

**AMENDMENT NUMBER 93
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 93 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.

Authorized by Item No. ____ of Report No. ____
of the December 12, 2022 Committee of the Whole
Adopted by Vaughan City Council on ____.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of ~~Chapter~~Policy 10.1.3 of Volume 1, regarding the "Pre-Consultation and Complete Application Submission Requirements", in response to recent amendments to the *Planning Act*, the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020, bringing VOP 2010 into conformity with Provincial legislation and policy. This Amendment streamlines the Pre-application Consultation ('PAC') and development review process, ensuring an expeditious and rigorous review while providing for quality outcomes, consistent with the intent of the VOP 2010; as well as identifies a contemporary list of reports, studies and other information that may be requested as part of a complete application.

II LOCATION

This Amendment applies to the entirety of the lands of the City of Vaughan (the 'City').

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

Bill 139, the *Building Better Communities and Conserving Watersheds Act*, received Royal Assent on December 12, 2017, and amended the *Planning Act* (the 'Act') – in part – by extending the timelines approval authorities have to make a decision on applications for Official Plan Amendments ('OPAs') and Zoning By-law Amendments ('ZBAs') after the subject applications have been deemed "complete". After this time period an applicant can make an appeal to the Ontario Land Tribunal ('OLT'), formerly the Ontario Municipal Board ('OMB') and Local Planning Appeal Tribunal ('LPAT'), on the basis of a "non-decision". More specifically, the time period approval authorities have for making a decision respecting an OPA was extended from 180 days to 210 days; the time period approval authorities have for making a decision respecting a ZBA was extended from 120 days to 150 days.

Bill 108, the *More Homes, More Choice Act*, received Royal Assent on June 6, 2019, and amended the Act – in part – by significantly truncating the timelines approval authorities have to make a decision on applications for OPAs, ZBAs and Draft Plans of Subdivision after the subject applications have been deemed complete, before they can be appealed to the OLT on the basis of a non-decision. More specifically, the time period approval authorities have for making a decision respecting an OPA has been reduced from 210 days to 120 days; the time period for making a decision respecting a ZBA has been reduced from 150 days to 90 days and time period for making a decision respecting a Draft Plan of Subdivision has been reduced from 180 days to 120 days, except where a concurrent OPA application has been filed, in which case the OPA appeal timeline applies.

The proclamation of Bill 108 resulted in a significantly reduced timeframe for which the public consultation process, the resubmission of materials, staff review, and negotiations on content can take place before the applicant is able to exercise their right of appeal to the OLT for a non-decision. Given the increased risk of appeal, the City will benefit from settling or significantly advancing these matters, to the extent practical, prior to the submission of the development application(s). As part of the response to the new Provincial legislation, the City will require a streamlined development application review process. Part of this streamlining includes updating the PAC process and application submission requirements to ensure that each application(s) is subject to an expeditious and comprehensive review, while providing for quality outcomes, consistent with the intent of VOP 2010.

Bill 109, the *More Homes for Everyone Act*, received Royal Assent on April 14, 2022, and amended the Act – in part – by extending the timelines approval authorities have to make a decision on Site Plan applications from 30 to 60 days. Changes were also made which will require municipalities to issue refunds up to 100 percent of certain application fees (ZBAs and Site Plan Applications) if decisions are not made within the statutory timeframes.

Provincial legislation enables municipalities to establish a policy framework for permitting pre-application meetings and complete application submission requirements through their official plans. This policy framework is imperative as it sets the foundation for information that a municipality can request as part of the development application review process. The municipality cannot request reports, studies and information as part of the complete application requirements where these items are not identified in the official plan- or associated PAC by-laws. The identification of relevant reports, studies and other information through the PAC process is fundamental to the overall development application review process.

VOP 2010 was adopted by Vaughan Council on September 7, 2010, and was endorsed with modifications by York Region on June 28, 2012. VOP 2010 was subsequently appealed to the OMB, and has received partial approval through a number of Orders bringing the majority of the Plan into full force and effect. The purpose of VOP 2010 is to address all elements of effective, sustainable and successful city-building, while managing projected growth to 2031 within the City.

