



NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 82

TAKE NOTICE THAT By-law 138-2022, which adopted Vaughan Official Plan (2010) Amendment Number 80 (City File No. OP.20.016), was approved by Vaughan Council on June 28, 2022.

This Vaughan Official Plan (2010) Amendment is also related to File Z.20.043.

City of Vaughan Council received written and/or oral submissions before and/or during their meeting and has taken these submissions into consideration when making its decision.

AND TAKE NOTICE THAT the last day for filing a notice of appeal to the Ontario Land Tribunal (“OLT” and/or the “Tribunal” in respect of the Amendment is **August 2, 2022**. Notice of Appeal must be filed with the Clerk of the City of Vaughan and must:

- a) Set out the specific part of the plan to which the notice applies;
- b) Explain how the part of the decision to which the notice of appeal relates is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or, in the case of the official plan of a lower-tier municipality, fails to conform with the upper-tier municipality’s official plan; and
- c) Be accompanied by the appropriate fee as required by the OLT and the City of Vaughan

The proposed Official Plan Amendment is exempt from approval by The Regional Municipality of York. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a Notice of Appeal.

FEES:

Ontario Land Tribunal	\$1,100.00 (certified cheque or money order) payable to the Minister of Finance
<small>*Fee increase effective July 1, 2020</small>	
City Clerk’s Department (By-law 158-2021)	\$206.00 payable to City of Vaughan
Development Planning Department (By-law 194-2020)	\$850.00 payable to City of Vaughan

**Please note all fees subject to change
Required fees cannot be combined into one payment. Please provide three (3) separate cheques.

NOTE: Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

The appeal forms and related municipal submission forms have been updated to reflect changes to the *Planning Act* which resulted in the OLT’s replacement of the Ontario Municipal Board pursuant to Bill 139, effective April 3, 2018.

To obtain an Appellant Form please visit <https://olt.gov.on.ca/appeals-process/forms/>

AN EXPLANATION of the purpose and effect of the Amendment, and a location map showing the location of the lands to which the amendment applies, are attached.

If you wish to obtain a complete copy of the Amendment please contact the City Clerk’s Office during regular office hours.

For more information, please contact:

Office of the City Clerk
Phone: 905-832-2281 ext. 8504
Email: clerks@vaughan.ca

Development Planning Department
Phone: 905-832-2281 ext. 8924
Email: developmentplanning@vaughan.ca

Dated at the City of Vaughan on **July 12, 2022**.

Todd Coles, City Clerk
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Explanatory Note Vaughan Official Plan (2010) Amendment Number 82

Description of Lands:

The Subject Lands are located on the east side of Keele Street, south of Major Mackenzie Road, municipally known as 9929 Keele Street, in the City of Vaughan.

