

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 122-2017

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 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 by Zoning By-law 1-88, subject to site-specific Exception 9(189), to RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four each with the addition of the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1450) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-*1580”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) 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 enactment of By-law *122-2017, or the production of field crops; and,
 - ii) Removal of the Holding Symbol “(H)” from the subject lands, or a portion thereof, shall be contingent on the following:
 - a) That Blocks 33 to 45 inclusive shall only be developed in conjunction with the adjacent lands to north to facilitate full lots for future detached dwellings.
 - b) That adequate road access is provided to the subject lands to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department.
- B. Notwithstanding the provisions of:
 - a) Subsections 4.1.8, 4.22.3 and Schedule “A3” respecting the setback of a building or structure from the Canadian Pacific Railway (railway) right-of-way;

b) Subsections 4.1.8, 4.22.3, and Schedule "A3" respecting Minimum 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-*1580":

ai) the minimum setback from the railway right-of-way for a building, structure, or swimming pool, either temporary or permanent, above or below grade, shall be 30 m;

bi) the minimum interior side yard in a RD4 Residential Detached Zone Four may be reduced to 0.6 m, and abut another interior side yard of 0.6 m, provided that the interior side yard on the opposite side is 1.2 m;

bii) the minimum interior side yard for Lots 28 to 30 inclusive (reverse pie-shape lots), may be reduced to 0.6 m, and abut another interior side yard of 0.6 m, provided that the interior side yard on the opposite side is 1.2 m; and

biii) for Lots 28 to 30 inclusive (reverse pie-shape lots), a minimum interior garage dimension of 3 m x 6 m shall be permitted for a lot with a frontage ranging between 12 m to 17.99 m.

c) Adding Schedule "E-*1580" attached hereto as Schedule "1".

d) Deleting Schedule "E-195" and substituting therefor the Schedule "E-195" attached hereto as Schedule "2", thereby deleting all references to Exception 9(189) from the subject lands.

e) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule "3".

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

Enacted by City of Vaughan Council this 26th day of September, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 122-2017

The lands subject to this By-law are located east of Huntington Road, south of Nashville Road, being in Part of Lot 24, Concession 9, City of Vaughan.

The purpose of this site-specific zoning by-law is to rezone the subject lands from A Agricultural Zone, subject to site-specific Exception 9(189), to RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four each with site-specific zoning exceptions and the addition of the Holding Symbol "(H)", and OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, to permit the development of 32 Lots for single detached dwellings, 13 Blocks to be combined with other blocks to create full lots for future residential development and to maintain the open space blocks on the subject lands. All references to site-specific Exception 9(189) are deleted from the subject lands.