

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 182-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended.**

**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” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” in the manner shown on the said Schedule “2”.
  - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1581) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1761”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law \* - 2024, or the production of field crops.”

B. A By-law to remove the Holding Symbol “(H)” from the lands or any portion thereof shall not be enacted until the following conditions are addressed to the satisfaction of the City and the

“Toronto and Region Conservation Authority (TRCA):

- a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit to the satisfaction of TRCA.
- b) As the Subject Lands require the future ‘Street A’ to be constructed with interest from the adjacent lands known as Part of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002), the “H” is to only be lifted under one of the following two scenarios:
  - i) The future ‘Street A’ is constructed by the Owner and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City; or
  - ii) The Owner has demonstrated that an alternate interim roadway for ‘Street A’ can be achieved through a Transportation Impact Study (‘TIS’) including, but not limited to, functional design drawings, to the satisfaction of the City. The Owner shall identify and secure any necessary lands required to facilitate the interim solution, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City
- c) Adding Schedule “E-1761” attached hereto as Schedule “2”.
- d) Deleting Key Map 4D and substituting therefor Key Map 4D attached hereto

as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

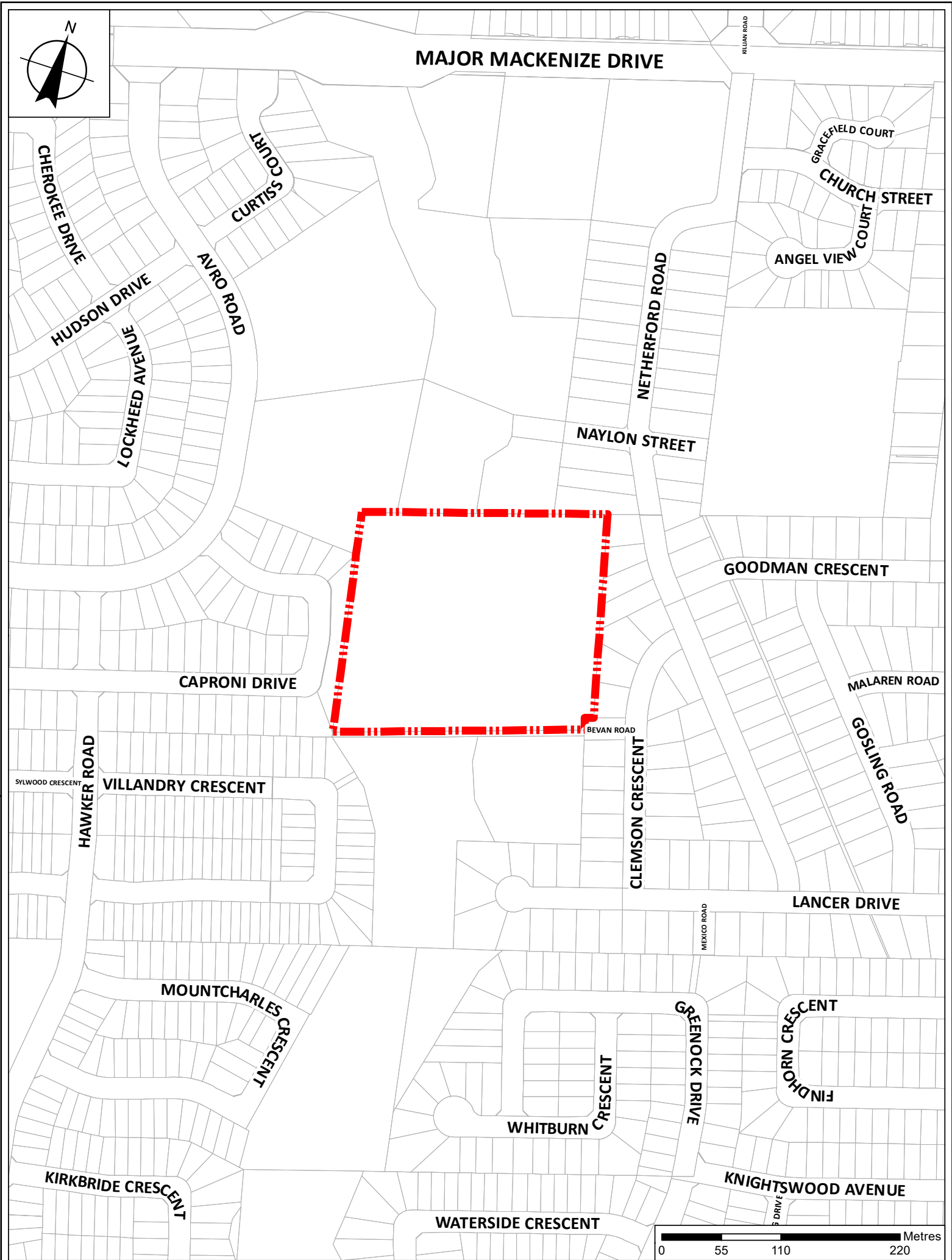
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 2024.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**



