

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 143-2019

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 41-2009, By-law 206-2009, By-law 9-2012, By-law 98-2012 and By-law 162-2014.

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 be and is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from RD2 Residential Detached Zone Two to RD3 Residential Detached Zone Three in the manner shown on Schedule “1”.
 - b) Adding the following Paragraph to Exception 9(1316):
 - C. Notwithstanding the provisions of:
 - a) Subsection 4.22.2 ii) respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
 - b) Subsection 4.22.3 and Schedule A3 respecting the Minimum Exterior Side Yard in an RD3 Residential Detached Zone Three; and
 - c) Subsection 4.22.3 and Note 5 on Schedule “A3”, respecting the Minimum Exterior Side Yard Abutting a Sight triangle.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1444A”:

- ai) A 1.2 metre no encroachment zone shall be maintained inside

the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;

- bi) The Minimum Exterior Side Yard shall be 4.0 metres for Lot 9;
and
- ci) The Minimum Exterior Side Yard shall be 1.2 metres abutting a sight triangle for Lot 9.

- c) Adding Schedule "E-1444A" attached hereto as Schedule "1".
- d) Deleting Schedule "E-1444" and substituting therefor the Schedule "E-1444" attached hereto as Schedule "2", thereby rezoning the Subject Lands to RD3 Residential Detached Zone Three, subject to site-specific Exception 9(1316).
- e) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule "3".

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

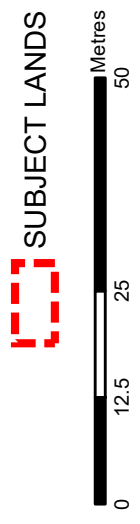
Enacted by City of Vaughan Council this 23rd day of October, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1444A'
 TO BY-LAW 1-88
 SECTION 9 (1316)



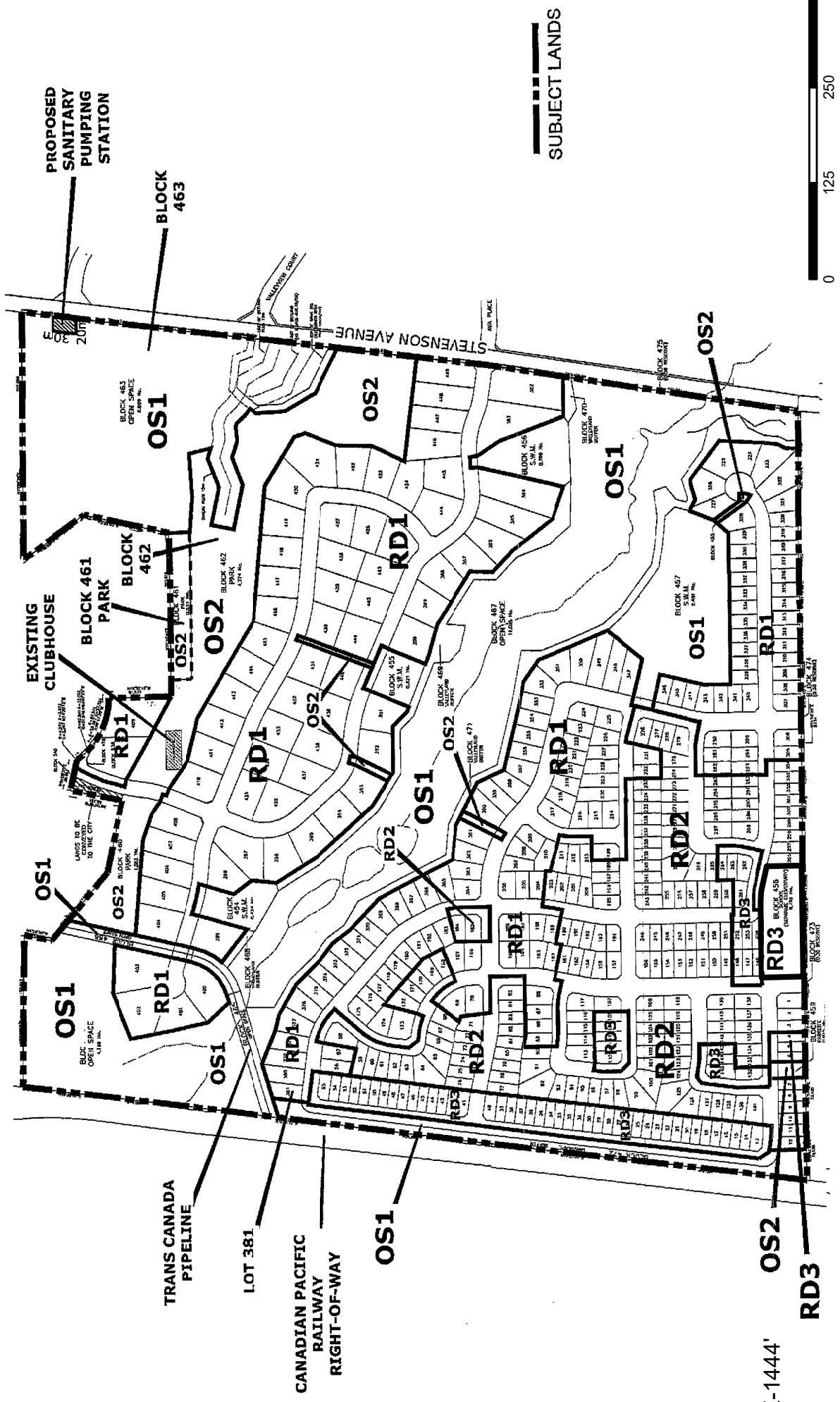
FILE: Z.18.016
RELATED FILE: 19T-18V007
LOCATION: Part of Lot 22, Concession 9
APPLICANT: Cal-Crown Homes (Three) Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 143-2019
PASSED THE 23RD DAY OF OCTOBER, 2019

