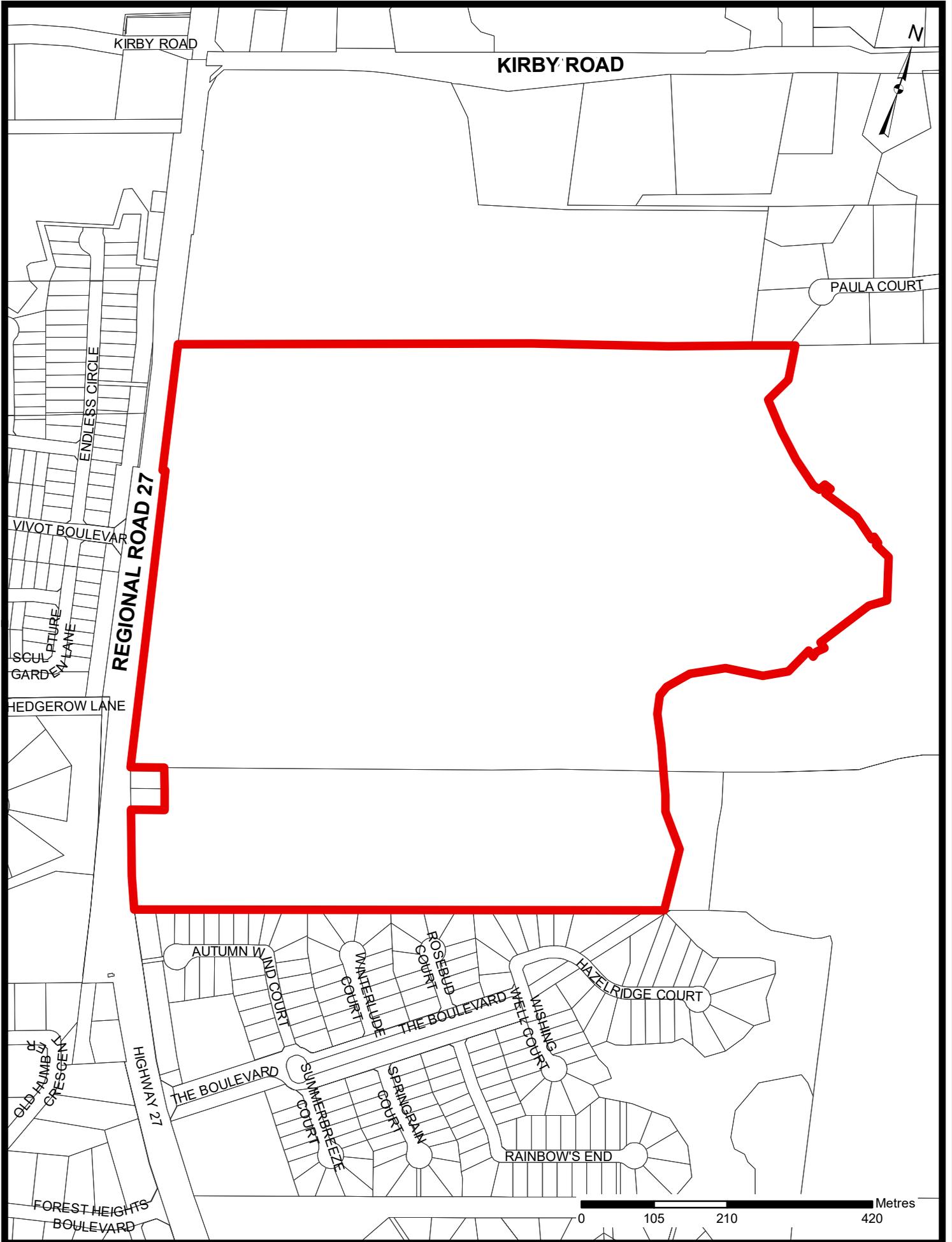
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision Approval and Site Development approvals, pursuant to the *Planning*

*Act*, R.S.O. 1990, c. P.13, and through a Scoped Block Plan Application in accordance with Section 10 of VOP 2010 that includes a Terms of Reference to the satisfaction of the City.

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.