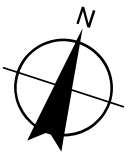
**This Is Schedule '1'**  
**To By-Law 182-2024**  
**Passed the 29th Day of October, 2024**

**File:** Z.17.014  
**Related File:** 19T-17V003  
**Location:** 10 Bevan Road  
 Part of Lot 19, Concession 4  
**Applicant:** 2281539 Ontario Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk



NAYLON STREET

Existing Park

BLOCK 24 PUBLIC PATHWAY (6.0m)

10.0M BUFFER TO TRCA STAKED ENVIRONMENTAL FEATURE LINE

Existing Residential

BLOCK 26 OPEN SPACE (0.30 ha)

STAKED TOP OF BANK (Schaeffer Dzaldov Bennett 2020)

OS1(H)

BLOCK 25 OPEN SPACE (1.03 ha)

BLOCK 22 ENVIRONMENTAL (1.03 ha)

BLOCK 28 OPEN SPACE (0.21 ha)

CAPRONI DRIVE

BLOCK 27 OPEN SPACE (0.03 ha)

STAKED TOP OF BANK (Schaeffer Dzaldov Bennett 2020)

10.0M BUFFER FOR REGIONAL FLOODLINE AND VEGETATION PROTECTION ZONE

R1

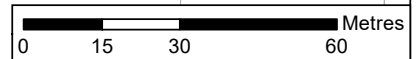
R2

BLOCK 24 PUBLIC PATHWAY (3.0m)

Existing Residential

BEVAN ROAD

THIS IS SCHEDULE 'E-1761'  
TO BY-LAW 1-88  
SECTION 9(1581)



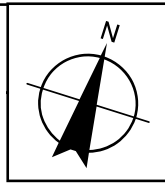
This Is Schedule '2'  
To By-Law 182-2024  
Passed the 29th Day of October, 2024

File: Z.17.014  
Related File: 19T-17V003  
Location: 10 Bevan Road  
Part of Lot 19, Concession 4  
Applicant: 2281539 Ontario Inc.  
City of Vaughan