ChapterPolicy 10.1.3 of Volume 1 enables the policy framework for the ~~pre-application consultation~~ PAC process and complete application submission requirements. ChapterPolicy 10.1.3 is an integral part of the City's development application review process, and presently authorizes the City to:

- a. require a PAC meeting with the City prior to the submission of an application(s) for an OPA, ZBA, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Approval;

- b. require that specific materials and information in support of an application(s) for an OPA, ZBA, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan be provided to the City along with the application(s) in order to be deemed a complete application;
- c. establish through a PAC meeting, the required information, reports, studies and materials needed in support of a complete application;
- d. identify additional information, reports, studies and materials through the development review process that may be required in support of an application(s);
- e. permit the City to undertake a peer review of any report or study submitted in support of a development application(s), at the City's discretion. The peer review shall be coordinated by the City at the expense of the applicant;
- f. require an applicant to enter into a development agreement(s) to achieve municipal objectives related to development and the provision of services, if deemed necessary by Council, as a condition of development approval; and
- g. implement through development approval(s), the equitable contribution of funds, lands and commitments for services that shall be in place and operative prior to, or coincident with, the occupancy or use of the land.

An amendment to ~~Chapter~~Policy 10.1.3, Volume 1 of VOP 2010 is necessary ~~in order~~ to ensure adequate public and stakeholder consultation and a rigorous review providing for quality outcomes can take place ~~within~~while complying with the new statutory review periods. The City recognizes a ~~streamlined~~revised PAC process is a critical first step in advancing the development review process before the complete application timelines commence. Revisiting these policies to strengthen the PAC process by emphasizing quality submission materials at the outset will make the development review process more efficient and minimize the risk of non-decision appeals.

This Amendment to ~~Chapter~~Policy 10.1.3, Volume 1, will result in a comprehensive PAC process that ensures the required materials will be submitted as part of each development application(s), allowing City staff to undertake an expeditious and comprehensive review. This Amendment builds on the existing policy framework to contemporize submission materials, and places greater emphasis on completeness and quality. This Amendment establishes a policy framework that supports and provides further guidance in the conduct of the applicant-initiated PAC process; including the identification of situations that would benefit from pre-application public consultation, and the City's expectations with respect to an applicant's "Public Consultation Summary Report", which would be required as part of a complete application. In addition, the new policies allow the City to develop guidelines to further refine such processes.

The Statutory Public Meeting was held on September 13, 2022. On November 22, 2022, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.3.8 as it does not adversely affect Regional planning policies or interests. City of Vaughan Council approved an amendment to the VOP 2010 on _____, 2022.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010, Volume 1 is hereby amended by:

1. Deleting and replacing Policy 10.1.3 of VOP 2010, Volume 1 with the following:

“10.1.3 Pre-Application Consultation and Complete Application Submission Requirements

The *Planning Act* enables Council to require that applicants consult with the City prior to the submission of a *development* application(s); and provide information, reports, studies and materials it may deem necessary to process a *development* application(s). This is contingent on the Official Plan containing policies related to these requirements.

This Official Plan considers the pre-application consultation process to be a critical first step in the *development* review process. Its purpose is to ensure that *development* applications are complete and supported by submissions that fulfill the review requirements of the City and other pertinent review agencies. The intention of the process is to ensure each development application is capable of being processed in a timely manner, as set out under the *Planning Act*, and can facilitate quality development consistent with the policies of this Plan.

It is the policy of Council that:

- 10.1.3.1 A pre-application consultation meeting with the City will be held prior to the submission of *development* applications for Official Plan Amendments, Zoning By-law Amendments, ~~Consents~~, Draft Plans of Subdivision, Draft Plans of Condominium (Common Element) and Site Plan Approval.
- 10.1.3.2 The purpose of the pre-application consultation meeting is to identify the required information, reports, studies and materials to assist an applicant in the preparation of a complete planning application. The requirements for applicant led pre-application public consultation (community meeting) or review by the Design Review Panel may also be identified at this stage, which are to be completed prior to application submission in order to make a complete planning application submission. The pre-application consultation

meeting may also include the identification of potential policy conformity and technical issues that the applicant will need to address to ensure a complete planning application. The comments resulting from the pre-application consultation meeting do not constitute an approval and ~~/or~~ endorsement of the application by the City. The comments provided by the City are at the sole discretion of the City and cannot be modified by the applicant.

