

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 037-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 088-2023 and By-law 124-2023.**

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

**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) Deleting Key Map 3D and substituting therefor Key Map 3D attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1696”, and effectively zoning the Subject Lands “RM2 Residential Multiple Zone” and “OS1 Open Space Zone”.
  - b) Deleting Part “A” to Exception 9(1564), thereby deleting reference to the Holding Symbol “(H)” in Exception 9(1564).
  - c) Deleting Schedule “E-1713” and substituting therefor Schedule “E-1713” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 21<sup>st</sup> day of February, 2024.

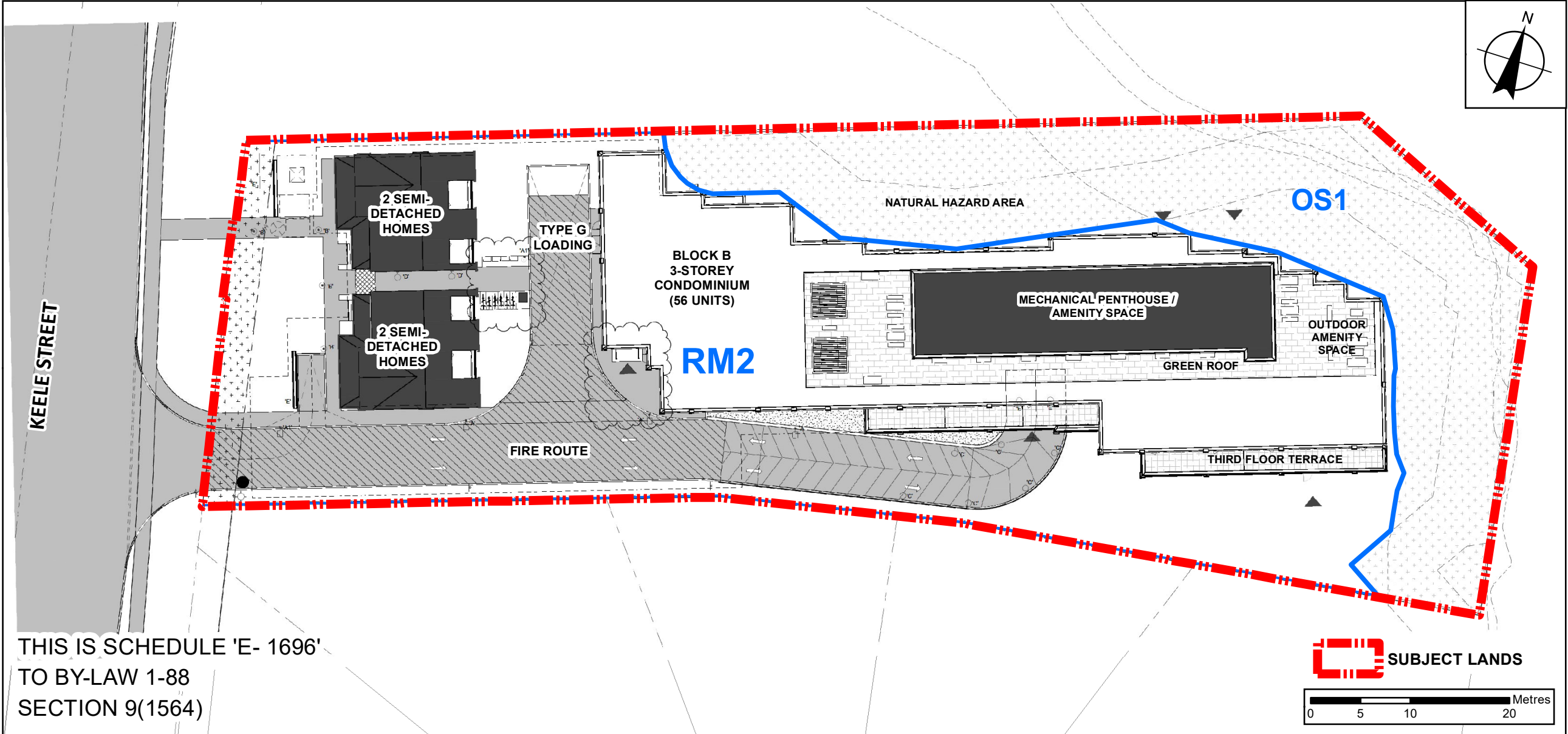
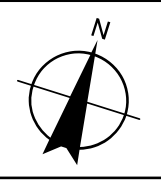
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Steven Del Duca, Mayor

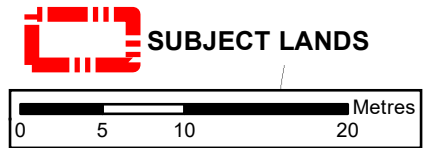
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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 25 of the Committee Whole.  
Report adopted by Vaughan City Council on June 20, 2023.  
City Council voted in favour of this by-law on February 21, 2024.  
Approved by Mayoral Decision MDC 002-2024 dated February 21, 2024.  
**Effective Date of By-Law: February 21, 2024**



