

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

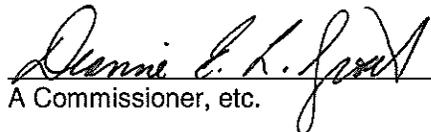
and

IN THE MATTER OF Amendment Number 553
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 553 was adopted by the Council of the Corporation of the City of Vaughan on the 30th day of May, 2001, and written notice was given on the 20th day of September, 2001 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 553 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 553 is deemed to have come into effect on the 11th day of October, 2001, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
16th day of October, 2001.)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-2001

A By-law to adopt Amendment Number 553 to the Official Plan of the Vaughan Planning Area.

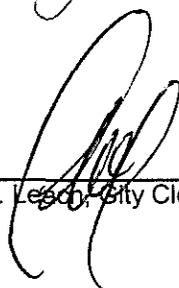
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 553 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Appendix "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.

READ a FIRST, SECOND and THIRD time and finally passed this 30th day of May, 2001.



L. D. Jackson, Mayor



J. D. Lesco, City Clerk

**AMENDMENT NUMBER 553
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 553 to the Official Plan of the Vaughan Planning Area, constitutes Amendment Number 553.

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

I PURPOSE

The purpose of this Amendment is to amend Amendment No. 200, by deleting the text in Paragraph IV.A.4.a)ii) and replacing it with wording that will exempt residential detached, semi-detached and street townhouse dwellings, and structures and buildings accessory thereto, from the provisions of site plan control.

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 the Official Plan is based on the following considerations:

1. Amendment No. 200 satisfies certain requirements of the Planning Act, including setting out appropriate provisions for the use of site plan control. Amendment No 200 exempts residential detached dwellings on lots with frontages of greater than 9 metres, and semi-detached dwellings on lots with frontages greater than 18 metres (ie. 9 metre semi lots), from the provisions of site plan control. Amendment No. 200 does not exempt detached and semi-detached lots with frontages less than prescribed above, or street townhouse dwellings, which are subject to site plan control.
2. Presently, Amendment No. 200 and the implementing site plan control by-law requires a complex site plan review for all units having less than 9 metres frontage, including, detached, semi-detached and street townhouse units. To some extent, this becomes a duplication of process for the City and Design Control Architect for the development. Many of the factors that are reviewed in a site plan application have already been reviewed through the subdivision process.

The primary factors that have not been considered through the subdivision process are the elevations, which are reviewed by the Design Control Architect for the development, and the minimum front yard landscaping, which is not presently regulated by the by-law. However, with the City-initiated Design Standards Review, matters such as landscaping, driveway requirements and other site design standards will be addressed in the zoning by-law, negating the site plan function.

Accordingly, it is appropriate to amend both Amendment No. 200 and the site plan control by-law to delete the requirement for a complex site plan application by exempting residential detached, semi-detached and street townhouse dwellings, and structures and buildings accessory thereto, from the provisions of site plan control.

3. Having received a statutory Public Hearing held on March 26, 2001, on April 2, 2001, Council passed the following resolution in association with the City-initiated Zoning By-law Amendment Application Z.01.016 (Design Standards Review):

“THAT Council approve City-initiated amendments to the Official Plan and Site Plan By-law to exempt street townhouses and single and semi lots with frontages of less than 9m, from site plan control, and that Staff be directed to bring forward the amendments for enactment by Council.”

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 200 is hereby amended by:

1. Deleting Paragraph IV.A.4.a)ii) and substituting therefore with the following:

“ii) residential detached, semi-detached, and street townhouse dwellings, and structures and buildings accessory thereto.”

Thereby exempting the above-noted development from the provisions of site plan control.

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 Site Plan Control 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 that Plan shall apply with respect to this Amendment.

APPENDIX I

On April 2, 2001, Council considered a City-initiated Zoning By-law Amendment Application Z.01.016 (Design Standards Review), and resolved:

"THAT Council approve City-initiated amendments to the Official Plan and Site Plan By-law to exempt street townhouses and single and semi lots with frontages of less than 9m, from site plan control, and that Staff be directed to bring forward the amendments for enactment by Council."