

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 034-2016**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 120-2012 and 140-2012.**

**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 clause i) in Paragraph B), Exception 9(1376) and substituting therefor with the following:
    - “i) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Lot Frontage in a RD3 Residential Detached Zone Three, and the Minimum Front Yard, Minimum Rear Yard and Minimum Interior Yard in a RD4 Residential Detached Zone Four;”
  - b) Deleting clause m) in Paragraph B), Exception 9(1376) and substituting therefor with the following:
    - “m) Subsection 4.22.3 and Schedule “A3” (General Note ‘A’) respecting the Maximum Interior Garage Width for a Lot Frontage between 11.5 m to 11.99 m and a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.6 m to 14.99 m in a RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;”
  - c) Deleting the sentence after clause q) and before sub-clause ai) in Paragraph B in Exception 9(1376) and substituting therefor the following sentence:

“The following provisions shall apply to the lands shown as “Subject Lands” on Schedules “E-1504” and “E-1504(A)”.”
  - d) Deleting the sub-clauses ii) and mi) in Exception 9(1376) and substituting therefor the following sub-clauses:
    - “ii) The minimum lot frontage in a RD3 Residential Detached Zone Three shall be 11.96 m for Lot 20, shown on Schedule “E-1504(A)”;
    - iii) The minimum front yard in a RD4 Residential Detached Zone Four shall be 4.46 m for Lot 15 and 4.23 m for Lot 25, shown on Schedule “E-1504(A)”;
    - iiii) The minimum rear yard in a RD4 Residential Detached Zone Four shall be 6.2 m for Lots 8 to 12 inclusive, 17 to 23 inclusive and 27 to 29 inclusive, shown on Schedule “E-1504(A)”;

- iiv) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 11.6 m to 11.99 m and for a Lot Frontage (Corner Lot) of 14.6 m to 14.99 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;
- iv) The minimum interior side yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m, for a lot or a corner lot with a Lot Frontage of 13 m to 19 m for Lots 1 to 7 inclusive, 13 to 16 inclusive, and 23 to 29 inclusive, shown on Schedule “E-1504(A)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;
- ivi) The minimum interior side yard in a RD4 Residential Detached Zone Four shall be 1.1 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m, for Lot 10, shown on Schedule “E-1504(A)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;
- mi) The maximum interior garage width for a lot frontage between 11.6 m to 11.99 m and a lot frontage (corner lot or a lot abutting a greenway or buffer block) between 14.6 m to 14.99 m in a RD4 Residential Detached Zone shall be 5.5 m;
- mii) The maximum interior garage width for a lot frontage of less than 11.99 m in a RD4 Residential Detached Zone shall be 5.5 m for Lots 11, 12, 20 and 22, shown on Schedule “E-1504(A);”
- e) Adding Schedule “E-1504(A)” attached hereto as Schedule “1”.

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

Enacted by City of Vaughan Council this 22<sup>nd</sup> day of March, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 034-2016**

The lands subject to this By-law are located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 22 and 23, Concession 9, City of Vaughan.

The purpose of this By-law is to provide exceptions to the minimum lot frontage, front yard, rear yard and interior side yard, and to the maximum interior garage width to facilitate the development of 29 detached dwelling units in Draft Approved Plan of Subdivision File 19T-10V004.