10.1.3.3 Pre-application consultation meetings with applicants will be conducted by the City and include pertinent City departments and external review agencies. Applicants will be required to provide, at a minimum, the ~~required~~following:

- a. the prescribed fee(s) for the pre-application consultation;
- b. the site address and legal description of the subject lands;
- c. a written description of the development proposal; detailing conformity with the in-effect official plan, and compliance with the applicable zoning by-law, and if not in-conformity, a description of the amendments being sought and what applications are being filed at this time;
- d. conceptual plans illustrating the proposed development;
- e. preliminary elevations; and
- f. site statistics and identify known constraints or encumbrances on the subject lands.

These materials will be of sufficient quality and detail as to allow for the identification of the information, reports, studies and materials that may be required as part of a complete application. The submission requirements identified at the pre-application consultation meeting will be documented and will form the basis for the forthcoming application(s). Further articulation of the pre-application consultation process will be provided in the form of a ~~guidance document~~Pre-Application Consultation Understanding issued by the City.

10.1.3.4 The City and/or external review agencies may issue ~~Terms of reference~~Reference, Standards and Guidelines or other guidance documents to establish the technical standards and format for any required information, reports, studies and materials through the pre-application consultation process~~-, which are to be identified through the pre-application consultation meeting.~~ In the absence of ~~written terms~~a Terms of ~~reference~~Reference, Standards, and guidanceGuidelines documents, applicants will rely on the instructions provided by the City and review agencies at the pre-application consultation meeting in the preparation of their *development* application(s). Where Terms of Reference are not available from the City or York Region, Applicants may be required to prepare a ~~Terms of~~ Reference for any information, reports, studies and materials that are

identified as being required through the pre-application consultation process to the satisfaction of the City and/or review agencies prior to the submission of a development application(s).

~~10.1.3.5~~ ~~10.1.3.5~~ ~~10.1.3.5~~ The applicant will be required to provide a pre-application submission to the City, along with the prescribed fee(s), of the materials identified through the pre-application consultation which will be circulated by the City to the required commenting authorities to confirm whether the materials meet the quality standards for review and/or the provided Terms of Reference, Standards and Guidelines as applicable, including any peer reviewed studies. Once City staff and all required commenting authorities have confirmed that all requirements of the Pre-Application Consultation Understanding have been met, the City shall issue a clearance letter which must accompany the formal submission of a *development* application(s). This clearance shall be valid for 180 days from the date of its issuance. Should *development* application(s) not be submitted within the 180 days, the applicant will be required to repeat the pre-application consultation process.

10.1.3.6 For the purpose of deeming an application for an Official Plan Amendment, Zoning By-law Amendment, ~~Consent~~, Draft Plan of Subdivision, Draft Plan of Condominium (Common Element) and Site Plan Approval complete, the following information₁ is required, to the satisfaction of the City:

- a. confirmation of a pre-application consultation meeting with the City, in the form of a signed and valid Pre-Application Consultation Understanding, for the purposes of confirming the required application(s) and submission information, reports, studies and materials; and to confirm the other external review agencies for which the applicant was required to consult. If the Pre-Application Consultation Understanding has expired, it is no longer considered valid. The applicant will be required to make a pre-application consultation extension request with the City in writing and pay the required fee(s) prior to the expiration of the Pre-Application Consultation Understanding should an extension be required;
- ~~a-b.~~ a complete application form(s) for the prescribed approval(s);
- ~~b-c.~~ the prescribed application fee, in accordance with the City's Fees and Charges By-law in effect on the date the application(s) is submitted to the City;
- ~~c.~~ ~~the prescribed information or material pertaining to the application type(s);~~
- d. a draft of the Official Plan and/or Zoning By-law Amendment(s), if applicable, including the proposed text and all proposed schedules;
- e. all information, reports, studies and materials identified in the Pre-Application Consultation Understanding and through the pre-application consultation

meeting(s), including the requirements of external review agencies, with content and in a form satisfactory to the City. The City may refuse information and materials submitted if it determines the quality of the submission is unsatisfactory or do not meet the standards prescribed in the Terms of Reference, Standards, and Guidelines, where available, prepared by the City and/or York Region, as may be amended from time to time. Further, the City requires a confirmation from commenting agencies that studies, reports and plans are acceptable and that all required fees have been paid;

