

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 037-2016**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 64-2015 and 69-2015.**

**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 Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule “4”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule 1; and effectively zoning the subject lands, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four.
  - b) Deleting Subsection 4.0, in clause i) in Paragraph A), Exception 9(1291), thereby deleting all reference to the Holding Symbol “(H)” on Block 24 in the said Exception 9(1291).
  - c) Deleting Paragraph A) in Exception 9(1334) in its entirety, thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1334).
  - d) Deleting sub-clauses ci) and di) in Paragraph B, Exception 9(1334) and substituting therefor with the following:
    - “ci) The lots zoned RD3 Residential Detached Zone Three shall have the following requirements:
      - minimum exterior side yard for Lots 2, 7A, 8A, 9A, 11, 14, 23, 42 and 68: 3.5 m, subject to Notes 1 and 5 on Schedule “A3”;
      - minimum exterior side yard for Block 92: 2.6 m, subject to Notes 1 and 5 on Schedule “A3”;
      - minimum interior garage dimensions (width x length) for Lot 5A: 5.4 m x 6 m, subject to Note A.1. on Schedule “A3”;
    - di) The lots zoned RD4 Residential Detached Zone Four shall have the following requirements:
      - minimum lot frontage: 7.5 m;
      - minimum lot area: 225 m<sup>2</sup>;
      - minimum front yard: 4.5 m (1)

(1) the minimum front yard setback to an attached garage that faces the lot line shall be 5.8 m;

- minimum rear yard: 7 m;
  - minimum interior side yard: 1.2 m (2), subject to Note 3 on Schedule “A3”  
(2) the minimum interior side yard setback on one side may be reduced to 0.45 m where it abuts a minimum yard of 1.2 m;
  - minimum exterior side yard: 4 m, subject to Notes 1 and 5 on Schedule “A3”;
  - maximum building height: 10 m;
  - maximum building height for Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 10B, 11A, 11B, 12A, 13A, 14A, 15A, 16A, 17A, 18A and 19A, and Blocks 20 and 25: 11 m;
  - maximum interior garage width: 3.05 m (3), subject to Note A.1. on Schedule “A3”  
(3) the maximum interior garage width may be increased on a lot with a frontage less than 11 m provided the increase in width shall:
    - i) only occur on an interior wall;
    - ii) be a maximum of 1.8 m in width, beyond the maximum permitted 3.05 m; and,
    - iii) not occur within the first 1.2 m immediately behind the garage face or door;”
- e) Renumbering Lots 10A and 11A in the RD4 Residential Detached Zone Four on Schedule “E-1462” to Lots 10B and 11B respectively.
- f) Deleting Schedule “E-1419” and substituting therefor the Schedule “E-1419” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
- g) Deleting Schedule “E-1462” and substituting therefor the Schedule “E-1462” attached hereto as Schedule “3”, thereby deleting the Holding Symbol “(H)”.

2. Schedules “1”, “2”, “3” and “4” 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.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 037-2016**

The lands subject to this By-law are located north of Major Mackenzie Drive and west of Weston Road, in Part of Lots 21 and 22, Concession 6, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1291), and RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the addition of the Holding Symbol “(H)” by By-law 1-88, subject to Exception 9(1334) to facilitate the development of three detached dwelling units.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-laws 64-2015 and 69-2015, until such time that the following conditions were satisfied:

- i) Block 25 shall only be developed in conjunction with the adjacent lands to the north (Plan of Subdivision 19T-14V007) (By-law 64-2015);
- ii) Block 20 shall only be developed in conjunction with the adjacent lands to the south (Plan of Subdivision 19T-14V009) (By-law 69-2015); and,
- iii) Block 21 shall only be developed in conjunction with the adjacent lands to the north (Plan of Subdivision 19T-07V06) (By-law 69-2015).

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

- i) The Subdivision Agreement for Plan of Subdivision File 19T-14V009 includes a clause requiring Block 25 to develop in conjunction with the adjacent lands to the north (Plan of Subdivision 19T-14V007).
- ii) The Subdivision Agreement for Plan of Subdivision File 19T-14V007 includes a clause requiring Block 20 to develop in conjunction with the adjacent lands to the south (Plan of Subdivision 19T-14V009).
- ii) The Subdivision Agreement for Plan of Subdivision File 19T-14V007 includes a clause requiring Block 21 to develop in conjunction with the adjacent lands to the north (Plan of Subdivision 19T-07V06).

In addition, the purpose of this By-law includes an administrative correction for the removal of the Holding Symbol “(H)” which was inadvertently placed on some of the subject lands within Plan of Subdivision 19T-06V07 where it had previously been removed and the renumbering of lots to Lots 10 B and 11B to avoid the duplication of numbers and revising Block 20A to Block 20.