

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 049-2014

A By-law to adopt Amendment Number 4 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 4 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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 8th day of April, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 10 of Report No. 14
of the Committee of the Whole
Adopted by Vaughan City Council on
April 8, 2014.

**AMENDMENT NUMBER 4
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 4 to the Official Plan of the Vaughan Planning Area.
Also attached hereto but not constituting part of the Amendment is Appendix "I".

Authorized by Item No. 10 of Report No. 14
of the Committee of the Whole
Adopted by Vaughan City Council on
April 8, 2014

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area to automatically require a new public meeting for a planning application(s) when an application(s) has not been considered by Vaughan Council within 2 years of the date of a previous public meeting and/or where the nature of the application(s) has changed significantly.

II LOCATION

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan, being a general amendment to the Vaughan Official Plan 2010 (VOP 2010) of the Vaughan Planning Area.

III BASIS

The decision to amend the Official Plan to automatically require a new public meeting for a planning application(s) when an application(s) has not been considered by Vaughan Council within 2 years of the date of a previous public meeting and/or where the nature of the application(s) has changed significantly is based on the following considerations:

1. To give the public and Vaughan Council an opportunity to be aware of and comment on a revised planning application(s) including but not limited to, increases in density and/or building height, or when a planning application(s) has not been considered by Vaughan Council for more than 2 years of the date of a previous public meeting. This Amendment provides additional opportunities to engage the public.
2. Having received a statutory Public Meeting held on January 14, 2014, on March 25, 2014, the Vaughan Committee of the Whole considered Official Plan Amendment File OP.13.016 (City of Vaughan) to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 4 (Notification Procedures for Public Hearings), to automatically require a new public meeting for planning applications when an application(s) has not been considered by Vaughan Council within 2 years of the date of a previous public meeting and/or where the nature of the application has changed significantly.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Deleting policy 10.1.4.1 and substituting therefor the following policy:

“(OPA #4) 10.1.4.1 That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or,
- b. an application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous public meeting.

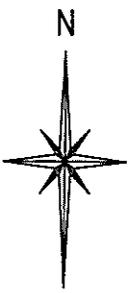
When a further public meeting is held, the procedures identified in policies 10.1.4.2 through 10.1.4.5 shall apply. (OPA #4)”

V IMPLEMENTATION

It is intended that the requirements for Notification Procedures for public meetings will be implemented in accordance with the policies of VOP 2010 as amended by this Amendment, 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.



NOT TO SCALE

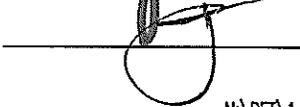


■■■■■
AREA SUBJECT TO
AMENDMENT No. 4

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 4**
ADOPTED THE 8th DAY OF APRIL, 2014

FILE No. VOP2010 OPA 4 (CITY OF VAUGHAN)
RELATED FILE: 12.29
LOCATION: CITYWIDE
APPLICANT: CITY OF VAUGHAN
(NOTIFICATION PROCEDURES
FOR PUBLIC HEARINGS)

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan, being a general amendment to the Official Plan of the Vaughan Planning Area. On March 25, 2014, Vaughan Committee of the Whole considered a report with the following recommendations from the Commissioner of Planning and Interim Director of Planning/Director of Development Planning to consider City-initiated amendments to Vaughan Official Plan 2010 (VOP 2010), which will be ratified by Vaughan Council at its meeting on April 8, 2014:

- “1. THAT Official Plan Amendment File OP.13.016 (City of Vaughan - Notification Procedures for Public Hearings) BE APPROVED, to amend OPA #478 (Notification Procedures for Public Hearings) specifically to automatically require a new Public Hearing for planning applications when any of the following circumstances occurs:
 - a. Any application that has not been considered by the Committee of the Whole within 2 years after being considered at a previous Public Hearing; and/or,
 - b. Where the nature of the application has been significantly amended including any increase to the proposed density and/or building height beyond what was proposed at a previous Public Hearing.
2. THAT the implementing Official Plan Amendment be forwarded to the Council meeting of April 8, 2014, for adoption.”

As VOP 2010 is now in effect, the subject amendment to the Official Plan will be to this document, rather than to OPA #478. VOP 2010 uses the terminology “public meeting” rather than “public hearing”, which is also reflected in this document.