MAP 13.48.A 11063 and 11191 Regional Road 27

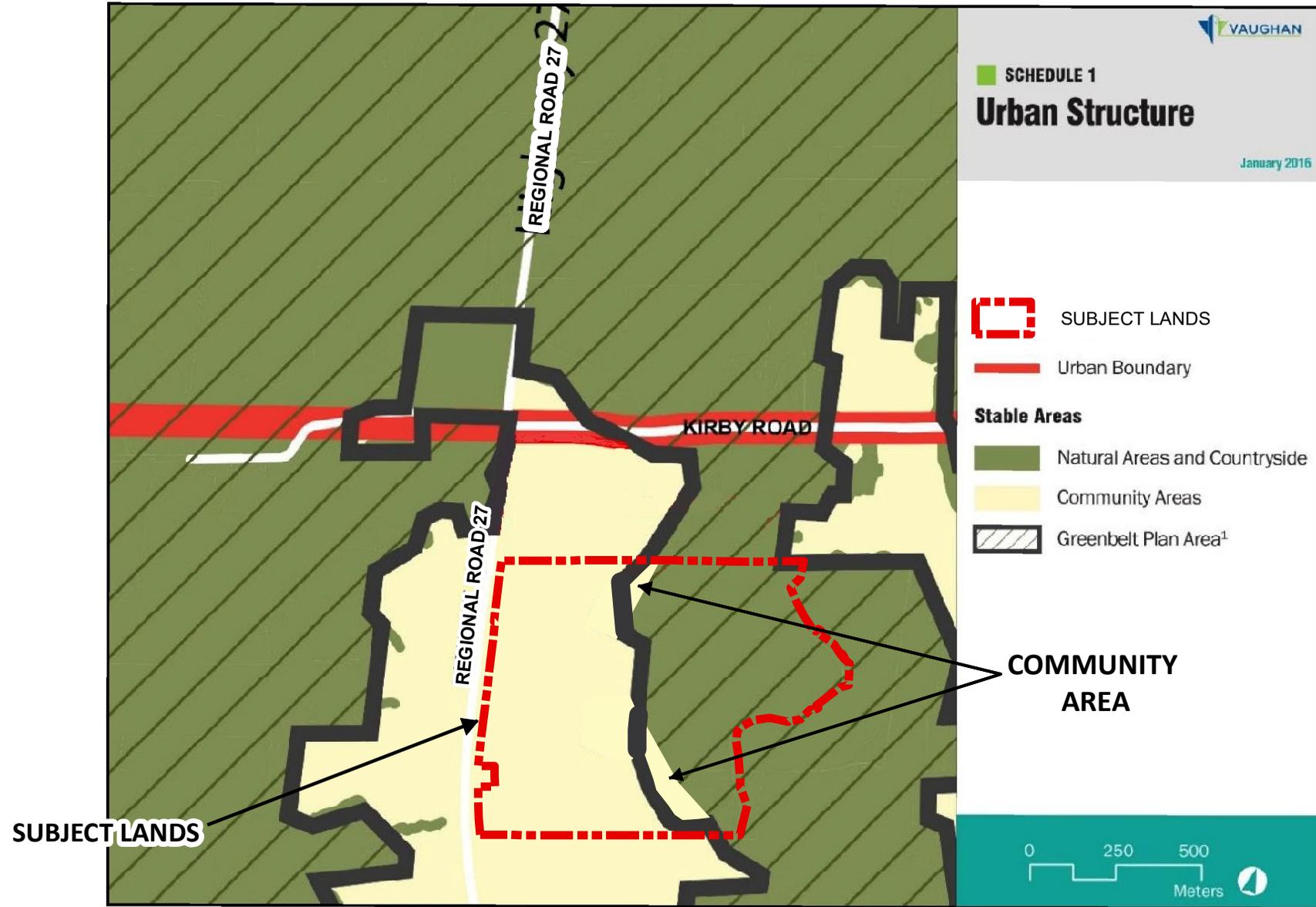


**THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT NO. 48  
APPROVED THE 12TH DAY OF JUNE, 2019**

FILE: OP.17.008  
LOCATION: PART OF LOTS 28 & 29, CONCESSION 8  
APPLICANT: EAST KLEINBURG DEVELOPMENTS INC.  
CITY OF VAUGHAN



