

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 320-96

A By-Law to adopt Amendment Number 478 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 478 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 478 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.

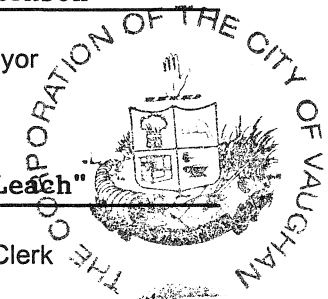
READ a FIRST, SECOND and THIRD time and finally passed this 11th day of November, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



**AMENDMENT NUMBER 478
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text constitute Amendment Number 478 to the Official Plan of the Vaughan Planning Area.

ADW
LEGAL
APPROVED
CONTENTS
FORM
1/20/90

I PURPOSE

The purpose of this Amendment is to incorporate policies into the Vaughan Official Plan which deal with the notification of the public in respect of public meetings held to consider Official Plans and Zoning By-laws, and amendments thereto. In addition, this amendment will specify circumstances when notification may be waived 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" 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 20 days after public notice has been given in the manner prescribed by the Planning Act and pertinent Ontario Regulations.

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, except as set out in this amendment. 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. Also, a public meeting with respect to an Official Plan Amendment is not required in circumstances where Council refuses an application.

Previously, the City's notification procedures were contained in Official Plan Amendment No. 248. This amendment is proposed to update that amendment, in light of recent Planning Act legislation.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan Amendment No. 248 of the Vaughan Planning Area is hereby amended by deleting the policies and substituting 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 any amendments thereto, Council shall ensure that adequate information is made available to the public. This information does not need to include the proposed official plan or zoning by-law amendment document. 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 such applications. Written comments may also be submitted by any person prior to adoption of a plan or passing of a by-law.

- 2.a) 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 shall be given at least twenty (20) days prior to the date of the meeting.
- b) The notice of public meeting 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, if applicable
 - iii) a description of the proposal
 - iv) the name of a person who may be contacted for further information
3. In both the notice and at the public meeting, Council shall ensure that information is made available to the public regarding the power of the Ontario Municipal Board, under subsections 17(45) and 34(25) of the Planning Act, to dismiss an appeal if the appellant has not provided the Council with oral submissions at a public meeting or written submissions before a plan is adopted or a by-law is passed.
4. Notice of public meeting to consider an amendment to the Official Plan and/or Zoning By-law shall be given to the public by the City 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 proposal would apply, to give the public reasonable notice of the meeting;
 - b) prepaid first class mail or personal service to every owner of land within 120 m of the area to which the proposal applies, as shown on the last revised assessment roll of the municipality at the address shown on the roll, except:
 - i) 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
 - ii) where there is a condominium development within 120 m, notice may be given to the condominium corporation, according to its most recent address for service or mailing address as registered under Section 3 of the Condominium Act.
5. Notice of a public meeting shall also be given by the City by prepaid first class mail, personal service or telephone transmission of a facsimile of a notice, to every person or public body that

has given the City a written request for such notice in respect of the proposal, if such request includes a return address.

6. Notwithstanding Sections 1 through 4 above, the City may forego notification of, and meetings for the public in connection with Official Plan and Zoning By-law amendments:

a) if such amendments will not affect the substance of the document to be amended; such amendments may include the following:

i) deletion of obsolete provisions;

ii) changes or corrections to format, wording errors or reference errors; and

iii) alteration in the number and arrangement of any provisions.

b) if Council refuses an application to amend the Official Plan, in accordance with Section 22(3).

7. 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 enactment of a 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 Sections 1 through 5 shall apply to the giving of public notice and holding of public meetings.