

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 684
to the Official Plan of the Vaughan Planning Area

I, **JEFFREY A. ABRAMS**, of the City of Toronto, **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 684 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of May, 2008, and written notice was given on the 6th day of June, 2008 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 684 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 684 is deemed to have come into effect on the 27th day of June, 2008, 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)
3rd day of July, 2008.)
)


A Commissioner, etc.

**Lenore Providence, a Commissioner, etc.,
Regional Municipality of York, for
The Corporation of the City of Vaughan,
Expires February 10, 2010.**



JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

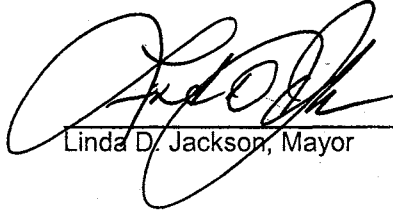
BY-LAW NUMBER 126-2008

A By-law to adopt Amendment Number 684 to the Official Plan of the Vaughan Planning Area.

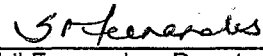
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 684 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 26th day of May, 2008.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 684
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 684 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 684.

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

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend the provisions of Official Plan Amendment (OPA) #200, as amended by OPA #553 and OPA #658, by deleting the text in Paragraph IV.A.4)a)ii) and replacing it with wording that will remove the exemption of Site Plan Control for street townhouse dwellings located on public streets.

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, as amended, satisfies certain requirements of the Planning Act, regarding appropriate provision for the use of Site Plan Control. Amendment No. 200, as originally adopted, exempted residential detached dwellings on lots with frontages greater than 9 metres and semi-detached dwellings on lots with frontages greater than 18 metres (i.e. 9 metre semi lots) from the provisions of Site Plan Control. Amendment No. 200 did not exempt detached and semi-detached lots with frontages less than prescribed above, or street townhouse dwellings, which were subject to Site Plan Control.

Following a review of the City's Residential Design Standards in 2001, Amendment No. 200 was amended by Amendment No. 553 to exempt on a City-wide basis, all residential single detached, semi-detached and street townhouse dwellings and accessory structures from the requirements of Site Plan Control.

In 2007, Amendment No. 200, as amended, was further amended by Amendment No. 658 to re-introduce single-detached residential dwellings in the Kleinburg-Nashville Heritage Conservation District (but excluding new single-detached residential dwellings proceeding through the plan of subdivision approval process) to the requirements of Site Plan Control.

The purpose of this Official Plan Amendment is to re-introduce street townhouse dwellings located on public streets to the provisions of Site Plan Control. This will give the City the authority to ensure that this more intensive form of development will incorporate an appropriate variation in building materials, roof lines, window and door treatments, landscaping elements, and streetscaping, to improve and enhance the visual appearance of the community.

2. Having received a statutory Public Hearing held on May 5, 2008, on May 26, 2008, Vaughan Council adopted the following resolution:

"THAT Official Plan Amendment File OP.08.006 (City of Vaughan) BE APPROVED, to amend Official Plan Amendment #200, as amended, to require Site Plan Control for new street townhouse dwellings located on public streets."

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 200 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

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

"ii) residential detached and semi-detached dwellings, and structures and buildings accessory thereto."

Thereby removing the exemption for street townhouse dwellings located on public streets from the provisions of Site Plan Control, and hereby requiring Site Plan Control to be applied to street townhouse dwellings located on public streets.

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 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

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 May 20, 2008, Council considered City-initiated amendments to Official Plan Amendment #200, as amended, and Site Plan Control By-law 228-2005, as amended, to apply Site Plan Control to new street townhouse dwellings located on public streets, and resolved the following:

"THAT Official Plan Amendment File OP.08.006 (City of Vaughan) BE APPROVED, to amend Official Plan Amendment #200, as amended, to require Site Plan Control for new street townhouse dwellings located on public streets."