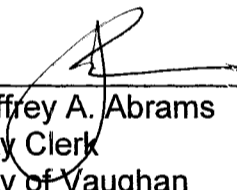


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 706 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without 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. 706

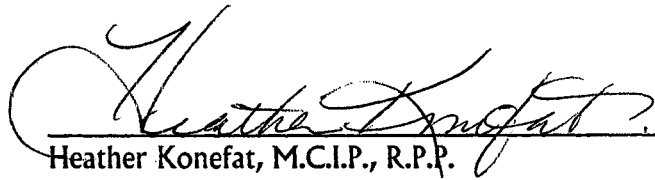
TO THE

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

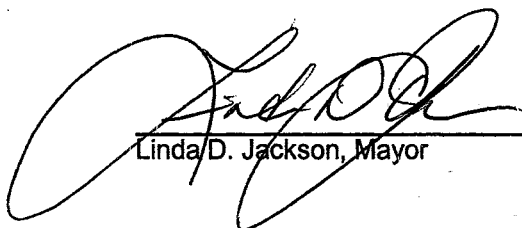
BY-LAW NUMBER 277-2009

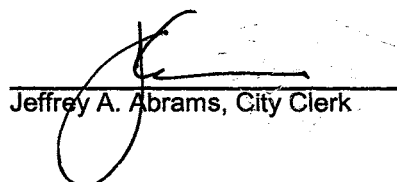
A By-law to adopt Amendment Number 706 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 706 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 706 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 706
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 706 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 706.

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 Official Plan Amendment No. 200 (OPA #200), as amended by OPA #553, OPA #650, and OPA #658. This Amendment will add policies to OPA #200 to enable the City of Vaughan to expand upon the matters the City may review under Site Plan Control, as established in The Planning and Conservation Land Statute Amendment Act (Bill 51). The Act requires that in order for a municipality to exercise the expanded review parameters, it must include policies in the Official Plan in this respect.

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

The proposed amendments to the Official Plan are necessary to achieve conformity with The Planning and Conservation Land Statute Amendment Act (Bill 51) respecting Site Plan Control and the City's ability to review the following matters:

- i) matters relating to exterior design, including without limitation the character, scale, appearance, colour, and design features of buildings, and their sustainable design;
- ii) sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation: trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities;
- iii) design of facilities to have regard for accessibility for persons with disabilities; and,
- iv) revision to the definition of "development" to exclude the placement of a portable classroom on a school site of a District School Board, if the school site was in existence on January 1, 2007.

The subject Amendment addresses the implementation of the City's ability to review these matters.

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 and File 13.6 (City of Vaughan) to add policies to the City's Official Plan regarding Site Plan Control to enable the City to expand upon the objectives of the site plan review process.

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. Adding the following Paragraphs to the end of the "Site Plan Control" Section IV. A. 1. as follows:

- "j) To review matters relating to exterior design, including without limitation the character, scale, appearance, colour, and design features of buildings and their sustainable design, but only to the extent that it is a matter of exterior design;
- k) To review the sustainable design elements on any adjoining highway under Vaughan's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities; and,
- l) That facilities shall have regard for accessibility for persons with disabilities."

2. Deleting Paragraph 2 of Section IV. A. of OPA #200, as amended, and substituting therefor the following:

"2. The whole of the Vaughan Planning Area is hereby designated as a Site Plan Control Area in accordance with Section 41 of the Planning Act. In Section 41, "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size of the building or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers or mobile homes. "Development" does not include the placement of a portable classroom on a school site of a District School Board, if the school site was in existence on January 1, 2007."

3. Deleting Paragraph 3 ii) of Section IV. A. of OPA #200, as amended, and substituting therefor the following:

- "ii) drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which drawings are sufficient to display;
 - a) the massing and conceptual design of the proposed building(s);
 - b) the relationship of the proposed building(s) to adjacent building(s), street(s), and exterior area(s) to which members of the public have access;
 - c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from a street(s), open

- space(s) and an interior walkway(s) in an adjacent building(s);
- d) matters relating to exterior design, including without limitation the character, scale, appearance, colour, and design features of buildings and their sustainable design, but only to the extent that it is a matter of exterior design;
 - e) the sustainable design elements on any adjoining highway under Vaughan's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities; and,
 - f) facilities shall have regard for accessibility for persons with disabilities."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area will be implemented by way of an amendment to the City's 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 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:

- "2. THAT Site Plan Control Amendment File 13.6 (City of Vaughan) BE APPROVED, to amend OPA #200 (Site Plan Control), to include policies respecting the following within OPA #706:
- a) to enhance the requirements for exterior design, including without limitation the character, scale, appearance, colour and design features of buildings and their sustainable design, but only to the extent that it is a matter of exterior design;
 - b) to enhance the sustainable design elements on any adjoining highway under Vaughan's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities; and,
 - c) to encourage facilities to have regard for accessibility for persons with disabilities."