

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 030-2017

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 159-2016.**

**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) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule "3", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "1", and effectively zoning the subject lands RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four.
  - b) Deleting Schedule "E-1504(B)" and substituting therefor the Schedule "E-1504(B)" attached hereto as Schedule "2", thereby deleting the Holding Symbol "(H)".
  - c) Deleting sub-clause miii) in Paragraph B, Exception 9(1376) and substituting therefor the following sub-clause:

"miii) The maximum interior garage width for a lot frontage (corner lot or a lot abutting a greenway or buffer block) between 12 m to 13 m in a RD4 Residential Detached Zone Four shall be 3.05 m for Lots 76 and 94, shown on Schedule "E-1504(B);"
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21<sup>st</sup> day of March, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

Authorized by Item No.10 of Report No. 40  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
November 17, 2015; and,

Authorized by Item No.10 of Report No. 43  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
December 13, 2016.

### **SUMMARY TO BY-LAW 030-2017**

The lands subject to this By-law are located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 24 and 25, Concession 9, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands which are zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the addition of the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1376), as amended by By-law 159-2016 to facilitate the development of 105 detached dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 120-2012, until such time that the following conditions were satisfied:

- i)
  - 1) That the City of Vaughan shall have approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - 2i) That York Region shall have advised, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the Kleinburg Additional Water Supply Works, the Kleinburg Water Pollution Control Plant (WPCP) Expansion, the West Vaughan Sewage Servicing, and the Pressure District 6 Reservoir and Watermain; and,
  - 2ii) That the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
  - 3) That the Regional Commissioner of Environmental Services confirms servicing capacity for this development is available in accordance with an executed tri-party agreement for the Inflow and Infiltration Reduction Pilot Project, and any letters of credit required by that agreement have been filed with the Region and the City of Vaughan allocates water supply and sewage servicing capacity to this development.
- ii) That for all lands beyond Phases 1A and 1B:
  - 1) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved a Functional Transportation Report/Plan; and,
  - 2) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved an update or addendum to the Travel Demand Management Program.
- iii) That the Owner demonstrate, to the satisfaction of the Toronto and Region Conservation Authority TRCA, that the realignment of Tributary A (identified on Figure 2 of the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011) to its proposed location within Open Space Block 1163 (Block 111 in Plan 65M-4421) has been implemented pursuant to the TRCA approved strategy and plans. This will include, but is not limited to, the submission of as-built drawings, revised flood plain modeling, site photos and inspection reports to the satisfaction of the TRCA.

The Holding Symbol "(H)" can be removed, as the conditions respecting the holding provisions have been satisfied as follows effectively zoning the subject lands for the residential use, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four:

- i) Council, at its December 13, 2016 meeting, approved water supply and sewage allocation for 105 residential units on the subject lands that are within Phase 4 of Plan of Subdivision 19T-10V004.
- ii) The Region has advised on August 31, 2016 that they have no objection to the removal of the Holding Symbol "(H)" on the subject lands that are within Phase 4 of Plan of Subdivision 19T-10V004.
- iii) The Toronto and Regional Conservation Authority, in correspondence dated March 15, 2017, advised that they have no objection to the removal of the Holding Symbol "(H)" on the subject lands that are within Phase 4 of Plan of Subdivision 19T-10V004.

The purpose of this By-law is to modify the maximum interior garage width for a lot frontage (corner lot or a lot abutting a greenway or buffer block) between 12 m to 13 m in a RD4 Residential Detached Zone Four for Lots 76 and 94 to 3.05 m which was inadvertently shown as 3 m on Schedule "E-1504(B)".

The modification to the By-law is appropriate and compatible with the planned uses in Draft Approved Plan of Subdivision 19T-10V004, and with the planned, existing and permitted uses in the surrounding area. The proposed amendment constitutes an administrative correction to the City's Zoning By-law.