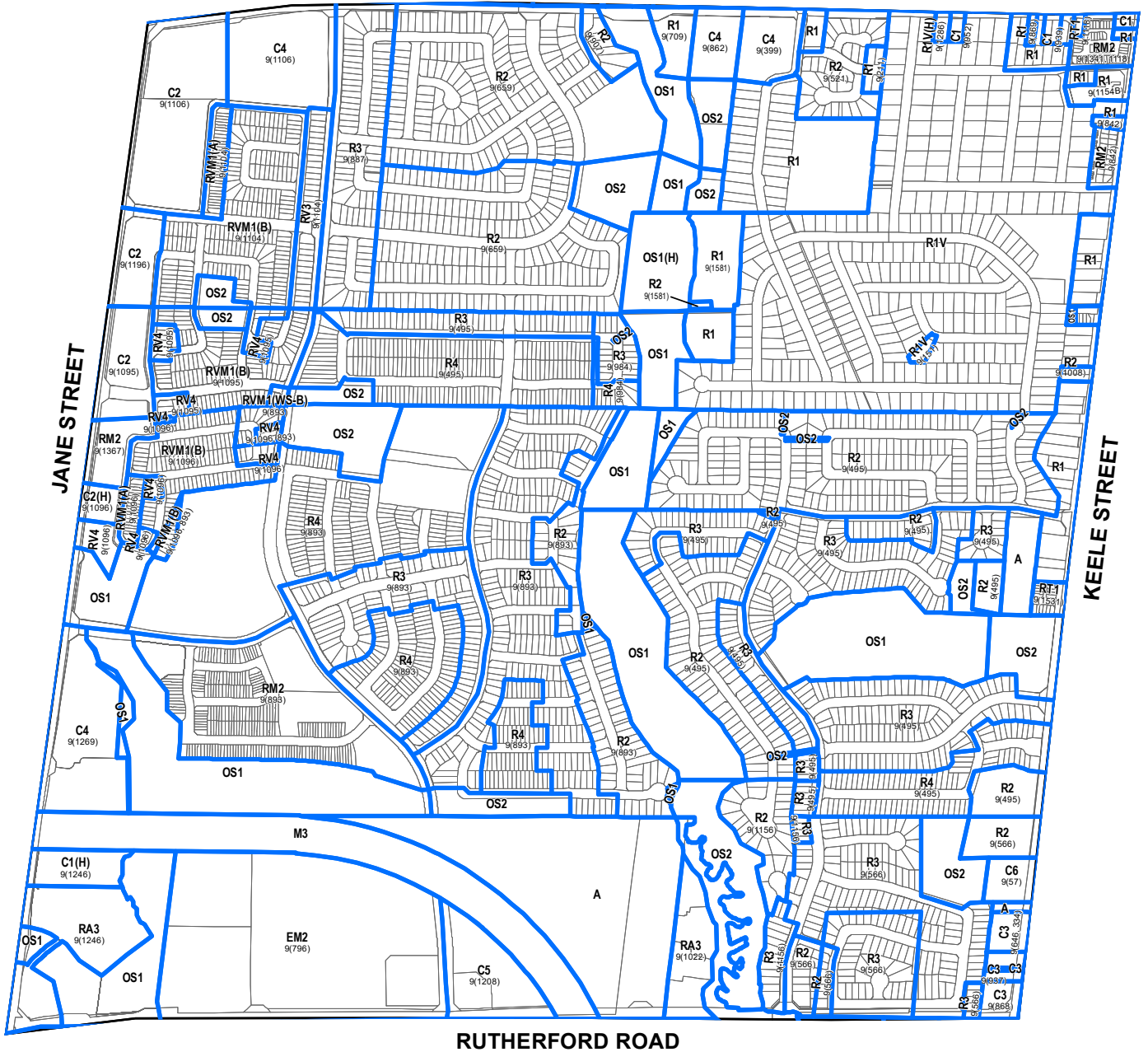
Signing Officers

Mayor

Clerk

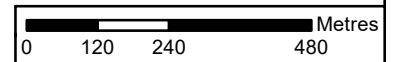


MAJOR MACKENZIE DRIVE



RUTHERFORD ROAD

KEY MAP 4D  
BY-LAW 1-88



This is Schedule '3'  
To By-Law 182-2024  
Passed the 29th Day of October, 2024

File: Z.17.014  
Related File: 19T-17V003  
Location: 10 Bevan Road  
Part of Lot 19, Concession 4  
Applicant: 2281539 Ontario Inc.  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

