

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 131-2017

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 an 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 be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from RR Rural Residential Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, and RT1(H) Residential Townhouse Zone all with the addition of the Holding Symbol "(H)", and OS4 Open Space Woodlot Zone, in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1451) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1581", 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 131-2017, the production of field crops, or a temporary sales office; and,
 - ii) Removal of the Holding Symbol "(H)" from the subject lands, or a portion thereof, shall be contingent on the following:
 - a) That the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department.
 - b) That Blocks 61 to 68 inclusive zoned RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)" and located at the eastern most limit of the Subject Lands, are combined with the lands legally known as Block 42, Plan 65M-4149, to create 8 residential lots.
- B. Notwithstanding the provisions of:
 - a) Subsections 3.14 c) respecting Yard Encroachments and Restrictions in an

RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four;

- b) Subsections 4.1.8, 4.22.3, and Schedule "A3" respecting Minimum Zone Standards in the RD2 Residential Detached Zone Two for Blocks 61, 62 and 68, when they are combined with the adjacent lands to the east to form full residential lots;
- c) Subsections 4.1.8, 4.22.3, and Schedule "A3" respecting Minimum Zone Standards in the RD3 Residential Detached Zone Three;
- d) Subsections 4.1.8, 4.22.3, and Schedule "A3" respecting Minimum Zone Standards in the RD4 Residential Detached Zone Four;
- e) Subsections 4.1.8, 4.22.3, and Schedule "A3" respecting Minimum Zone Standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1581":

- ai) exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed into a rear yard to a maximum of 2.4 m in an RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four;
- bi) a minimum exterior side yard setback shall be 3.5 m;
- bii) the minimum lot depth shall be 27 m;
- biii) the minimum lot area shall be 405 m²;
- biv) the minimum rear yard setback shall be 6 m;
- ci) for Lot 56, the minimum interior side yard setback may be reduced to 0.6 m, and abut another interior side yard setback of 0.6 m, provided that the interior side yard setback on the opposite side is 1.2 m;
- di) the minimum lot frontage shall be 7.6 m;
- dii) the minimum lot area shall be 228 m²;
- diii) the minimum interior side yard setback may be reduced to 0.6 m, and abut another interior side yard setback of 0.6 m, provided that the interior side yard setback on the opposite side is 1.2 m;
- div) for Lots 16, 17, 35, 36 and 51, the minimum exterior side yard setback shall be 3.5 m;
- dv) for Lots 2, 3, 40, 41, 45, 46 and 47, a maximum interior garage width of 5 m shall be permitted;
- ei) the maximum building height shall be 12.6 m; and,
- eii) the minimum rear yard setback shall be 6 m."

- c) Adding Schedule "E-1581" attached hereto as Schedule "1".

d) Deleting Key Map 6D and substituting therefor the Key Map 6D attached hereto as Schedule "2".

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

Enacted by City of Vaughan Council this 24th day of October 24, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 131-2017

The lands subject to this By-law are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, being in Part of Lot 20, Concession 6, City of Vaughan.

The purpose of this site-specific zoning by-law is to rezone the subject lands from RR Rural Residential Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone each with site-specific zoning exceptions and the addition of the Holding Symbol "(H)", and OS4 Open Space Woodlot Zone, to permit the development of 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets.