

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 041-2017

### **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 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 the words “2 and 3” and substituting the words “and 2” from Exception 9(3).
  - b) Deleting Schedule “E-3” and substituting therefor Schedule “E-3” attached hereto as Schedule “1”.
  - c) Rezoning the lands shown as “Subject Lands” on Schedule “2” attached hereto from RR Rural Residential Zone to R1 Residential Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule “2”.
  - d) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1447) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definitions Lot Line, Rear;
    - b) Subsection 3.14 c) respecting Permitted Yard Encroachments;
    - c) Subsection 4.1.2 respecting Minimum Soft Landscaped Area;
    - d) Subsection 4.1.4 f) v) Note (2) respecting Dimensions of Driveways and Minimum Landscaped Front or Exterior side yard;
    - e) Schedule “A” respecting the zone standards in the R1 Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1577”;

    - ai) The rear lot line for Lot 4 shall be the east lot line;
    - a ii) The rear lot line for Lot 5 shall be the west lot line;
    - bi) Exterior stairways, with or without foundations may extend into the side yards a maximum of 0.5 m (Lots 1-7), and may extend a maximum of 3.6 m into the required front (Lots 1-7) and rear (Lots 1-4) yards;
    - b ii) Balconies; bay and box windows, or similar projections, with or without foundations, and, porches and portico with or without cold cellars, may extend into the required side yards a maximum of 0.5 m (Lots 1-7), and

may extend a maximum of 1.8 m into the required front (Lots 1-7) and rear (Lots 1-4) yards;

- ci) A minimum of fifty percent (50%) of the required Minimum Landscaped Front or Exterior Yard shall be composed of soft landscaping;
  - cii) For Lots 1-4, where the area of a rear yard of a lot is greater than 135m<sup>2</sup>, a minimum of forty percent (40%) of that portion of the rear yard in excess of 135m<sup>2</sup> shall be composed of soft landscaping;
  - di) The lot frontage for lots 12m and greater shall be comprised of a minimum of 40% Landscaped Front or Exterior Side Yard;
  - ei) The maximum building height shall be: - 10.5m (Lots 1 and 7);  
-11m (Lots 2 - 6);
  - eii) The maximum lot coverage shall be: - 38.5% (Lot 2);  
- 40%(Lot 3);
- e) Deleting Key Map 3F and substituting therefor the Key Map 3F 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 19<sup>th</sup> day of April, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

### **SUMMARY TO BY-LAW 041-2017**

The lands subject to this By-law are located on the west side of Dufferin Street, north of Teston Road, municipally known as 10820 Dufferin Street, in Part of Lot 26, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from RR Rural Residential Zone to R1 Residential Zone and OS2 Open Space Park Zone to facilitate a residential draft plan of subdivision for 7 lots for detached dwellings with the following site-specific exceptions:

- Rear lot line for Lots 4 and 5
- Permitted yard encroachments
- Minimum soft landscaped area
- Dimensions of driveways, front and exterior yard landscaped area
- Maximum building height
- Maximum lot coverage