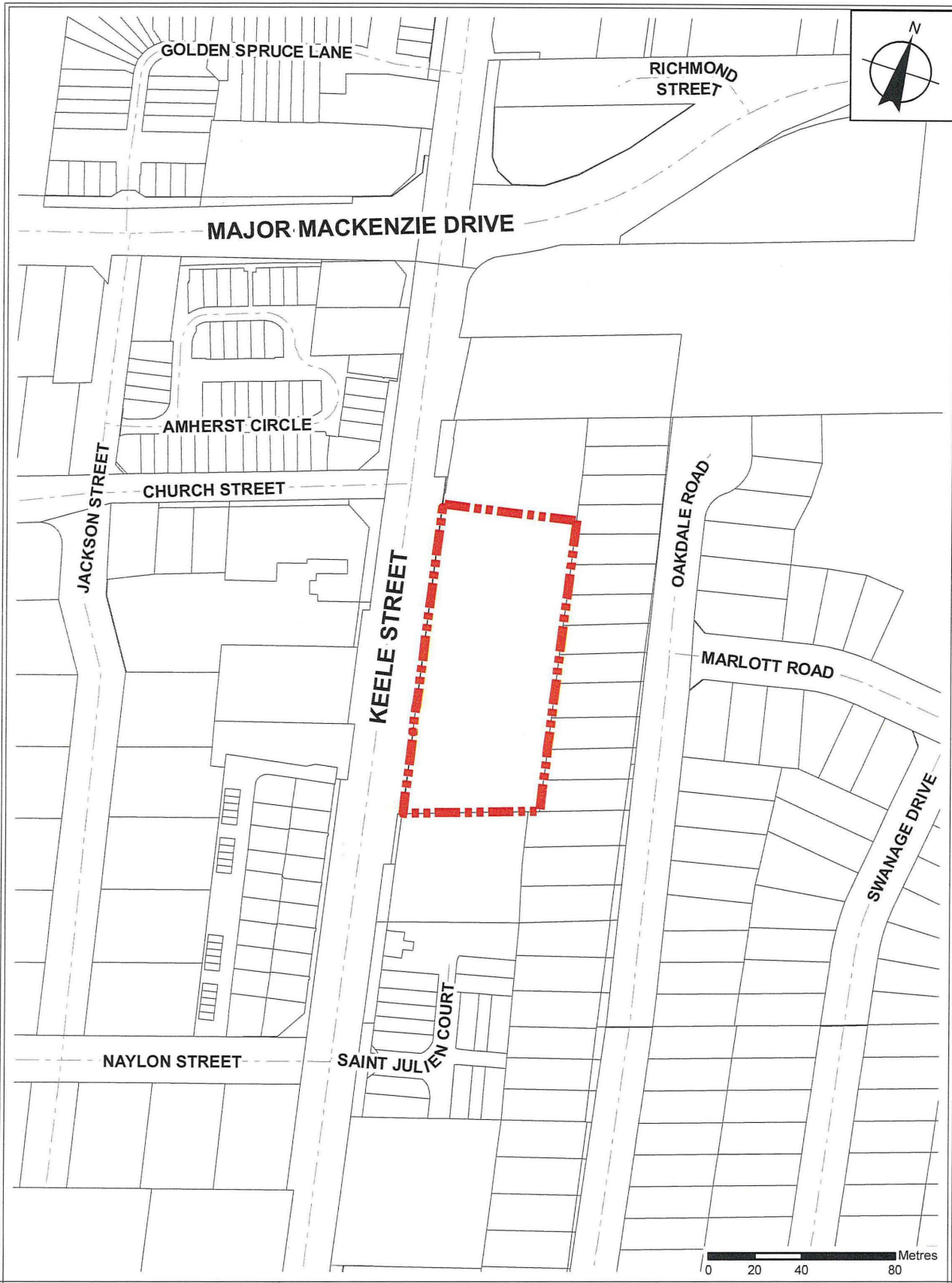
Explanation Purpose and Effect of the Amendment

The purpose of this Amendment is to permit an increase in the maximum permitted building height to 4-storeys and to permit the maximum permitted density of 1.4 FSI times the area of the lot to allow a mixed-use building with 114 dwelling units with ground floor commercial units and ground floor residential units fronting Keele Street.

On June 28, 2022, Vaughan Council ratified the June 21, 2022 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP .20.016 (SHAREWELL INVESTMENTS INC.), as follows:


1. THAT Official Plan Amendment File OP.20.016 (Sharewell Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachment 1, to increase the maximum permitted building height from 3 to 4-storeys and the maximum permitted Floor Space Index from 1.25 to 1.4 times the area of the lot;

Location Map: Next Page



THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 82
ADOPTED THE 28TH DAY OF JUNE, 2022

FILE: OP.20.016
RELATED FILE: Z.20.043
LOCATION: Part of Lot 20, Concession 3
APPLICANT: Sharewell Investments Inc.
CITY OF VAUGHAN

 **LANDS SUBJECT TO**
AMENDMENT No. 82