

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 041-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended be and it is hereby further amended by:
 - a) Deleting Map 201 of Schedule A and substituting therefor the Map 201 attached hereto as Schedule “1”, thereby removing the Holding Symbol “H” from the lands shown as “Subject Lands” on Figure E-1585B to Exception Zone 14.1080, and effectively zoning the Subject Lands R2A Second Density Residential Zone, subject to Exception Zone 14.1080.
 - b) Deleting Figure “E-1585B” from section 14.1080.4 Figures to Exception Zone 14.1080 and substituting therefor the Figure “E-1585B” attached hereto as Schedule “2”, thereby removing the Holding Symbol “H” on the lands shown as “Subject Lands” on Figure “E-1585B”, and effectively zoning the Subject Lands RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three, subject to Exception Zone 14.1080.
 - c) Deleting Section 14.1080.1 Permitted Uses to Exception Zone 14.1080, thereby deleting all reference to the Holding Symbol “H”.
 - d) Deleting sub-sections 1 and 2 to Exception Zone 14.1080.3 Other Provisions, thereby deleting all reference to the Holding Symbol “H”.

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

Enacted by City of Vaughan Council this 22nd. day of March, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

SUMMARY TO BY-LAW 041-2022

The lands subject to this By-law are located east of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan. The subject lands are located within Plan of Subdivision 19T-03V05 Phases 2 and 3 (Prima Vista Estates Inc. and 840999 Ontario Limited).

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands that are zoned RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two and RD3(H) Residential Detached Zone Three all with the addition of the Holding Symbol "(H)" by Zoning By-law 001-2021, subject to Exception 14.1080. Removal of the Holding Symbol "(H)" from Lots 1 to 172 inclusive, Lots 267 to 272 inclusive, and Lots 292- 298 in Phase 2 and Lots 1 to 121 and Blocks 123 to 129 in Phase 3 both in Plan 19T-03V05 will facilitate the development of 306 detached dwelling units and 7 blocks to be developed with the adjacent lands in Plan of Subdivision 19T-07V01 for 7 detached dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by Exception 14.1080, until such time that the following conditions were satisfied:

- "1. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as Lots 161 to 172 inclusive, Lots 267 to 272 inclusive and Lots 292 to 298 inclusive as zoned in the manner shown on Figure "E-1585B", with the Holding Symbol "(H)", the detailed design of the proposed pedestrian bridge (included approaches) and stormwater management ponds / infiltration galleries are completed to the satisfaction of the City of Vaughan and Toronto and Region Conservation Authority ('TRCA').
2. Prior to the removal of the Holding Symbol "(H)" from the Subject Lands as shown on Figure "E-1585B", the requirements of a Remedial Action Plan and the submission of a record of site condition must be successfully filed with the Ministry of the Environment on the Environmental Site Registry to the satisfaction of the City."

The Holding Symbol "(H)" can be removed from the subject lands as the condition respecting the holding provisions have been satisfied as follows:

1. a) The Development Engineering Department, in correspondence dated June 2, 2020; Infrastructure Planning and Corporate Asset Management Department, in correspondence dated November 8, 2019; and Parks Planning Department, in correspondence dated June 4, 2020, all advised that the detailed design of the proposed pedestrian bridge (including approaches) and stormwater management ponds / infiltration galleries are completed to the satisfaction of the City.
- b) The TRCA, in correspondence dated November 5, 2019, advised that the detailed design of the proposed pedestrian bridge (included approaches) and stormwater management ponds / infiltration galleries are completed to the satisfaction of the City.
2. The Development Engineering Department, in correspondence dated February 7, 2022, advised that the based on the recommendations of the Phase Two Environmental Site Assessment no further remedial activities or a Remedial Action Plan are required. The Record of Site Condition was successfully filed with the Ministry of the Environment, Conservation and Parks on the Environmental Site Registry to the satisfaction of the City.

This By-law also deletes sub-sections 1 and 2 to Exception 14.1080.3 Other Provisions in their entirety as the Holding Symbol "(H)" conditions have been satisfied for the subject lands on Figure "E-1585B" and Map 201 and there are no remaining Holding Symbol "(H)" conditions to satisfy.