~~f. confirmation of a minimum of one pre-application consultation meeting with the City, in the form of a signed Pre-Application Consultation Understanding, for the purposes of confirming the required application(s) and submission information, reports, studies and materials; and to confirm the other external review agencies for which the applicant was required to consult;~~

~~g.f.~~ where pre-application public consultation has been deemed necessary through the pre-application consultation meeting, a report consistent with the required form and content set out in this Plan; Policy 10.1.3.11 a);

~~h.g.~~ where a Design Review Panel has been deemed necessary through the pre-application consultation meeting, a confirmation that a minimum of one meeting prior to application submission was held; and

~~h.~~ confirmation of development limits of the natural heritage features and/or natural hazards and their associated minimum vegetation protection zones, through a-site staking and/or technical studies to the satisfaction of the City and Toronto and Region Conservation Authority;

~~a.i.~~ confirmation of zoning a preliminary review compliance shall be included as part of the submission-;

~~j.~~ and all other requirements imposed by Council through By-Law 278-2009, as amended, and as may be amended by Council from time to time.

10.1.3.67 In addition to policy 10.1.3.56, the City in consultation with any affected external review agencies will evaluate the submission for completeness taking into consideration, but not limited to, the following:

- a. the content of the application(s);
- b. adherence to statutory, regulatory and prescribed requirements, including any requirements listed under By-Law 278-2009, as amended;
- c. consistency with the information, reports, studies and materials that were required at the pre-application consultation meeting; and

- d. meeting the technical requirements identified in the Terms of Reference, Standards, and Guidelines, of the City and external review agencies.

10.1.3.78 If the submissions do not contain the information, material and studies required ~~by regulation or through the pre-application consultation process, or~~ and do not address the technical and policy issues identified through pre-application consultation the requirements in 10.1.3.6 and 10.1.3.7, the City, upon review of the submission, may ~~refuse to accept or further consider the application;~~ in its sole discretion, deem the submission as incomplete.

10.1.3.89 In addition to policy 10.1.3.56, 10.1.3.67 and 10.1.3.78 the following shall apply:

- a. For planning applications where an ~~OPA and ZBA~~ Official Plan Amendment and Zoning By-law Amendment are submitted, an application for a ~~ZBA~~ Zoning By-law Amendment shall not be deemed complete until the ~~OPA~~ Official Plan Amendment is approved and in full force and effect.

- b. Notwithstanding Policy 10.1.3.9 a), where an Official Plan Amendment is deemed minor by the City an associated Zoning By-law Amendment may be deemed complete if all other requirements are met.

- ~~b-c.~~ Where a Site Plan Application is submitted, a Site Plan Application shall not be deemed complete until a ~~ZBA~~ Zoning By-law Amendment or minor variance application, or other relief from the provisions of the zoning by-law as needed, is approved and in full force and effect.

- d. Where a Site Plan Application is submitted within the Heritage District a Site Plan Application shall not be deemed complete until it is approved under the Ontario Heritage Act.

10.1.3.910 When the application(s) is deemed complete, a Notice of Complete Application Letter will be issued by the City, and the processing of the application(s) will begin.

10.1.3.4011 Through the pre-application consultation meeting, the following information, reports, studies and materials, listed in in this Official Plan and/or in By-Law 2009-278 as amended, may be identified as being required in support of a complete application for an Official Plan Amendment, Zoning By-law Amendment, ~~Consent,~~ Draft Plan of Subdivision, Draft Plan of Condominium (Common Element) and/or Site Plan Approval. This includes:

- a. Demonstration of Pre-Application Public Consultation:

There will be cases where an application(s) will benefit from pre-application public consultation, which can inform the preparation of the submission material, resolve contentious issues and minimize the need for further consultation within the time-sensitive processing period for *development* applications. When the City determines pre-application public consultation is required, the *development* application will include a Public Consultation Summary Report, which will include:

- i. the date, time and location of the ~~meeting~~applicant hosted open house;
- ii. the public notification protocol;
- iii. the representatives of the applicant in attendance;
- iv. the number of people in attendance, including the sign-in sheet;
- v. a copy of the applicant's presentation material(s);
- vi. meeting notes identifying the issues that were raised and discussed, and the responses from the applicant's representatives; and,
- vii. any commitments to undertake further work to address the issues.

