

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 018-2016

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 120-2012.

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) Deleting Schedule “E-1504” and substituting therefor the Schedule “E-1504” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on the subject lands.
 - b) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “3”; and effectively zoning the subject lands, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 16th day of February, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 018-2016

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road, being Part of the West Half of Lot 21, Part Lot 22, and Part Lot 23, Concession 9, City of Vaughan, specifically Lots 258 to 275, Lots 415 to 434, and Lots 850 to 1047 (all inclusive) on approved Draft Plan of Subdivision 19T-10V004.

The purpose of this by-law is to remove the Holding Symbol "(H)" from the subject lands, which are zoned RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four, to facilitate the development of 236 detached dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 120-2012, until such time that the following conditions were satisfied:

- i) 1) That the City of Vaughan shall have approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - 2i) That York Region shall have advised, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the Kleinburg Additional Water Supply Works, the Kleinburg Water Pollution Control Plant (WPCP) Expansion, the West Vaughan Sewage Servicing, and the Pressure District 6 Reservoir and Watermain; and,
 - 2ii) That the City of Vaughan has allocated adequate water supply and sewage servicing capacity to the subject development; or,
- 3) That the Regional Commissioner of Environmental Services confirms servicing capacity for this development is available in accordance with an executed tri-party agreement for the Inflow and Infiltration Reduction Pilot Project, and any letters of credit required by that agreement have been filed with the Region and the City of Vaughan allocates water supply and sewage servicing capacity to this development.
- ii) 4) That for all lands beyond Phases 1A and 1B:
 - i) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved a Functional Transportation Report/Plan; and,
 - ii) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved an update or addendum to the Travel Demand Management Program.
- iii) 7) That the Phase 2B lands (Lots 258 to 267 inclusive and Blocks 1135 and 1151 inclusive) shall only develop in conjunction with the abutting lands to the north in Plan of Subdivision 19T-10V005.
- iv) 9) That the Owner demonstrate, to the satisfaction of the TRCA, that the realignment of Tributary A (identified on Figure 2 of the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011) to its proposed location within Open Space Blocks 1163, 1164, 1165, 1169, 1170, 1171, 1172, and 1173 has been implemented pursuant to the TRCA approved strategy and plans. This will include but is not limited to the submission of as-built drawings, revised flood plain modelling, site photos and inspection reports to the satisfaction of the TRCA.

The Holding Symbol "(H)" can be removed, as the conditions respecting the holding provisions have been satisfied as follows effectively zoning the subject lands for the residential use, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four:

- i) Council, at its May 5, 2015 meeting, approved water supply and sewage allocation for 237 residential units to approved Plan of Subdivision 19T-10V004.
- ii) The Region of York, in correspondence dated January 28, 2016, advised that they have no objections to the removal of the Holding Symbol "(H)" on the subject lands that are within Phase 2 of Plan of Subdivision 19T-10V004.
- iii) The Owner has advised that under the subdivision agreement for the subject lands, easements have been conveyed to the City of Vaughan for Parts 1 to 3 of Reference Plan 65R-36026 located on the abutting lands to the north in Plan of Subdivision 19T-10V005, for road purposes (Mactier Drive, Rotondo Street, and temporary turning circle for Rotondo Street).
- iv) The Toronto and Region Conservation Authority, in correspondence dated January 14, 2016, advised that they have no concerns with the removal of the Holding Symbol "(H)" on the subject lands that are within Phase 2 of Plan of Subdivision 19T -10V004.

Accordingly, the Holding Symbol "(H)" can be removed from Lots 258 to 275, 415 to 434, and 850 to 1047 (all inclusive). The remainder of the lots will continue to be subject to the Holding Symbol "(H)".