

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 090-2017

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 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 Schedule “E-781” and substituting therefor the Schedule “E-781” attached hereto as Schedule “2”.
 - b) Deleting b) and bi) in Exception 9(702) and replacing it with the word “deleted”.
 - c) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on the said Schedule “3”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1449) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “3”, until the Holding Symbol “(H)” is removed pursuant to Section 36 of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 090-2017, or the production of field crops;
 - ii) Removal of the Holding Symbol “(H)” from the Subject Lands, or a portion thereof, shall be contingent on the following:
 - a. until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond for Lots 20-26 in the manner shown on Schedule “3”. The Holding Symbol “(H)” will apply to these lots until this pond is designed,

constructed and functioning to the satisfaction of the City.

- B. Notwithstanding the provisions of:
- a) Section 2.0 respecting Definitions;
 - b) Subsection 3.14 a), c) and d) and 4.22.2 respecting Permitted Yard Encroachments and Restrictions in the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;
 - c) Schedule "A3" respecting the zone standards in the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1579", as shown as Schedule "3":

- a) For the purpose of this Paragraph, the following definitions shall apply:

HYDRO-GAS METER SCREEN - Means a structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of Hydro Meter or Gas Meter utilities;
- bi) The following are additional permitted Yard Encroachments:
 - i. Fireplaces may encroach to a maximum 0.5 m;
 - ii. Pilasters may encroach to a maximum 0.5 m;
 - iii. Hydro-gas meter screens may encroach to a maximum 0.5 m;
 - iv. Bay or box window projection constructed with, or without, footings may encroach into the required front, exterior side or rear yard to a maximum 0.6 m;
 - v. An unenclosed porch (covered or uncovered) may encroach to a maximum of 2.5 m into a rear yard, and eaves, gutters and steps may encroach an additional 0.5 m;
- ci) The following provisions shall apply to Lot 1, in the manner shown on Schedule "3":
 - i. minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side;
 - ii. the minimum rear yard setback shall be 3.5 m;
 - iii. the minimum lot depth shall be 20 m, provided the lot frontage is a minimum of 26 m;

- cii) The following provision shall apply to Lot 2, in the manner shown on Schedule “3”:
 - i. the Minimum Lot Depth shall be 26 m;
- ciii) The Minimum Interior Side Yard Setback shall be 1.2 m, which may be reduced to 0.6 m on one side, provided the 0.6 m yard abuts an adjacent interior side yard of 1.2m. This provision shall not apply to lands abutting a non-residential use;
- civ) The Minimum Interior Side Yard Setback abutting a non-residential use shall be 1.2 m;
- cv) The Minimum Exterior Side Yard Setback to a sight triangle shall be 1.5 m;
- cvi) The Minimum Interior Garage Dimension (for lots greater than 11.99 m Frontage) shall be 3 m x 6 m;
- cvii) The Minimum Parking Requirement (for lots greater than 11.99 m Frontage) shall be 2 parking spaces.

- c) Adding Schedule “E-1579” attached hereto as Schedule “3”.
- d) Deleting Key Map 8F and substituting therefor the Key Map 8F attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 090-2017

The lands subject to this By-law are located on the south side of Kirby Road, west of Kipling Avenue, Part of Lot 30, Concession 8, within Planning Block 55, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from A Agricultural Zone subject to site-specific Exception 9(902) by By-law 1-88 to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone together with site specific exception to the RD3 and RD4 Zones. The By-law will facilitate the proposed draft plan of subdivision (File 19T-14V011).

The Holding Symbol "(H)" shall not be removed from the lands zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", being Lots 20-26 on the plan, until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond. The Holding Symbol "(H)" will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.

This By-law also removes the subject lands from an existing Site-Specific Exception 9(702) and Schedule "E-781", as the lands no longer apply to that exception.