THIS IS SCHEDULE 'E- 1696'  
 TO BY-LAW 1-88  
 SECTION 9(1564)

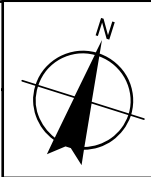


FILE: Z.23.027  
 RELATED FILES: DA.20.058, Z.20.035  
 LOCATION: Part of Lot 17, Concession 3  
 APPLICANT: 2706640 Ontario Inc.  
 CITY OF VAUGHAN

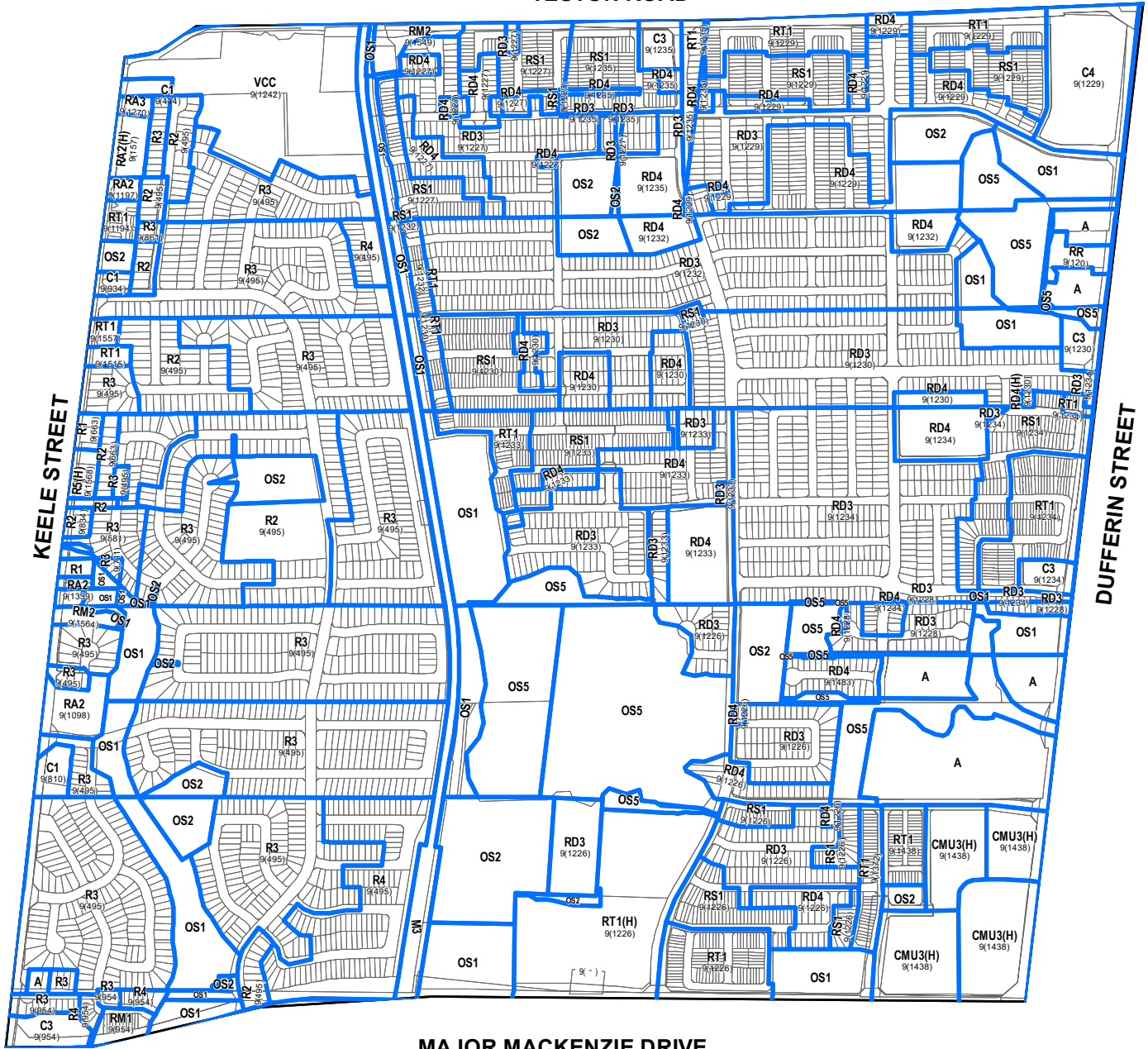
THIS IS SCHEDULE '1'  
 TO BY-LAW 037-2024  
 PASSED THE 21st DAY OF February, 2024

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

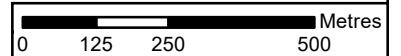


**TESTON ROAD**



**MAJOR MACKENZIE DRIVE**

**KEY MAP 3D  
BY-LAW 1-88**



**THIS IS SCHEDULE '2'  
TO BY-LAW 037-2024  
PASSED THE 21st DAY OF February, 2024**

**FILE:** Z.23.027  
**RELATED FILES:** DA.20.058, Z.20.035  
**LOCATION:** Part of Lot 17, Concession 3  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

