



City Clerk's Office
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
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(F) 905-832-8535

NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 3

TAKE NOTICE THAT By-law 047-2014, which adopted Vaughan Official Plan (2010) Amendment Number 3, was passed by Vaughan Council on April 8th, 2014.

This Vaughan Official Plan (2010) Amendment is also related to Zoning By-law 048-2014 (File: Z.12.022).

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 APPEAL TO THE ONTARIO MUNICIPAL BOARD:

TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect of all or part of this Amendment by filing a Notice of Appeal with the City Clerk of the City of Vaughan, at the above-noted address, **NO LATER THAN MAY 6TH, 2014**. If you wish to appeal to the OMB, a copy of a Notice of Appeal form is now available to download in Microsoft Word and Adobe Acrobat from the OMB website at www.omb.gov.on.ca, or by obtaining a copy from the Clerk's Department at the City of Vaughan Municipal Office and must:

- (1) set out the specific part of the proposed Vaughan Official Plan (2010) Amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal; and
- (3) be accompanied by the following separate fees:
 - prescribed under the Ontario Municipal Board Act, and effective September 1, 2006, a certified cheque or money order only in the amount of \$125.00, payable to the Minister of Finance, Province of Ontario;
 - a cheque in the amount of \$150.00, payable to the City of Vaughan representing the City Clerk's Office Administrative fee to reflect an additional fee with respect to Ontario Municipal Board Appeal submissions); and
 - a cheque in the amount of \$670.00 (2014), payable to the City of Vaughan representing the Planning Department Administrative fee to reflect an additional fee with respect to Ontario Municipal Board Appeal submissions).

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.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the municipality or planning board to the Ontario Municipal Board. 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 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 Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information

The complete document is available for public inspection in the City Clerk's Department during regular office hours.

DATED at the City of Vaughan this 16th day of April, 2014.

JEFFREY A. ABRAMS, City Clerk

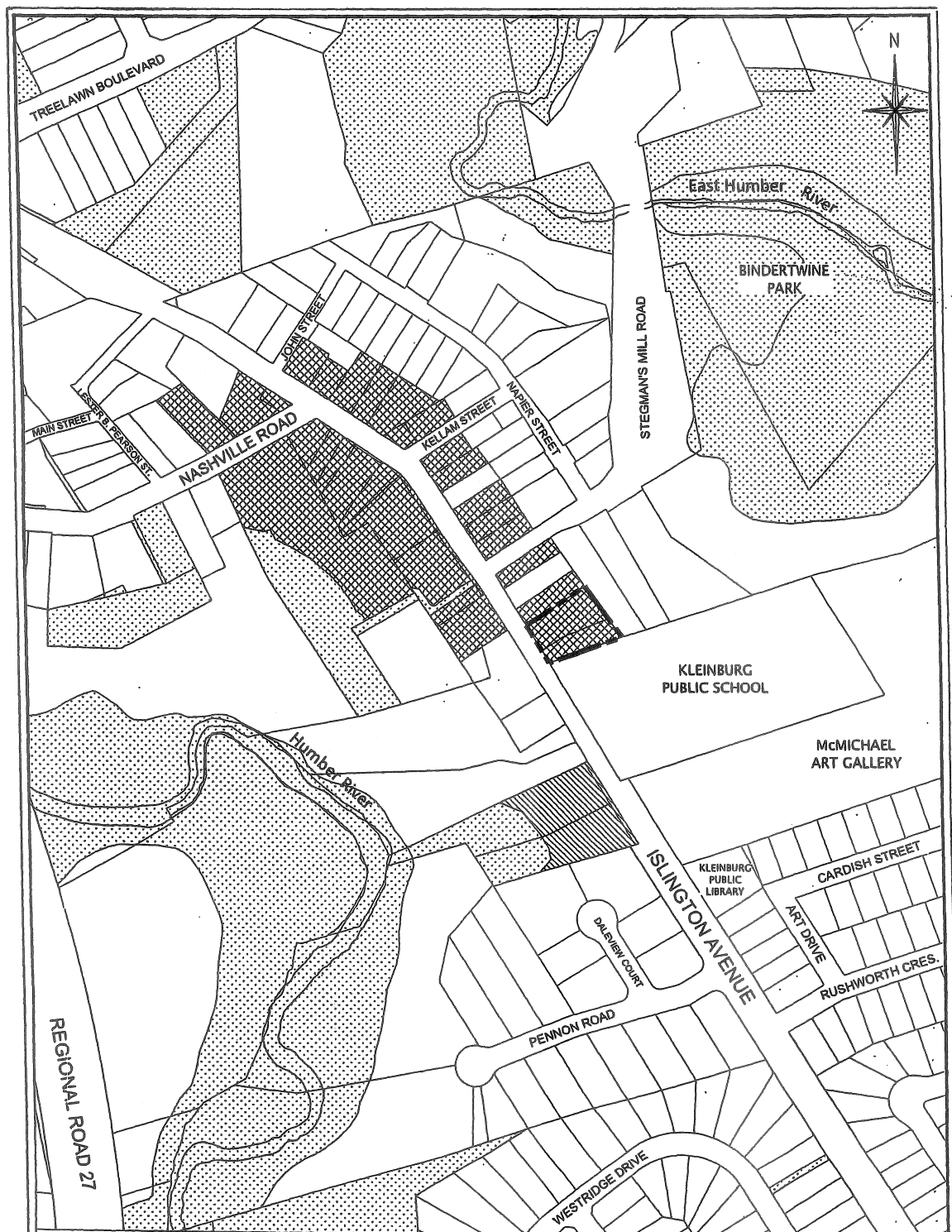
**EXPLANATORY NOTE
VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 3**

The lands subject to this Amendment are located on the east side of Islington Avenue, south of Nashville Road, being Part of Lot 24, Concession 8, City of Vaughan.

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 13 respecting Policy 12.4, Kleinburg Core to facilitate a mixed-use residential-commercial development on the Subject Lands.

The subject Amendment will facilitate the following with respect to the Subject Lands identified as "Area Subject to Amendment No. 3" on Schedule "1" attached hereto:

1. Permit a small scale mixed-use development with two existing heritage buildings (10423 and 10429 Islington Avenue) to be used for commercial uses only, and one, mixed-use 3-storey building consisting of at-grade residential and commercial uses and residential uses only on the second and third floors, with a maximum Floor Space Index (FSI) of 1.064 on the subject lands.
2. Permit a maximum building height of 12.7m measure to the highest point of the roof surface for one mixed-use residential/commercial building.
3. Permit parking to occur between the 3-storey, mixed-use building and the public street (Islington Avenue).



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 3**

FILE No. OPA #3 & OP.12.008
LOCATION: Part of Lot 24, Concession 8
APPLICANT: HERITAGE HILL DEVELOPMENTS (II)
CORPORATION
CITY OF VAUGHAN

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NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 3



LOW DENSITY
RESIDENTIAL



MEDIUM DENSITY
RESIDENTIAL



COMMERCIAL



OPEN SPACE