**AREA SUBJECT TO  
AMENDMENT NO. 48**

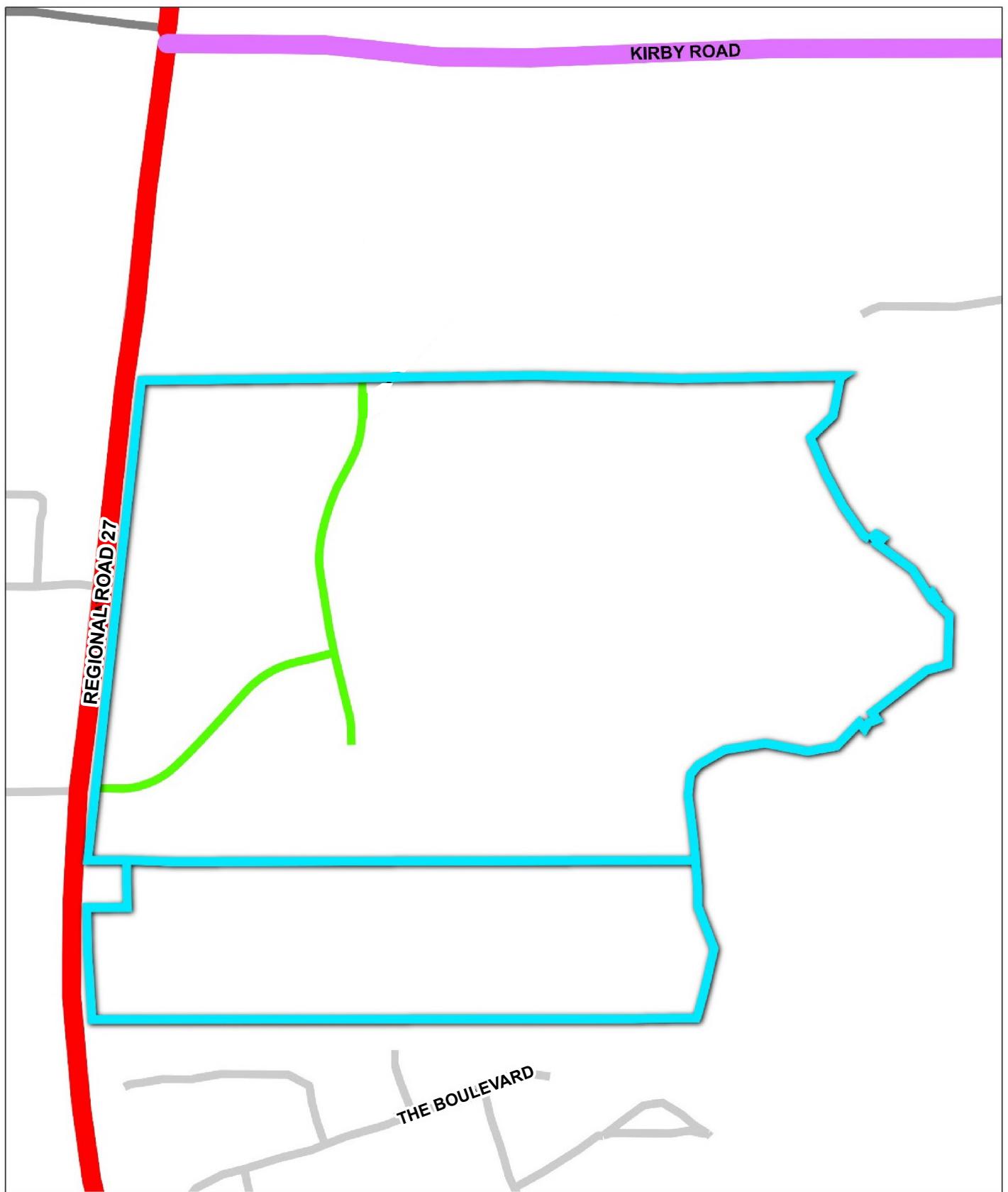


FILE: OP.17.008  
LOCATION: PART OF LOTS 28 AND 29, CONCESSION 8  
APPLICANT: EAST KLEINBURG DEVELOPMENTS INC.  
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'**  
**TO OFFICIAL PLAN AMENDMENT NO. 48**  
**APPROVED THE 12TH DAY OF JUNE, 2019**