SIGNING OFFICERS

 MAYOR

 CLERK



THIS IS SCHEDULE 'E-1444'
 TO BY-LAW 1-88
 SECTION 9(1316)

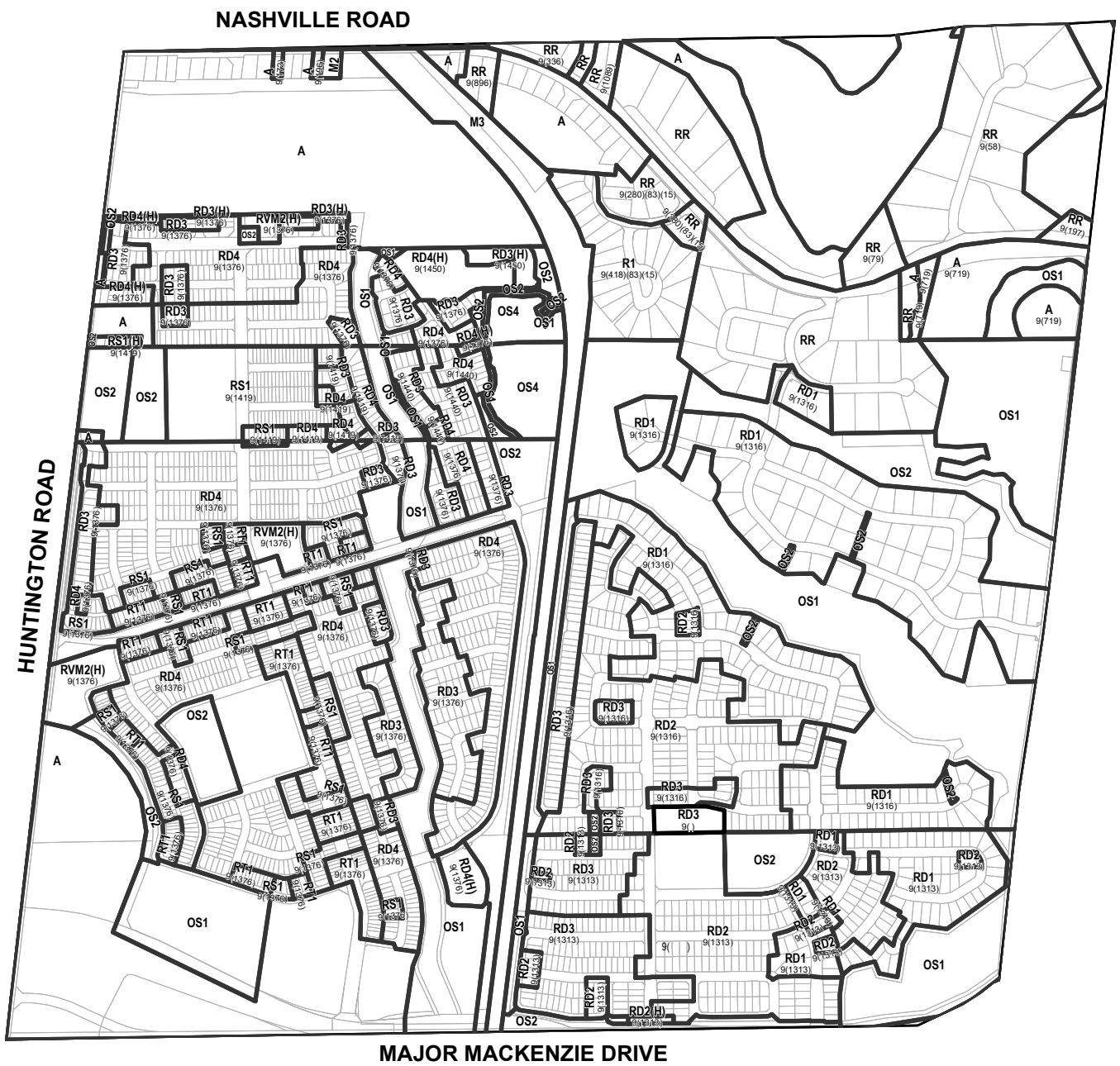
SIGNING OFFICERS

 MAYOR

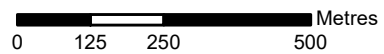
 CLERK

THIS IS SCHEDULE '2'
 TO BY-LAW 143-2019
 PASSED THE 23RD DAY OF OCTOBER, 2019

FILE: Z.18.016
 RELATED FILE: 19T-18V007
 LOCATION: Part of Lot 22, Concession 9
 APPLICANT: Cal-Crown Homes (Three) Inc.
 CITY OF VAUGHAN



KEY MAP 9E
 BY-LAW NO. 1-88



**THIS IS SCHEDULE '3'
 TO BY-LAW 143-2019
 PASSED THE 23RD DAY OF OCTOBER, 2019**

FILE: Z.18.016
RELATED FILE: 19T-18V007
LOCATION: Part of Lot 22, Concession 9
APPLICANT: Cal-Crown Homes (Three) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

