

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 131-2019

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal.

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal Order Issue, dated the 18th day of July 2019 (LPAT File No. PL180309), attached hereto as Schedule "A", is hereby designated as By-law Number 131-2019.

Enacted by City of Vaughan Council this 2nd day of October 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: July 18, 2019

CASE NO.: PL180309

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Sunfield Homes (Hwy 27) Ltd.
Subject:	Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision
Existing Zoning:	R3 Residential
Proposed Zoning:	R5 Residential
Purpose:	To permit the development of 6 single detached dwellings and 4 semi-detached dwellings
Property Address/Description:	8849 Highway 27
Municipality:	City of Vaughan
Municipality File No.:	Z.17.020
OMB Case No.:	PL180309
OMB File No.:	PL180309
OMB Case Name:	Sunfield Homes (Hwy 27) Ltd. v. Vaughan (City)

BEFORE:

R. ROSSI)	Thursday, the 18 th
MEMBER)	
)	day of July, 2019

THIS MATTER having come before the Tribunal and in its Decision issued July 16, 2019, allowed the appeal in part and withheld its final order pending the submission of the final zoning by-law amendment, anticipated to be on consent of the parties;

AND THE TRIBUNAL having received the final zoning by-law amendment from the City of Vaughan;

THE TRIBUNAL ORDERS that the appeal is allowed, and By-law is hereby amended in the manner set in Schedule "A" to this Order. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

A handwritten signature in black ink, appearing to read "Ma Hurwicks". The signature is written in a cursive, flowing style.

REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Tribunals Ontario – Environment and Land
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 131-2019

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) Adding the following clause after clause b) to Exception Paragraph 9 (692) in alphabetical sequence:

“c) Subsection 4.1.4 f) respecting dimensions of driveways;”
 - b) Adding the following sub-clauses after sub-clause ai) (5) to Exception Paragraph 9(692) in numerical and alphanumerical sequence:

“(6) The minimum lot frontage for Lots A to H as shown on Schedule E-771D shall be as follows:

 - Lot A – 8.6 m
 - Lot B – 7.2 m
 - Lot C – 7.1 m
 - Lot D – 7.1 m
 - Lot E - 6.6 m
 - Lot F – 7.3 m
 - Lot G – 7.9 m
 - Lot H – 8.9 m

(7) The maximum lot coverage for Lot H as shown on Schedule “E-771D” shall be 41%

ci) (1) The maximum driveway width for Lots A and H as shown on Schedule “E-771D” shall be 4.0 metres”.
 - c) Deleting Schedule “E-771A” and substituting therefor the Schedule “E-771A” attached hereto as Schedule “1”.
 - d) Adding Schedule “E-771D” attached hereto as Schedule “2”.