 **SUBJECT LANDS**

MAP 13.48.C Transportation Network



**THIS IS SCHEDULE '3'  
TO OFFICIAL PLAN AMENDMENT NO. 48  
APPROVED THE 12TH DAY OF JUNE, 2019**

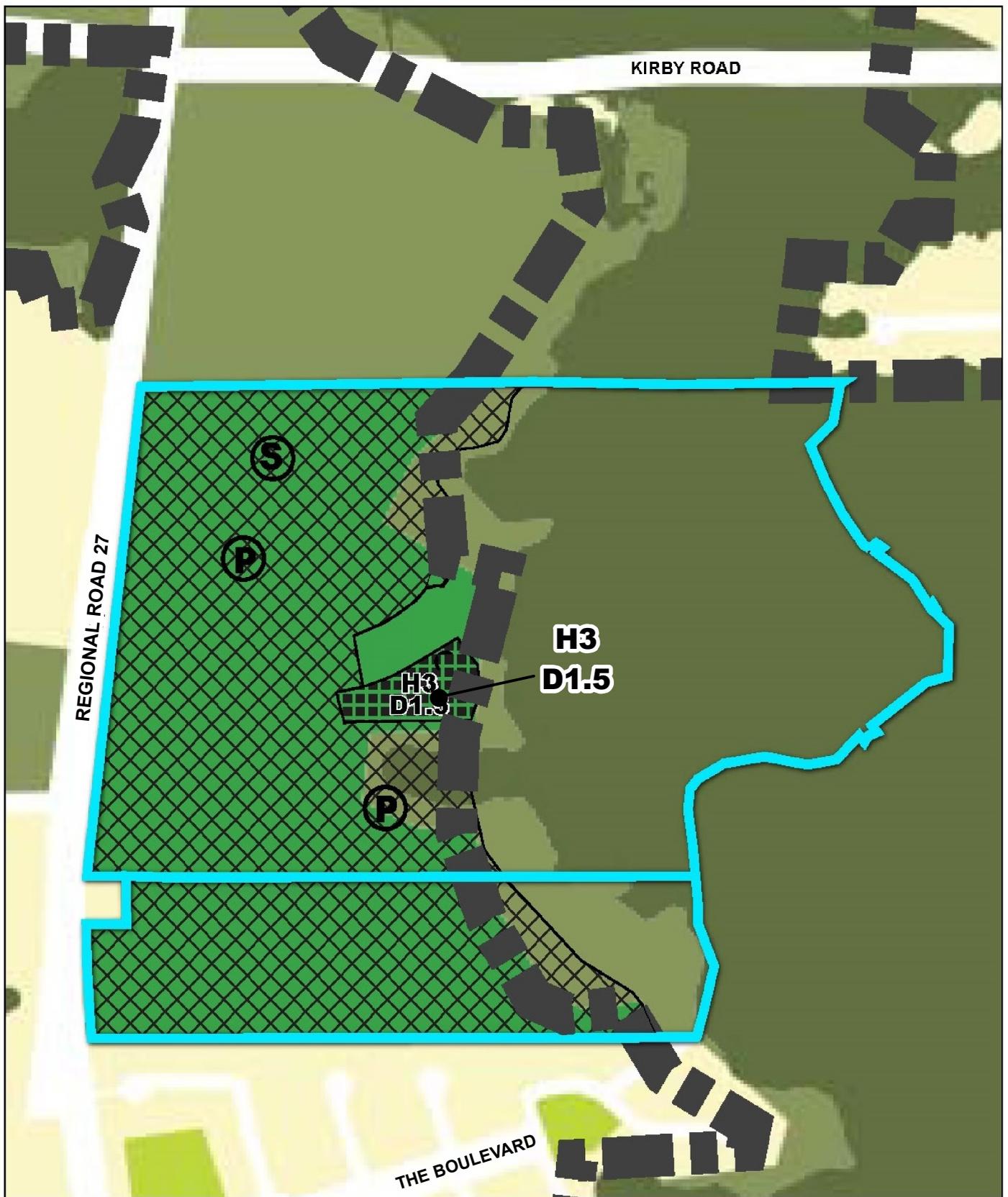
FILE: OP.17.008

LOCATION: PART OF LOTS 28 & 29, CONCESSION 8

APPLICANT: EAST KLEINBURG DEVELOPMENTS INC.