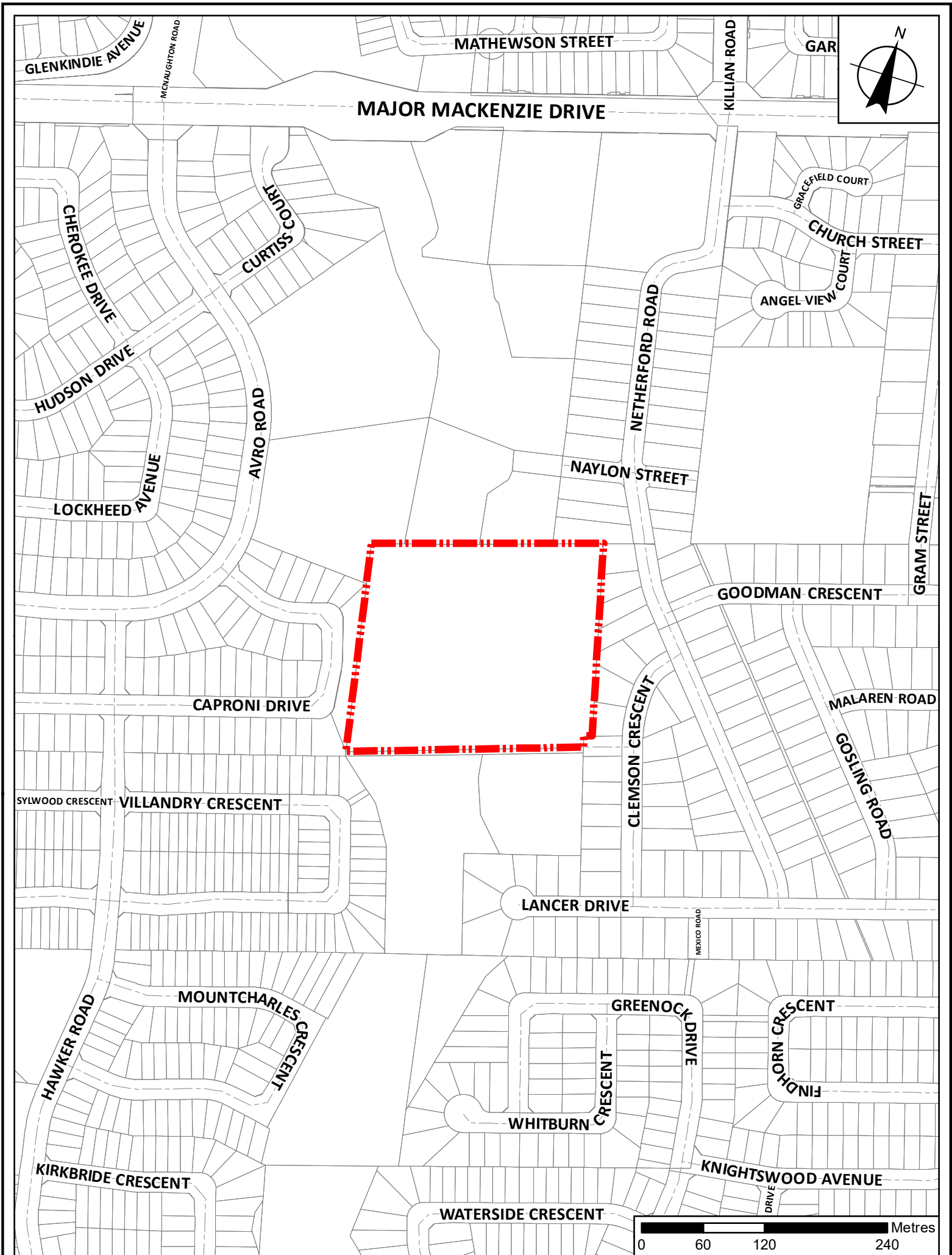
## **SUMMARY TO BY-LAW 182-2024**

The lands subject to this By-law are located at 10 Bevan Road, in part of Lot 19, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” to permit the development of a 21 lot single detached residential subdivision.

The Holding Symbol shall not be removed from the OS1 Open Space Zone of the Subject Lands until the following conditions are addressed to the satisfaction of the City and the “Toronto and Region Conservation Authority (TRCA):

- a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit to the satisfaction of TRCA.
- b) As the Subject Lands require the future ‘Street A’ to be constructed with interest from the adjacent lands known as Part of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002), the “H” is to only be lifted under one of the following two scenarios:
  - i) The future ‘Street A’ is constructed by the Owner and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City; or
  - ii) The Owner has demonstrated that an alternate interim roadway for ‘Street A’ can be achieved through a Transportation Impact Study (‘TIS’) including, but not limited to, functional design drawings, to the satisfaction of the City. The Owner shall identify and secure any necessary lands required to facilitate the interim solution, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City



## Location Map To By-Law 182-2024

**File:** Z.17.014

**Related File:** 19T-17V003

**Location:** 10 Bevan Road

Part of Lot 19, Concession 4

**Applicant:** 2281539 Ontario Inc.

**City of Vaughan**



Subject Lands