The City may provide further articulation on the pre-application public consultation process in the form of a guideline and/or standard reporting format. It is expected that the information presented at the pre-application public consultation is sufficient for a person to understand the proposal and its potential impacts prior to a pre-application public consultation.

e. b.—Delineation of ~~Environmental~~ *Development* Limits:

i. Natural Features and Natural Hazard Limits

Where an application(s) proposes *development* adjacent to ~~Core Features of the Natural Heritage Network~~, natural heritage features and/or natural hazards, the applicant shall submit the studies which are identified in the pre-application consultation meeting to assess and establish the precise limits of the natural feature and/or natural hazard (including the required minimum vegetation protection zone, setback or buffer area) to the satisfaction of the City, York Region and Toronto and Region Conservation Authority ~~(with regard to its regulatory limits)~~. The delineation of the natural feature limits and/or natural hazard limits are to be established with said agencies and the applicant may ~~be submitted~~ in the form of a plan/survey and/or

may be integrated into ~~another~~-related environmental ~~study or engineering studies~~ in the form and format identified in any Terms of Reference, as may be amended from time to time, provided by York Region, the City, and the Toronto and the Region Conservation Authority, to the satisfaction of the appropriate authority.

ii. Other Development Limits

Applications(s) for development on or adjacent to lands regulated by other authorities including but not limited to TC Energy Corporation (formerly TransCanada Corporation), Hydro One and the Ontario Ministry of Transportation (MTO) are required to have development limits established to the satisfaction of the appropriate authority prior to the application being deemed complete by the City.

c. Planning Information, Materials and Studies in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:

i. Executed and Valid Pre-Application Consultation Understanding;

~~i-ii.~~ Application Form(s);

~~ii-iii.~~ Description of the Development Proposal;

~~iii-iv.~~ Colour Aerial Orthophotograph(s);

~~iv-v.~~ Aviation Report (6-storeys or greater);

~~v-vi.~~ Legal Survey Plan;

~~vi-vii.~~ Parcel Abstract (current within 30 days of submission to City);

~~vii-viii.~~ Planning Justification Report;

~~viii-ix.~~ Confirmation of a Preliminary Zoning Review Compliance;

~~ix-x.~~ Draft Official Plan Amendment;

~~x-xi.~~ Draft Zoning By-law Amendment;

~~xi-xii.~~ Draft Plan of Subdivision;

~~xii-xiii.~~ Draft Plan of Condominium (Common Element);

~~xiii-xiv.~~ Concept Plan;

~~xiv-xv.~~ Site Plan ~~(including Georeferenced Site Plan)~~;

~~xv-xvi.~~ Topographic Survey;

~~xvi-xvii.~~ Geodetic Elevations (height above sea level);

~~xvii-xviii.~~ *Development* Concept Report and Phasing Plan;

~~xviii-xix.~~ Comprehensive *Development* Plan;

~~xix-xx.~~ Sustainability ~~Performance~~ Metrics Program Summary Letter and Scoring Tool;

~~xx-xxi.~~ Title Opinion;

~~xxi-xxii.~~ Site Screening Questionnaire and Environmental Certification;

~~xxii-xxiii.~~ Waste Collection Design Standards Submission;

~~xxiii-xxiv.~~ Retail Strategy;

~~xxiv-xxv.~~ Real Estate Appraisal Report;

~~xxv-xxvi.~~ Site Plan Accessibility Impact Checklist;

~~xxvi.~~ ~~Executed and Valid PAC Understanding~~;

~~xxvii.~~ GIS Conformity Letter;

~~xxviii-xxvii.~~ ~~Legal sized reductions of all issued by the City (identifying that the plans (8.5" X 14"); and conform with the Digital Plan Submission Standards of the City)~~;

~~xxviii.~~ Demarcation of physical and stable top of bank, areas regulated by Toronto and Region Conservation Authority, and/or limits of natural heritage systems including woodlands, wetlands, and/or natural hazards and their associated minimum vegetation protection zones in accordance with Section 3.0 of VOP 2010 (if applicable); and

xxix. Digital versions of all plans, submitted in both layered PDF format and spatial data (e.g., AutoCAD or GIS files georeferenced to NAD_1983_UTM_Zone_17N).

~~e. d.~~ Plans and Drawings: in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:

- i. Architectural Site Plan (fully dimensioned with site statistics);
- ii. Internal Floor Plans;
- iii. Roof Plans, Roof Top Screening Details and/or Cross-sections;
- iv. Site and Building Cross-sections (including change of grade ~~and the neighbours, neighbouring properties, and pedestrian boulevard and cycling facility information, soil depths on-site and in-boulevard~~);
- v. Site and Building Elevations (including demonstrating grade changes and bird safe design standards);
- vi. 1:50 to 1:100 Scale Detailed Colour Building Elevations (both black and white and colour) and/or Colour Rendered Perspective Drawings;
- vii. Parking Level Plans;
- viii. Coloured Renderings;
- ix. Streetscape Perspective Drawings (large scale drawings of building elevations relative to the public realm);
- x. Landscape Plans and Details (including exterior lighting), including Landscape Costs Estimate;
- xi. 1:20 Scale Detailed Landscape Cross Sections along all public and private pedestrian rights-of-way with clear annotations and dimensions (including adjacent architectural and/or structural features as applicable);
- xii. Landscape Grading Plans (including the architectural ground floor)
- ~~xii-xiii.~~ Signage Design and Lighting Plan (including dimensions, materials and colours);
- ~~xii-xiv.~~ Exterior Photometric Lighting Plan (in Lux);
- ~~xiii-xv.~~ Context ~~Map~~ Plan showing existing and approved developments on adjacent lots (scaled); and

~~xiv-xvi.~~ Architectural Control Architect Approved Drawings.

e. Urban Design Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:

- i. Urban Design and Sustainability Brief or Report;
- ii. Urban Design and Sustainability Guidelines;
- iii. Architectural Design (control) Guidelines;
- iv. Landscape and Open Space Master Plan;
- v. Detailed Wind Tunnel Model Analysis (~~406~~ storeys or greater);
- vi. Digital 3D Model;

~~vii. Demarcation of physical and stable top of bank, areas regulated by TRCA, and/or limits of natural heritage systems, wetlands, and/or natural hazards, Vegetative Protective Zones (VPZs) in accordance with Section 3.0 of VOP 2010 (if applicable);~~

~~viii-vii.~~ Green Roof and Rooftop Amenity Area Plans and details (if applicable);

~~ix-viii.~~ Architectural Material or High-Quality Photos of Architectural Materials or Sample Boards;

~~x-ix.~~ Pedestrian Level Wind Study (~~40~~desktop model) (6 storeys or greater);

~~xi-x.~~ Public Utilities Plan (shadowed on the landscape plan);

~~xii-xi.~~ Design Review Panel Materials;

~~Tree Inventory and Preservation Plan (if no trees are present, letter from ISA certified Arborist is required)~~

~~xiii-xii.~~ Arborist Report (if no trees are present, letter from ISA certified Arborist is required);

xiii. Tree Inventory and Preservation Plan (if any trees within adjacent properties are identified as injured or removed a letter of consent from the property owner is required);

- xiv. Public Realm Plan;
 - xv. Streetscape Plan;
 - ~~xvi.~~ Computer generated georeferenced building mass model;
 - ~~xvii.~~ ~~Wind Study~~; and
 - ~~xviii.~~~~xvi.~~ Sun/Shadow Study (~~406~~ storeys or greater).
- f. Cultural Heritage Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:
- i. Cultural Heritage Survey;
 - ii. Cultural Heritage Impact Assessment;
 - iii. Cultural Heritage Management Plan;
 - iv. Conservation Plan for Heritage Resources;
 - v. Heritage Conservation District Conformity Report; and
 - vi. Archaeological Assessments- including Indigenous Engagement.
- g. Environmental Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:
- i. Survey or Plan delineating the limit of ~~adjacent~~ “Core Features” of the Natural Heritage Network;
 - ii. Environmental Impact Study with applicant developed Terms of Reference approved by the City and Toronto and Region Conservation Authority;
 - iii. Natural Heritage and/or Hydrologic Evaluation with applicant developed Terms of Reference approved by the City and Toronto and Region Conservation Authority;
 - iv. Valley Policy Area 1 to 4 Report, per Section 13.13-Valley Policy Areas contained in Volume 2 of this Plan;
 - v. Edge Management and/or Planting Restoration Plans;

