

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 124-2013

A By-law to adopt Amendment Number 742 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 742 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” 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 742 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.

Enacted by City of Vaughan Council this 17th day of September, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 8 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
June 25, 2013

**AMENDMENT NUMBER 742
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 742 to the Official Plan of the Vaughan Planning Area and constitutes Amendment Number 742.

Also attached hereto but not constituting part of the Amendment is Appendix "I".

Authorized by Item No.8 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
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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 respecting Amendment No. 705 (City of Vaughan Pre-Application Consultation and Complete Application Requirements) to exempt specific classes of development from the requirement to hold a Pre-Application Consultation Meeting, prior to the submission of a planning application.

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 Official Plan of the Vaughan Planning Area.

III BASIS

The decision to amend Amendment No. 705 (City of Vaughan Pre-Application Consultation and Complete Application Requirements) to exempt specific classes of development from the requirement to hold a Pre-Application Consultation Meeting is based on the following considerations:

1. Amendment No. 705 satisfies the requirements under the Planning Act regarding the City of Vaughan's requirement to hold a Pre-Application Consultation Meeting prior to the submission of a planning application.
2. OPA No. 705 was adopted by Vaughan Council on December 14, 2009, and approved by the Region of York on February 25, 2010, and contains policies that require an applicant to consult with the City of Vaughan prior to submitting an application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, and/or Site Development Application.
3. The City of Vaughan has utilized Official Plan Amendment No. 705 for over 3 years since it was initially adopted, during which time it has been identified that the application requirements for the following specific classes of development are fairly routine and eliminating the requirement for a Pre-Application Consultation Meeting for the following classes of development will make the processing of these applications more efficient:
 - i) street townhouse dwellings where the Official Plan and Zoning By-law are in effect;

- ii) minor additions to an existing building that comply with Zoning By-law 1-88, where the Commissioner of Planning or designate (Director of Development Planning) is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking or Site Plan Agreement remains substantially unaltered, and where no City Department or Public Agency would object to the application;
 - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
 - iv) applications for new signage or changes to existing signage.
4. Having received a statutory Public Hearing held on April 30, 2013, on June 25, 2013, Vaughan Council approved File 12.28 (City of Vaughan) to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 705 (City of Vaughan Pre-Application Consultation and Complete Application Requirements), to exempt specific classes of development from the requirement to hold a Pre-Application Consultation Meeting.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 705 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following to the end of Paragraph 1 Pre-Application Consultation:

“(OPA #742) Notwithstanding the above, a Pre-Application Consultation meeting is not required for the following specific classes of development:

- i) street townhouse dwellings where the Official Plan and Zoning By-law are in effect;
- ii) minor additions to an existing building that comply with Zoning By-law 1- 88, where the Commissioner of Planning or designate (Director of Development Planning) is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking or Site Plan Agreement remains substantially unaltered, and where no City Department or Public Agency would object to the application;
- iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
- iv) applications for new signage or changes to existing signage (OPA #742).”

V IMPLEMENTATION

It is intended that the requirements for Pre-Application Consultation Meetings will be implemented in accordance with the policies of OPA No. 705, 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.

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 June 25, 2013, Vaughan Council considered City-initiated amendments to Official Plan Amendment No. 705, respecting the City's requirement to hold a Pre-Application Consultation (PAC) meeting prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, and/or Site Development Application, and resolved the following (in part) relating to OPA No. 705:

"That OPA #705 (Complete Application Requirements), By-law 278-2009 (Pre-Application Consultation Meetings) and the new City of Vaughan Official Plan 2010 (Volume 1) BE AMENDED, to exempt the following classes of development from the requirement to hold a Pre-Application Consultation Meeting, prior to the submission of a planning application:

- i) street townhouse dwellings where the Official Plan and Zoning By-law are in effect;
- ii) minor additions to an existing building that comply with Zoning By-law 1-88, where the Commissioner of Planning or designate (Director of Development Planning) is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking or Site Plan Agreement remains substantially unaltered, and where no City Department or Public Agency would object to the application;
- iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
- iv) applications for new signage or changes to existing signage."