

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 116-2016

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 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 to RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1436) Notwithstanding the provisions of:

 - a) Subsection 3.14 a) and b) respecting the Permitted Yard Encroachments and Restrictions and Subsection 4.15.2 respecting Encroachments of Architectural Features and Balconies;
 - b) Subsection 4.15.6 and Schedule "A1" respecting the zone standards in the RV4 Residential Urban Village Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1566":

 - ai) A fireplace or chimney may encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m;
 - bi) The minimum lot frontage shall be 7.75 m;
 - bii) The minimum lot area shall be 230 m²;
 - biii) The minimum interior side yard shall be 0.45 m, where it abuts a minimum yard of 1.2 m;
 - biv) The minimum lot depth for Lot 43, 44, and 45 shall be 29 m;
 - bv) The maximum building height for Lots 1 to 21, inclusive, 41, 42, 43, 44, and 45 shall be 11.5 m;
 - bvi) The maximum building height for Lots 22 to 40, inclusive, shall be 10.0 m;
 - bvii) Note 8.0 of Schedule "A1", respecting maximum garage projections, shall not apply;"
 - d) Adding Schedule "E-1566" attached hereto as Schedule "1".

e) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule "2".

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

Enacted by City of Vaughan Council this 28th day of June, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 116-2016

The lands subject to this By-law are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, in Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural to RV4 Residential Urban Village Zone Four, together with the following site-specific exceptions to the RV4 Residential Urban Village Zone Four, to facilitate a residential subdivision consisting of 45 lots for single detached dwellings:

- a) Permit a fireplace or chimney to encroach 0.5 metres into any yard, provided the yard is a minimum of 1.2 metres;
- b) Reduce the minimum lot frontage to 7.75 metres;
- c) Reduce the minimum lot area to 230 metres squared;
- d) Reduce the minimum interior side yard to 0.45 metres where it abuts a minimum yard of 1.2 metres;
- e) Reduce the minimum lot depth to 29 metres for Lots 43, 44, and 45;
- f) Increase the maximum building height to 11.5 m for Lots 1 -21, and Lots 41 to 45;
- g) Increase the maximum building height to 10.0 m for Lots 22 to 40; and,
- h) Exempt the subject lands from Note 8.0 of Schedule "A1".