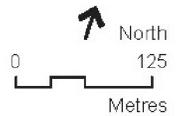
CITY OF VAUGHAN

MAP 13.48.D Land Use Designations



- Lands Subject to Amendment No. 48
- Greenbelt Plan Area
- Private Open Space
- Designate to Low-Rise Residential
- Designate to Low-Rise Mixed-Use

- Agricultural
- Low-Rise Residential
- Natural Areas
- Parks
- Proposed Park\*
- Proposed School\*



Note: \* Locations are conceptual and may be modified without an amendment to this Plan.

**THIS IS SCHEDULE '4'  
TO OFFICIAL PLAN AMENDMENT NO. 48  
APPROVED THE 12TH DAY OF JUNE, 2019**

FILE: OP.17.008  
 LOCATION: PART OF LOTS 28 & 29, CONCESSION 8  
 APPLICANT: EAST KLEINBURG DEVELOPMENTS INC.  
 CITY OF VAUGHAN

## APPENDIX I

The lands subject to this Amendment are located on the east side of Regional Road 27, south of Kirby Road, and are known municipally as 11063 and 11191 Regional Road 27, being Part of Lots 28 and 29, Concession 8 City of Vaughan.

The purpose of this Amendment is to redesignate the subject lands from “Private Open Space”, “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural” and “Natural Areas”, to facilitate the redevelopment of the west 9-holes of the existing 18-hole golf course (the Copper Creek Golf Club) for residential uses with approximately 481 residential units. An elementary school site, public parks and a stormwater management pond are also proposed on the Subject Lands.

On June 12, 2019, Vaughan Council ratified the June 4, 2019, Committee of the Whole recommendation, to approve Official Plan Amendment File OP.17.008. Vaughan Council approved the following recommendations:

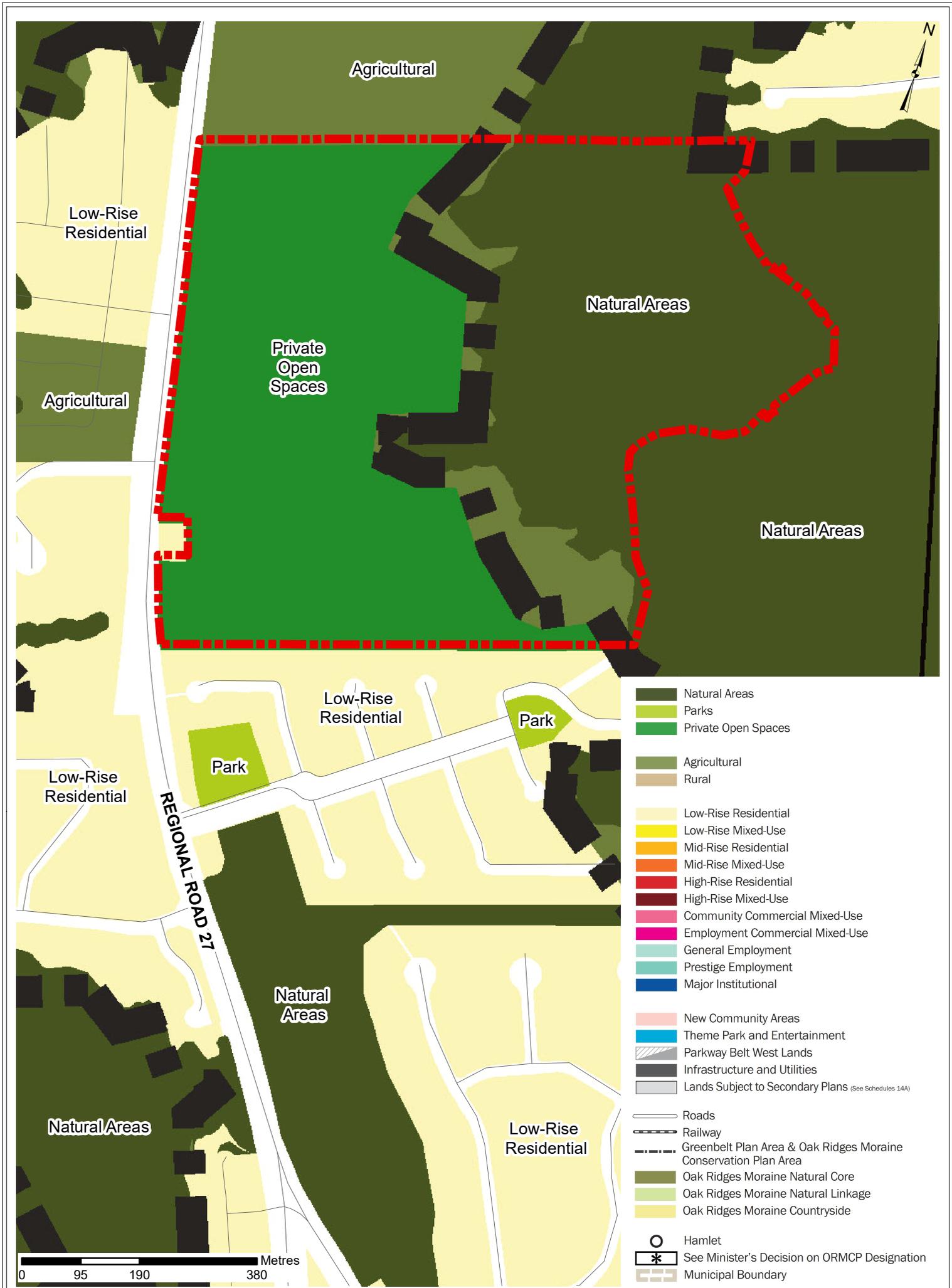
- “1. THAT Official Plan Amendment File OP.17.008 (East Kleinburg Developments Inc./1045501 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
  - a) redesignate 2.07 ha of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, identified as “Transition Area” on Attachment 3;
  - b) redesignate the western 40.76 ha portion of the Subject Lands from “Private Open Space”, “Natural Areas” and “Agricultural” to “Low-Rise Residential”, “Private Open Spaces”, and “Low-Rise Mixed-Use” with a maximum building height of three-storeys and a maximum Floor Space Index (‘FSI’) of 1.5 times the area of the lot, with “Neighbourhood Park” and “School” overlays, in the manner shown on Attachment 2;
  - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
  - d) implement the land use to facilitate a development concept for approximately 481 residential units.
  
2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:
  - a) “The Owner shall submit a Scoped Block Plan with the lands to the north (11363 Regional Road 27 - File OP.17.007). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of

Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City.”

- b) “The development shall include transition measures on the adjacent existing neighbourhood to the south (Humberplex Developments) that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications and secured through Zoning By-laws and/or restrictive covenants.”
- c) “No further expansion of the existing club house and parking lot for the proposed nine-hole golf facility shall be permitted into the Greenbelt Plan Area.”
- d) “Stormwater Management Facilities shall be permitted on the Subject Lands in accordance with Section 3.5.8 of Vaughan Official Plan 2010.”
- e) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
- f) “The Scoped Block Plan shall determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan, and may include, but not be limited to, a gymnasium, library and multi-purpose activity rooms.”
- g) “Surface parking shall be permitted between the front or side of a Low-Rise Building and a public street within the “Low-Rise Mixed-Use” designation, subject to an Urban Design Brief being prepared to the satisfaction of the City at the Site Development Application stage.”
- h) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- i) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of

24 m and is intended to be landscaped with dense naturalized plan materials and shall not form part of the parkland dedication.”

- j) “The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.”



## APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 48

**File:** OP.17.008

**Location:** Part of Lots 28 and 29, Concession 8

**Applicant:** East Kleinburg Developments Inc.

**City of Vaughan**

**LANDS SUBJECT TO  
AMENDMENT NO. 48**