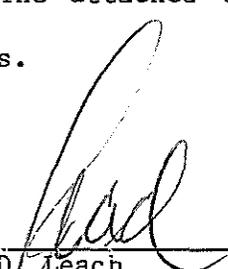


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 248 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 5th day of October, 1987. The attached text incorporates said modifications.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 5th day of November, 1996.

THE CORPORATION OF THE TOWN OF VAUGHAN

EY-LAW NUMBER 100-87

A By-law to adopt Amendment Number 248 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 248 to the Official Plan of the Vaughan Planning Area, consists of the attached text and is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 248 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 and SECOND time this 2nd day of March, 1987.

"N. Di Giovanni"
~~L. D. Jackson, Mayor~~
Acting Mayor

"R.A. Panizza"
R. Panizza, Town Clerk

READ a THIRD time and finally passed, this 2nd day of March, 1987.

"N. Di Giovanni"
~~L. D. Jackson, Mayor~~
"R.A. Panizza"
R. Panizza, Town Clerk

THE CORPORATION OF THE TOWN OF VAUGHAN

AMENDMENT NUMBER 248
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

Febr. 24/87
LEGAL
APPROVED
COMMENTS
FOR:
Bl

I PURPOSE

The purpose of this Amendment is to incorporate into the Vaughan Official Plan policies dealing with the notification of the public in respect of public meetings at which proposed Official Plans and Zoning By-laws and amendments thereto are to be considered. In addition, this amendment will specify circumstances whereby the normal notification procedures may be waived in order to effect non-substantive changes to the above-noted documents.

II LOCATION

The policies of this Amendment shall apply to the Official Plan of the Vaughan Planning Area.

III BASIS

The Planning Act, 1983 hereinafter called the "Planning Act", requires that a public meeting be held prior to Council adopting an Official Plan or enacting a Zoning By-law and any amendments thereto. The purpose of this meeting is to ensure that adequate information is made available to the public and to allow the public to make representations on the matter being considered. The legislation provides that the public meeting be held not sooner than 30 days after public notice has been given in the manner prescribed by the Planning Act and pertinent Ontario Regulation.

The Planning Act gives a municipality the option of adopting its own notification procedures provided that they are embodied in the Official Plan. The purpose of this Amendment is to incorporate notification procedures into the Vaughan Official Plan. In this regard, public meetings will be required in all circumstances, as is the current practice. However, this Amendment will provide that public meetings can be waived in cases where the change to the Official Plan or Zoning By-law is non-substantive and does not affect the intent of the document and Council's direction in approving it.

This Amendment will therefore provide policies in a single document, setting out Vaughan's notification procedure in respect of public hearings. Previously, the notification procedures were contained in the Planning Act and in several Ontario Regulations. Additionally, by allowing for minor changes to documents without a public hearing, it will allow minor changes to be effected expeditiously.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by adding the following policies:

Notification Procedures for Public Meetings

1. Prior to adopting an amendment to the Official Plan or enacting a Zoning By-law or amendments thereto, Council shall ensure that adequate information is made available to the public. For this purpose, at least one public meeting shall be held, at which any person in attendance shall be afforded the opportunity to make representations in respect of the proposed Official Plan Amendment or Zoning By-law or amendments thereto.

2.
 - a) In order to provide ample opportunity for the public to review and discuss the proposed plan amendments, by-laws or amendments thereto and to prepare their comments, notice of any public meeting required by Subsection 1 above shall be given at least thirty (30) days prior to the date of the meeting *to consider proposed plan amendments and at least twenty (20) days prior to the date of the meeting to consider proposed by-laws or amendments thereto.*
 - b) The notice of public hearing shall contain the following information:
 - i) the date, time and location of the meeting
 - ii) a key plan showing the location of the subject site or a description of the site, and
 - iii) a description of the proposal.

3. Notice of the public meeting shall be given to the public by the Town using one or more of the following methods:
 - a) publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation in the area to which the proposed amendment would apply to give the public reasonable notice of the meeting;
 - b) prepaid first class mail or personal service to every owner of land:
 - i) in the area to which the proposal applies, and within 120 metres of the area to which the proposal applies;
 - ii) as shown on the last revised assessment roll of the municipality, at the address shown on the roll (but where the Clerk has received written notice of a change of ownership of land, notice shall be given only to the new owner at the address set out in the written notice); and
 - iii) by posting a notice of the meeting clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property in the area to which the proposal would apply, or, where posting of the property is impractical, at a nearby location chosen by the Town Clerk;

4. *In addition to carrying out the provisions of section 17(5) and 34(15) of the Planning Act, notice of a public meeting shall also be given by the Town by prepaid first class mail or personal service, to every person or agency that has given the Town a written request for such notice in respect of the proposal, if such request shows the person's or agency's address*

5. *Notwithstanding Subsections 1 through 4 above, the Town may forego notification of and meetings for the public in connection with Official Plan and Zoning By-law amendments if such amendments will not affect the substance of the document to be amended. Such amendments may include the following:*
 - a) *deletion of obsolete provisions;*
 - b) *changes or corrections to format, wording or reference errors; and*
 - c) *alteration in the number and arrangement of any provisions.*

6. *Where a change is made in a proposal after the holding of a public meeting but before the adoption of an Official Plan Amendment or Zoning By-law or amendments thereto. Council shall determine whether or not the extent of the change requires that further notice be given in respect of the proposal and that a further public meeting be held. *Where it is decided that a further public meeting shall be held, the procedures identified in subsections 1 through 4 shall apply to the giving of public notice and holding of public meetings.**