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

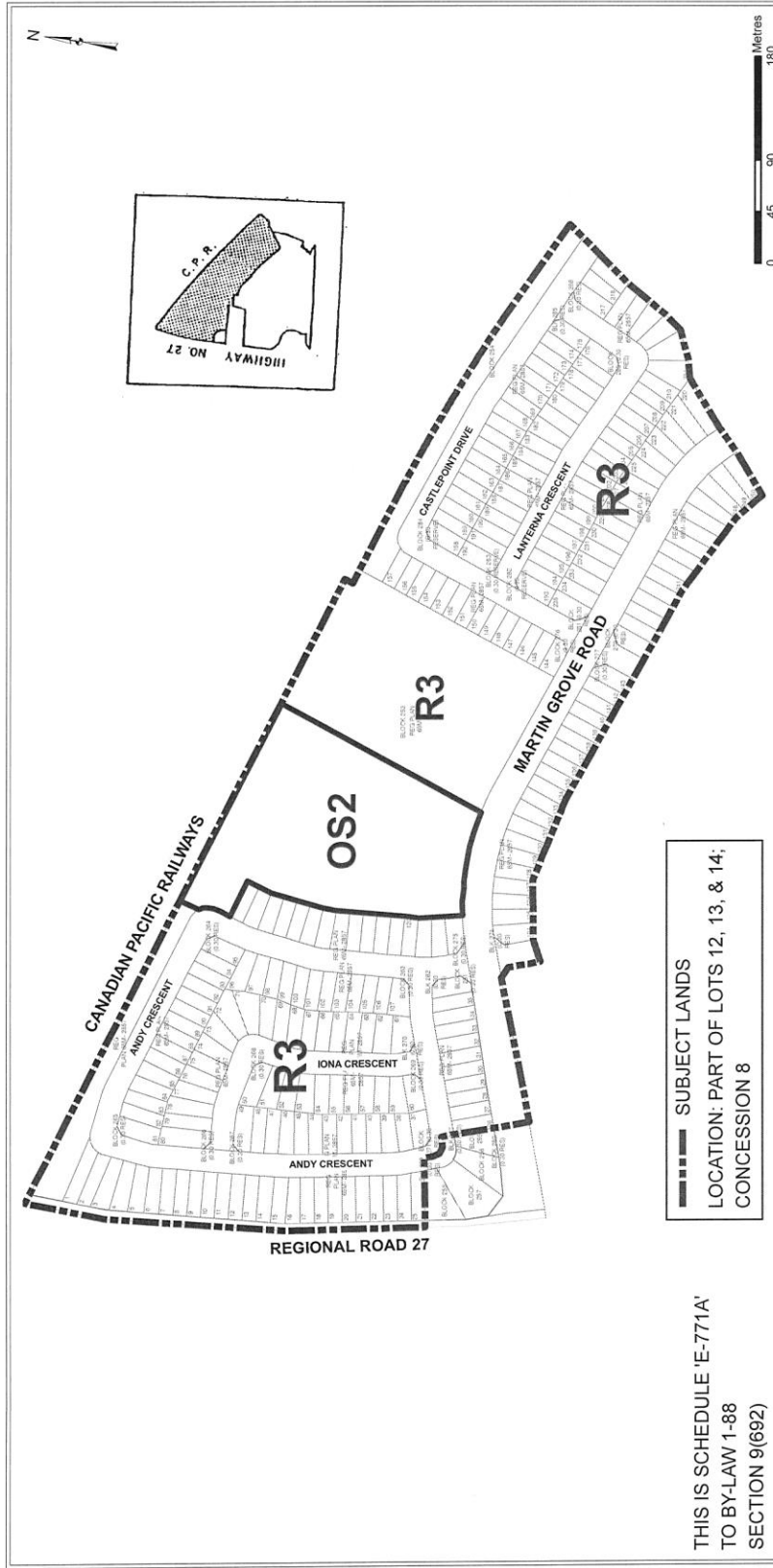
Enacted by City of Vaughan Council this 2nd day of October, 2019.

Hon. Maurizio Bevilacqua, Mayor

Board Order PL180309
July 18, 2019

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 11
of the Committee of the Whole, which was
Adopted by Vaughan City Council
On March 19, 2019