- vi. Oak Ridges Moraine Conformity Report;
- vii. Greenbelt Conformity Report;
- viii. Woodland and Invasive Species Management Plan;
- ~~viii-ix.~~ Special Policy Areas Studies (Woodbridge);
- ~~ix-x.~~ Community Energy Plan;
- ~~x-xi.~~ Landform Conservation Plan;
- ~~xi-xii.~~ Flood Risk Assessment Plan;
- ~~xii-xiii.~~ Floodproofing Measures Plan;
- ~~xiii-xiv.~~ Floodplain Analysis/ Hydraulic Analysis;
- ~~xiv-xv.~~ Slope Stability Analysis;
- ~~xv-xvi.~~ Crossing Analysis;
- ~~xvi-xvii.~~ Meander Belt/Fluvial Geomorphology Analysis;
- ~~xvii. Natural Channel Modification/Design Report and Plans;~~
- xviii. Headwater Drainage Feature Assessment;
- xix. Feature Based Water Balance;
- xx. Contaminant Management Plan;
- xxi. Earth Science Heritage Evaluation;
- xxii. Aggregate Study;
- xxiii. Subwatershed Study (or equivalent) with applicant developed Terms of Reference approved by City and Toronto and Region Conservation Authority;
- xxiv. Source Water Protection Section 59 Notice; ~~and (Clean Water Act);~~
- xxv. Source Water Protection Impact Assessment and Mitigation Plan; ~~and~~
- xxvi. Source Protection Water Balance Assessments.

h. Engineering Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time:

- i. Draft Reference Plan;
- ii. Site Plan Engineering Fee;
- iii. Master Environmental Servicing Plan;
- iv. Functional Servicing Report;
- v. Stormwater Management Report;
- vi. Site Servicing and Grading Plans and Cross-sections and Supporting Drawings;
- vii. Erosion and Sediment Control Report and Plans;
- viii. Phasing Plan;
- ix. Metadata Table;
- x. Water Supply Analysis Report;
- xi. Wellhead Protection Area Risk Assessment;
- xii. Wellhead Protection Area Risk Management Plan;
- xiii. Noise and Vibration Report;
- xiv. Geotechnical ~~Analysis and/or~~ Soils Report;

xv. Slope Stability Study;

xvi. Supplementary Stability Analysis;

~~xv-xvii.~~ Phase 1 Environmental Site Assessment Report;

~~xvi-xviii.~~ Phase 2 or 3 Environmental Site Assessment Report;

~~xvii-xix.~~ Record of Site Condition;

~~xviii-xx.~~ Hydrogeological ~~Assessment and~~ Report;

~~xix-xxi.~~ Water Balance Assessment Report;

xxii. Wetland Water Balance Risk Evaluation;

~~xx-xxiii.~~ Topsoil Stripping/Pre-grading Plans;

~~xxi-xxiv.~~ Water and Wastewater Servicing Plan; and

~~xxii-xxv.~~ Dewatering/Unwatering Plans and Details.

i. Transportation Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time;

- i. Transportation Master Plan;
- ii. Transportation Impact Study;
- iii. Transportation Demand Management Plan and toolkit;
- iv. Transportation Management Plan;
- v. Transportation Maneuverability Plans;
- vi. Parking Study;
- vii. Functional Design, Pavement Marking and Signage Plan;
- viii. Pedestrian and Bicycle Circulation Plan;
- ix. Transportation Mobility Plan;
- x. Transit Facilities Plan;

~~xi. Trails Master Plan; and~~

~~xii. Trails Design Plans and Details.~~

j. Other Reports and Studies, in the form and format identified in the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time;

- i. Community Services and Facilities Impact Study;
- ii. Parks and Open Space Master Plan;

~~ii-iii.~~ Parks Detailed Facility Fit Plan;

iv. Parkland Dedication Summary Table;

v. Trails Feasibility Study;

vi. Trails Master Plan;

