

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 013-2015

### **A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

a) Adding the following paragraph to Section 9.0 "EXCEPTIONS"

"(1415) Notwithstanding the provisions of:

- a) Subsections 4.1.1., 4.1.8 and Schedule "A" respecting Minimum Lot Area, Minimum Lot Frontage, Minimum Yard Requirements, and Maximum Lot Coverage in the RR Rural Residential Zone;
- b) Subsection 4.1.4 f) respecting Number of Driveways, Dimensions of Driveways, and Minimum Landscaped Front Yard;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1542":

- ai) the Minimum Lot Area shall be 2,396 m<sup>2</sup> for Parcel A and 1,646 m<sup>2</sup> for Parcel B;
  - a ii) the Minimum Lot Frontage shall be 36.7 m for Parcel B;
  - a iii) the Maximum Lot Coverage shall be 14.9% for Parcel A and 21.4% for Parcel B;
  - a iv) the Minimum Front Yard Setback shall be 7.5 m;
  - a v) the Minimum Rear Yard Setback to the existing shed on Parcel A shall be 0.7 m;
  - a vi) the Minimum Interior Side Yard Setback to the existing shed on Parcel A shall be 1.0 m;
  - bi) the Maximum Combined Width of the existing Driveway for Parcel A shall be 29.3 m (21.3 m for the circular driveway, and 8 m for the additional driveway);
  - b ii) two driveways shall be permitted for Parcel A, one circular and one additional driveway;
  - b iii) the Lot Frontage shall be comprised of a minimum of 42% landscaped front yard for Parcel A."
- b) Adding Schedule "E-1542" attached hereto as Schedule "1".

- c) Deleting Schedule "E-270" and substituting therefor the Schedule "E-270" attached hereto as Schedule "2".
- d) Deleting Key Map 9C and substituting therefore the Key Map 9C attached hereto as Schedule "3".

2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of January, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 013-2015**

The lands subject to this By-law are located on the east side of Simmons Street, south of Rutherford Road, in Lot 15, Concession 8, City of Vaughan, and municipally known as 95 Simmons Street.

The purpose of this by-law is to amend City of Vaughan Zoning By-law 1-88, specifically the provisions of the RR Rural Residential Zone requirements to permit the future severance of the subject lands in order to facilitate the development of a single detached dwelling. Site-specific zoning exceptions are required, including: reduced minimum lot area, increased maximum lot coverage, reduced minimum lot frontage, reduced minimum front yard setback, reduced minimum side and rear yard setbacks to an accessory structure used as a garden or storage shed, allowance for two driveways on one lot, increased maximum driveway width, and reduced minimum front yard landscaping.