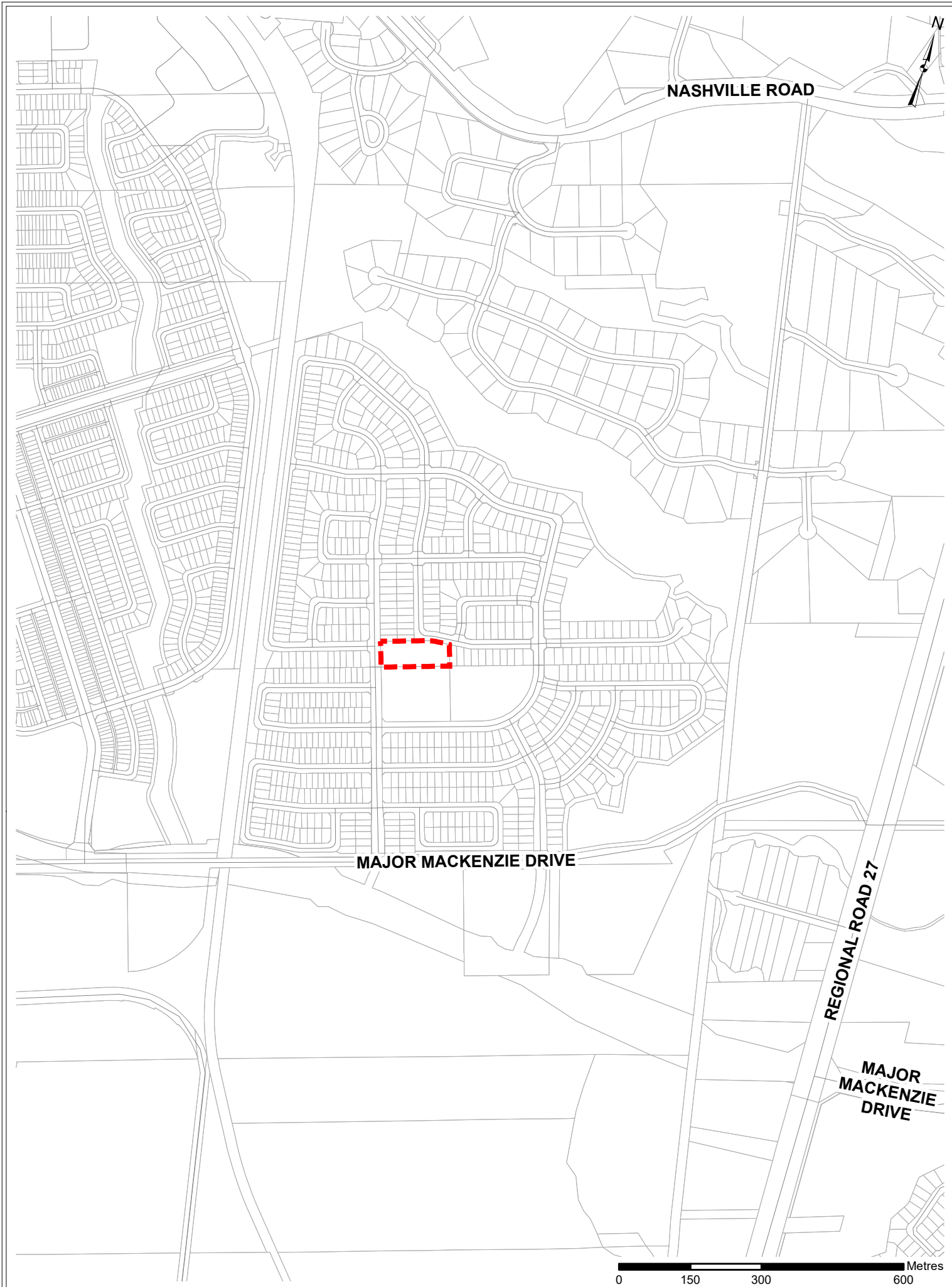
_____ MAYOR

_____ CLERK

SUMMARY TO BY-LAW 143-2019

The lands subject to this by-law are located north of Major Mackenzie Drive and west of Regional Road 27, being Block 203, Registered Plan 65M-4361, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RD2 Residential Detached Zone Two, subject to site-specific Exception 9(1316), to RD3 Residential Detached Zone Three, subject to site-specific Exception 9(1316), together with site-specific zoning exceptions, to facilitate a residential subdivision for 13 detached dwellings and 3 part blocks for future detached dwellings on a public road.



LOCATION MAP TO BY-LAW 143-2019


FILE: Z.18.016

RELATED FILE: 19T-18V007

LOCATION: Part of Lot 22, Concession 9

APPLICANT: Cal-Crown Homes (Three) Inc.

CITY OF VAUGHAN

 **SUBJECT LANDS**