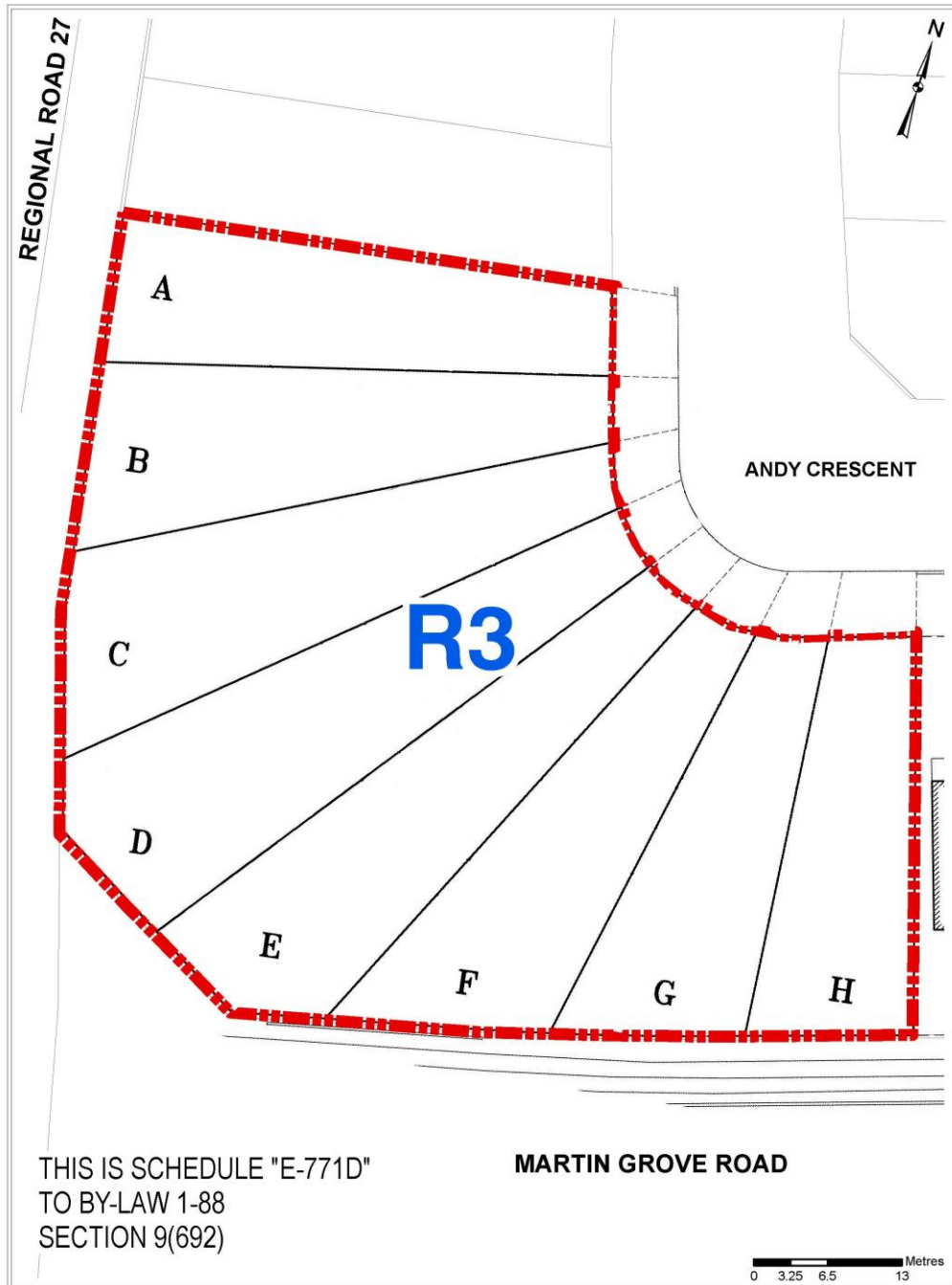
THIS IS SCHEDULE 'E-771A'
 TO BY-LAW 1-88
 SECTION 9(692)

SUBJECT LANDS
 LOCATION: PART OF LOTS 12, 13, & 14;
 CONCESSION 8

FILE: Z.17.020
 LOCATION: Part of Lot 13 Concession 8
 APPLICANT: Sunfield Homes (Hwy 27) Ltd.
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'
 TO BY-LAW 131 -2019
 PASSED THE 2nd DAY OF October, 2019

SIGNING OFFICERS
 Board Order PL180309
 July 18, 2019
 MAYOR
 CLERK




THIS IS SCHEDULE "E-771D"
 TO BY-LAW 1-88
 SECTION 9(692)

MARTIN GROVE ROAD

THIS IS SCHEDULE '2'
 TO BY-LAW 131 - 2019
 PASSED THE 2nd DAY OF October, 2019

File: Z.17.020
 Location: Part of Lot 13, Concession 8
 Applicant: Sunfield Homes (Hwy 27) Ltd.
 City of Vaughan