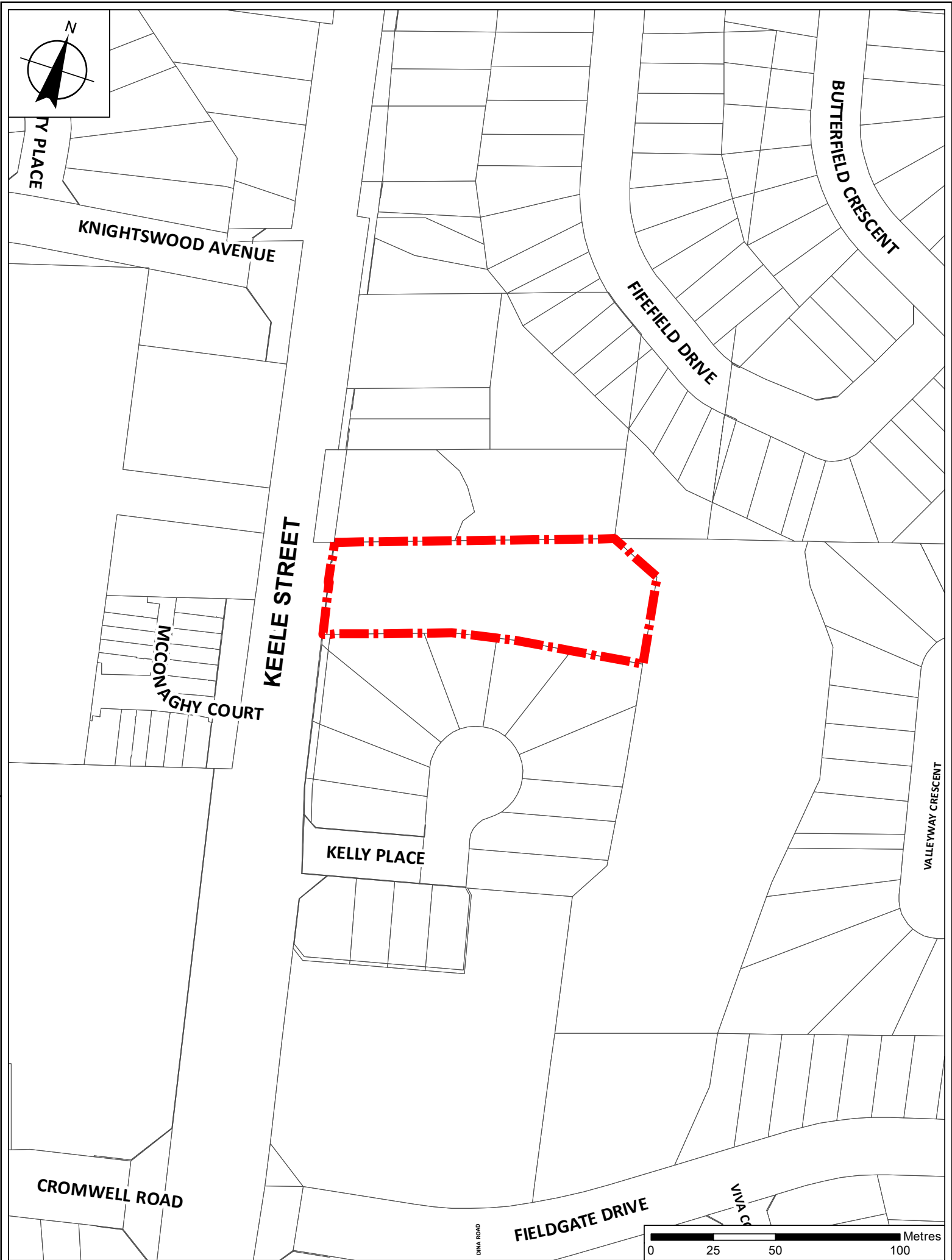
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

## **SUMMARY TO BY-LAW 037-2024**

The lands subject to this By-law are located 9575 Keele Street, being Part of Lot 17, Concession 3, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the Subject Lands, which are zoned "RM2 Residential Multiple Zone" and "OS1 Open Space Zone", to facilitate the development of two semi-detached dwellings (4 units) and a three-storey apartment building (56 units) with one level of underground parking. The Subject Lands were originally zoned with the Holding Symbol "(H)" by By-law 088-2023, until such time that Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City's approved Servicing Capacity Distribution Policy. The Engineering Department has confirmed that allocation for the Subject Lands is available. On December 12, 2023, Council adopted a resolution allocating sewage and water capacity for Site Development Application (File DA.20.058) and therefore, the Holding Symbol "(H)" can be removed.



## LOCATION MAP TO BY-LAW 037-2024

**FILE:** Z.23.027

**RELATED FILES:** DA.20.058, Z.20.035

**LOCATION:** Part of Lot 17, Concession 3

**APPLICANT:** 2706440 Ontario Inc.

**CITY OF VAUGHAN**



**Subject Lands**