

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 041-2013

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an 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 RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” to RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and OS2 Open Space Park Zone in the manner shown on the said Schedule “1”.
 - b) Deleting clause (i) of Exception Paragraph 9(1205) and substituting therefor the following:

“(i) The following provisions shall apply to all lands with the Holding Symbol (H) as shown on Schedules “E-1331A” until the Holding Symbol “(H)” is removed pursuant to Section 36(4) of the Planning Act:

 - On the lands zoned RVM2(H), identified as Block 1157 on Schedule “E-1331A”, the City shall have approved a site plan and sewage capacity has been identified to service the lands and allocation accordingly prior to the removal of the Holding Symbol “(H)”.
 - c) Deleting clause A ii) of Exception Paragraph 9(1261) and substituting therefor the following:

“(ii) The Holding Symbol “(H)” shall not be removed on the Subject Lands zoned RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” until such time as the City of Vaughan has identified and allocated water and sewage servicing capacity sufficient to service the Subject Lands.”
 - d) Adding the following clauses after clause g) in Exception Paragraph 9(1261):

“h) Subsection 4.22.3 and Schedule “A3” (note 3 i) respecting zone standards in the RD3 Residential Detached Zone Three;

- i) Subsection 3.14 and 4.22.2 respecting Permitted Yard Encroachments and Restrictions for the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;”
- e) Adding the following sub-clauses after sub-clause gi) in Exception Paragraph 9(1261):
 - “hi) the minimum side yard setback shall be 1.2 m to lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond;
 - ii) a projection for the sole purpose of an interior fireplace may extend a maximum distance of 0.5 m into a required rear, interior side or exterior side yard. A projection for the sole purpose of an interior fireplace shall not project into the front yard;“
- f) Deleting Schedule “E-1389” and substituting therefor the Schedule “E-1389” attached hereto as Schedule “2”.
- g) Deleting Schedule “E-1331C” and substituting therefor the Schedule “E-1331C” attached hereto as Schedule “3”.
- h) Deleting Key Map “2E” and substituting therefor the Key Map “2E” attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 14th day of May, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 041-2013

The lands subject to this By-law are located on the west side of Bathurst Street, south of Teston Road, in Lot 25, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” to RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” and OS2 Open Space Park Zone and to permit site-specific exceptions to implement the development of a residential subdivision consisting of 34 residential lots for detached dwellings and a landscape buffer block.