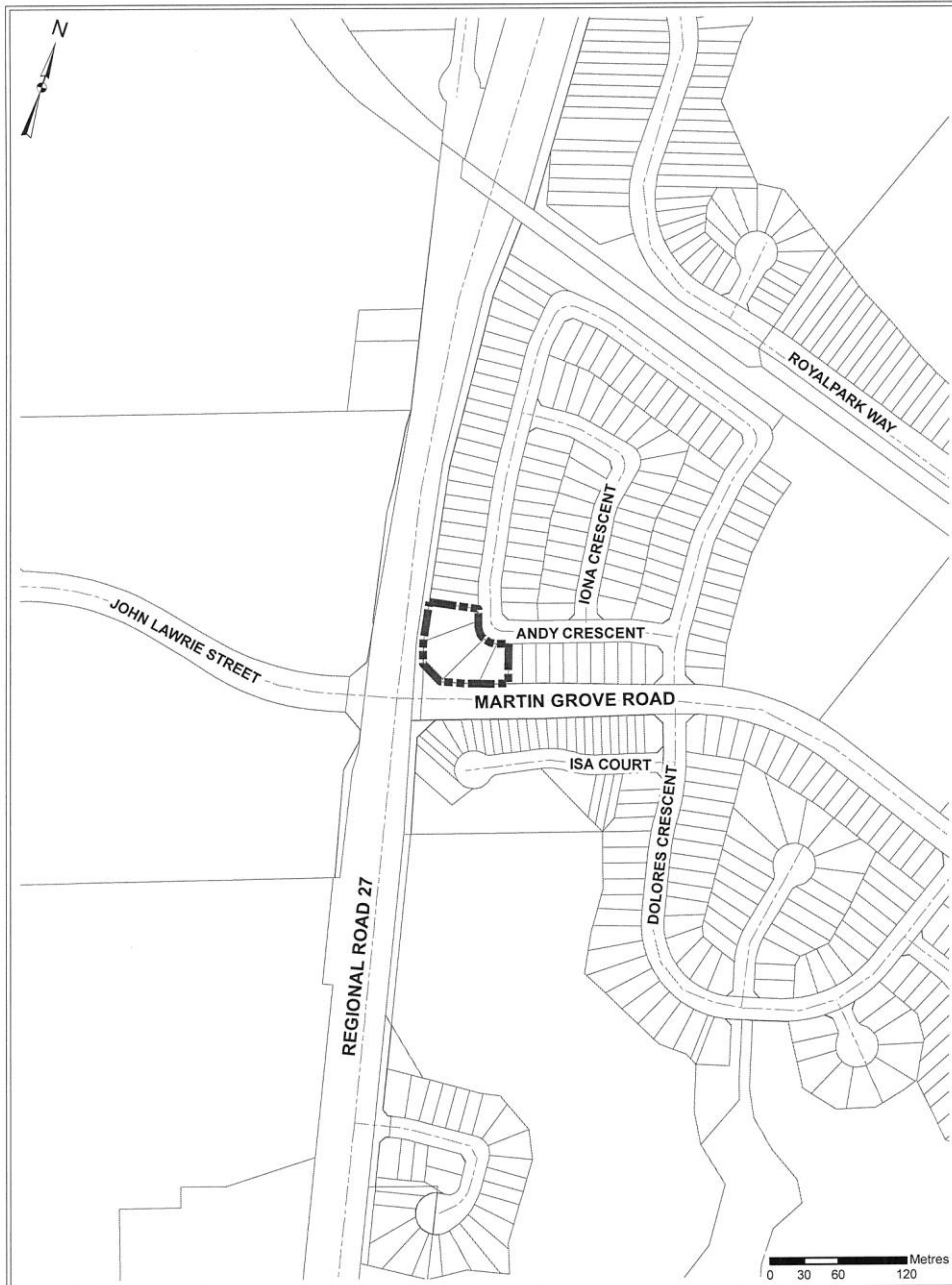
SCHEDULE A

PL180309

SUMMARY TO BY-LAW 131- 2019

The lands subject to this By-law are located at the northeast corner of Regional Road 27 and Martin Grove Road. The lands are legally described as Blocks 255, 256, 257 and 258 in Plan 65M-2857, and are municipally known as 8849 Regional Road 27, in the City of Vaughan.

The purpose of this zoning by-law amendment is to add site-specific provisions to the R3 Residential Zone Exception 9(692) to permit the development of 8 single detached dwellings on the subject lands.



Location Map To By-Law 131 -2019

File: Z.17.020
Location: Part of Lot 13, Concession 8
Applicant: Sunfield Homes (Hwy 27) Ltd.
City of Vaughan