~~iii~~-vii. Land Use Compatibility Study;

viii. Land Use Compatibility Study (Railway) required where a sensitive use is proposed within 1000 metres of a railyard and 300 metres of a railway;

ix. Odour Studies;

x. Development Viability Assessments (or Crash Wall Studies);

xi. Hazard Impact Assessments;

~~iv~~-xii. Employment Area Compatibility Assessment Report;

~~v~~-xiii. Market Impact Study;

~~vi~~-xiv. Commercial Impact Statement;

xv. Precinct Plan/Study;

~~vii~~-xvi. Housing Options Statement;

~~viii~~-xvii. Affordable Housing Contribution Plan;

~~ix~~-xviii. Crime Prevention Through Environmental Design (CPTED) Study;

~~x~~-xix. Health Impact Assessment;

~~xi~~-xx. Air Quality Assessment Report;

~~xii~~-xxi. Agricultural Impact Assessment;

~~xiii.~~ Appraisal Report;

~~xiv~~-xxii. Emergency Response Plan / Risk Management Plan; and

~~xv~~-xxiii. any other plans, information, reports, studies and/or materials the City and/or external review agency deems reasonably necessary to properly review and evaluate the *development* proposal.

k. Submission Format:

The applicant shall provide the required submission materials in athe form and format outlined by the Cityidentified in consultation with the Terms of Reference, Standards, and Guidelines as applicable, as may be amended from time to time or otherwise as may be identified by any engaged external review agencies. In addition to a digital submission, the number of required hard copies will be outlined during the pre-application consultation meeting. If deemed necessary by the City or external review agencies, additional hard copies may be required following the pre-application consultation meeting.

10.1.3.~~44~~12 Through the application review process for an Official Plan Amendment, Zoning By-law Amendment, ~~Consent~~, Draft Plan of Subdivision, Draft Plan of Condominium (Common Element) and/or Site Plan Approval that has been deemed complete, the City or other external review agency may require additional information, reports, studies and/or materials. However, the request for additional information, reports, studies and/or materials will not affect the date the application was deemed complete.

10.1.3.~~42~~13 That where a study has been submitted in support of a *development* application(s), and it is determined that a peer review is required, the peer review shall be coordinated by the City and undertaken by a peer reviewer retained by the City, but at the expense of the applicant. This would be required as a component of a complete application.

10.1.3.~~43~~14 The City, at its discretion, may require a pre-application consultation process for Block Plan approvals or other non-statutory comprehensive planning measures (e.g., precinct plans, development concept plans, telecommunication towers), based on the policies of this section, scoped to the needs of Block Plan or other comprehensive planning measure process. If the development application(s) are subject to a Block Plan, an approved Block Plan shall also be a component of complete application.

10.1.3.~~44~~15 *Development* agreements based on the findings of this Plan, any Secondary Plan or Block Plan, or other comprehensive planning measures and the findings of any other studies deemed necessary by Council to achieve municipal objectives related to *development* and the provision of services as may be defined by Council, shall be entered into by the benefiting parties and approved by the City as a condition of the approval of *development* applications.

10.1.3.~~45~~16 *Development* approvals shall implement the required equitable contributions of funds, lands and commitments for services that will be in place and operative prior to, or

coincident with occupancy and use of the land. Items which may be addressed in *development* agreements include but are not limited to:

- a. parks ~~and~~, park facilities, recreational trails, open space and Natural Heritage Network features, including the protection, ownership and management of tableland *woodlands*;
- b. features that enhance the environmental sustainability and *ecological function* of the subject lands;
- c. streetscaping and landscaping;
- d. water provision;
- e. wastewater collection;
- f. stormwater management, feature that enhance the environmental sustainability and hydrological function of the subject lands;
- g. municipal services;
- h. street, cycling and pedestrian infrastructure;
- i. transitways and pedestrian access to transit facilities;
- j. financial arrangements required to implement the *development*;
- k. other utilities and improvements;^{7.1} and
- l. preservation of heritage structures and surrounding landscapes.”

10.1.3.17 The policies in Section 10.1.3 shall prevail over any conflicting policies in this Plan.”

V IMPLEMENTATION

The implementation of provisions of the Vaughan Official Plan 2010 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

VI INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.