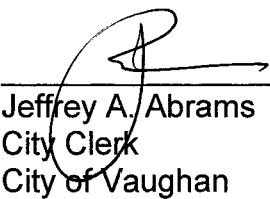


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 705 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 23rd day of February, 2010.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 10th day of March, 2010.

Certificate of Approval

AMENDMENT No. 705

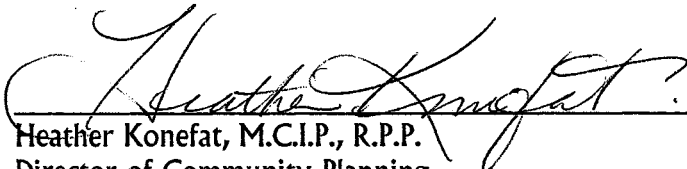
TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on February 23, 2010

Date: February 25, 2010


Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

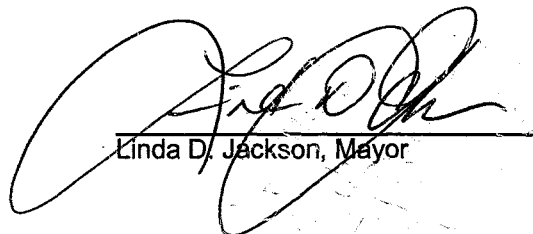
BY-LAW NUMBER 276-2009

A By-law to adopt Amendment Number 705 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 705 to the Official Plan of the Vaughan Planning Area, consisting of the attached Appendix "I" 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 705 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 14th day of December, 2009.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 705
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 705 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 705.

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

I PURPOSE

The purpose of this Amendment to the Official Plan for the Vaughan Planning Area is to identify materials and information that the City of Vaughan will require an applicant to submit to be deemed a complete application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium (common element/vacant land), Consent, and Site Plan Approval. The Planning and Conservation Land Statute Amendment Act (Bill 51) requires that a municipality amend their Official Plan in order to identify the submission requirements for a complete application at the time of the application submission.

This Amendment also 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 Plan Application.

II LOCATION

This Amendment applies to all 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

This Amendment to the Official Plan is necessary to achieve conformity with the provisions of Bill 51 with respect to Complete Applications and Pre-Application Consultation Meetings.

The Planning Act specifies time frames, within which the municipality must deal with development applications filed pursuant to the Planning Act, which do not commence until the development application is acknowledged to be complete by the municipality. The legislation requires a municipality to inform an applicant within thirty (30) days of submission of certain applications, whether an application is complete. Furthermore, the Planning Act permits a municipality to require a Mandatory Pre-Application Consultation Meeting with an applicant in order to establish the submission requirements for an application.

Should a municipality deem an application to be incomplete, the municipality's decision may be appealed to the Ontario Municipal Board, which has the power to adjudicate on this matter and decide whether or not the municipality's submission requirements are reasonable.

This Official Plan identifies the submission requirements (e.g. reports, studies, plans and materials) to facilitate a complete planning application. A mandatory Pre-Application Consultation Meeting will assist the municipality and the applicant to determine the submission requirements for a planning application.

This Amendment addresses the following: Mandatory Pre-Application Consultation Meetings for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium (common element and vacant land), and Site Plan Applications; and, outlines the requirements for a Complete Application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium (common element and vacant land), Consent, and Site Plan Applications.

Having received a statutory Public Hearing held on November 10, 2009, on December 14, 2009, Vaughan Council approved Official Plan Amendment File OP.09.005 (City of Vaughan) to implement the policies related to Pre-Application Consultation and Complete Application Requirements.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Pre-Application Consultation

A pre-application consultation meeting with the City of Vaughan is required prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium (common element/vacant land), and/or Site Plan.

2. Complete Application Requirements

- a) For the purpose of deeming an application for an Official Plan Amendment, Zoning By-law Amendment, Site Plan, Consent, and Draft Plan of Subdivision/Condominium (common element/vacant land) to be complete, the following information is required:
 - i) a completed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, Consent, or Site Plan Application Form;
 - ii) the prescribed application fee in accordance with the Tariff of Fees By-law for Planning Applications in effect on the date an application is submitted to the City;
 - iii) a draft of the Official Plan and/or Zoning By-law Amendment(s), including the proposed text and all proposed schedules;
 - iv) confirmation of a minimum of one Pre-Application Consultation Meeting with the City of Vaughan to determine the required information and application submission materials including but not limited to a study(ies), report(s), drawings, etc. as identified in Paragraph 2 b) and to determine the other review agencies that an applicant may be required to consult with; and,
 - v) all other information and material(s) as required through the Pre-Application Consultation Meeting(s), including the requirements of other review agencies.
- b) The following studies, information and material may be required to be submitted in support of

a complete application for an Official Plan Amendment, Zoning By-law Amendment, Consent, Site Plan, and/or Draft Plan of Subdivision/Condominium (common element/vacant land) application:

- i) Aerial Photograph(s) – Colour
- ii) Planning Justification Report
- iii) Parcel Abstract
- iv) Draft Official Plan Amendment
- v) Draft Zoning By-law Amendment
- vi) Survey Plan
- vii) Concept Plan
- viii) Draft Plan of Subdivision and/or Condominium
- ix) Reductions of Plans (Legal Size 8 -1/2 x 14)
- x) Heritage Impact Assessment
- xi) Archaeological Assessment
- xii) Market Impact Study
- xiii) Architectural Site Plan
- xiv) Internal Floor Plans
- xv) Roof Top Screening Details / Cross Section
- xvi) Sign Package (Details of all wall, pylon, and directional signs, materials, colours, etc.)
- xvii) Comprehensive Development Plan
- xviii) Digital Documents: AutoCAD and PDF/TIFF formats
- xix) Appraisal Report
- xx) Master Environmental Servicing Plan (MESP)
- xxi) Stormwater Management Report
- xxii) Functional Servicing Report
- xxiii) Phase I Environmental Impact Report
- xxiv) Transportation Study or Traffic Impact Study
- xxv) Noise & Vibration Report
- xxvi) Geotechnical/Soils Report
- xxvii) Parking Study
- xxviii) Site Servicing & Grading Plan
- xxix) Erosion and Sediment Control Plan
- xxx) Environmental Site Screening Checklist
- xxxi) Transit Facilities Plan
- xxxii) Environmental Impact Study/Report
- xxxiii) Urban Design & Sustainable Design Guidelines
- xxxiv) Urban Design & Sustainable Design Brief
- xxxv) Landscape Cost Estimate
- xxxvi) Landscape Plans
- xxxvii) Landscape Master Plan
- xxxviii) Elevations (Colour & Black and White)
- xxxix) Coloured Rendering (Perspective Ground or Human-Scale)
- xl) Architectural Control Architect Approved Drawings
- xli) Architectural Guidelines
- xlii) Wind Study
- xliii) Sun/Shadow Study
- xliv) Demarcation of physical and stable top of bank, areas regulated by the Toronto and Region Conservation Authority, and/or limits of natural heritage systems, wetlands, and/or natural hazards
- xliv) Tree Inventory and Preservation Study/Arborist Report/Edge Management/Restoration Plans
- xlvi) Pedestrian and Bicycle Circulation Plan
- xlvii) Computer Generated Building Mass Model
- xlviii) Photometric Lighting Plan
- xliv) Waste Collection Design Standards
- i) Oak Ridges Moraine Conformity Report
- ii) Greenbelt Conformity Report
- iii) Environmental Features Checklist
- liii) Special Policy Area Studies (Woodbridge)
- liv) Valley Policy Area 1 to 4 (Kleinburg)
- iv) Heritage District Conformity Report
- lvi) Sustainability Checklist

- c) Through the review process for an application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium (vacant land/common element),

Consent, or Site Plan that has been deemed complete, the City or other review agency may require additional reports, studies, and information. The request for additional information, however, will not affect the original deemed "complete application" date.

V IMPLEMENTATION

It is intended that the requirements for Pre-Application Consultation Meetings and the Complete Application submission requirements will be implemented in accordance with the policies of this Official Plan Amendment and a related by-law.

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 lands within the corporate boundaries of the City of Vaughan.

On December 14, 2009, Vaughan Council considered a recommendation from the Commissioner of Planning and resolved the following:

- "1. THAT Official Plan Amendment File OP.09.005 (City of Vaughan – Bill 51 Amendments) BE APPROVED to require the following within the implementing OPA #705:
 - a) mandatory pre-application consultation meetings with the City for Planning Act applications, including: Official Plan and Zoning By-law Amendments; Site Development; and Draft Plan of Subdivision and Condominium (common element / vacant land); and,
 - b) identify the material(s) and information required to constitute a "complete" application."