

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 091-2017

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 105-2014.

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone, subject to Exception 9(1405) and OS1 Open Space Conservation Zone, to R2 Residential Zone, A Agricultural Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”;
 - b) Deleting the text in Exception 9(1405) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“9(1405) A. Notwithstanding the provisions of:

 - a) Subsection 4.1.8 and Schedule “A” respecting Minimum Lot Frontage, and Maximum Building Height Requirements in the R2 Residential Zone;
 - b) Subsection 8.1 and Schedule “A” respecting Minimum Lot Frontage, Minimum Lot Area, and Maximum Lot Coverage in the A Agricultural Zone;
 - c) Subsection 7.1.1 and Schedule “A” respecting Minimum Yard Setback Requirements in the OS1 Open Space Conservation Zone;
 - d) Section 2.0 respecting the definition of Lot Frontage;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1532”:

 - ai) the minimum lot frontage shall apply to the lands as shown on Schedule E-1532;
 - aii) the maximum building height of 8.5 m shall apply to parcel ‘X’ as shown on Schedule E-1532;

- bi) the minimum lot frontage shall be 20.25 m as shown on Schedule E-1532;
 - bii) the minimum lot area shall be 0.13 ha;
 - biii) the maximum lot coverage shall be 20%;
 - ci) the minimum yard setbacks from the existing dwelling and attached garage to the OS1 Zone shall be maintained as shown on Schedule E-1532;
 - di) the minimum lot frontage shall be measured as shown on Schedule E-1532;
- c) Deleting Schedule "E-1532" and substituting therefor the Schedule "E-1532" attached hereto as Schedule "2".
 - d) Deleting Key Map 8B and substituting therefor the Key Map 8B 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 27th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 091-2017

The lands subject to this By-law are located south of Langstaff Road, east of Kipling Avenue, municipally known as 8399 Kipling Avenue, in Lot 10, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone, subject to Exception 9(1405) and OS1 Open Space Conservation Zone to R2 Residential Zone and A Agricultural Zone and OS1 Open Space Conservation Zone with exceptions, to facilitate the creation of a new residential lot for a single detached dwelling, and to maintain the existing dwelling that is included in the Vaughan Inventory of Heritage Buildings on the lot zoned A Agricultural Zone and OS1 Open Space Conservation Zone.