

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 042-2015

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

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 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 A Agricultural Zone to R1 Residential Zone in the manner shown on the said Schedule “1”.
 - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1418) Notwithstanding the provisions of:

 - a) Subsection 4.1.4 f) respecting dimensions of a driveway;
 - b) Schedule “A” respecting the zone standards in the R1 Residential Zone in particular the Minimum Lot Frontage, Lot Area, Front Yard, Rear Yard, Interior Side Yard Setbacks;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-*1545”:

 - ai) the driveways for Lots 1 and 2 shall be combined at the street line and the maximum driveway width shall be 9 m combined;
 - aii) the maximum curb cut for Lots 1 and 2 shall be 9 m combined;
 - bi) the minimum lot frontage shall be 15.2 m;
 - bii) the minimum lot area shall be 640 m²;
 - biii) the minimum front yard shall be 8.5 m;
 - biv) the minimum rear yard shall be 8.5 m;
 - bv) the minimum interior side yard shall be 2.3 m along the north lot line for Lot 2 and 2.2 m along the south lot line for Lot 1.”
 - c) Adding Schedule “E-1545” attached hereto as Schedule “1”.
 - d) Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 17th day of February, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

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Authorized by Item No. 21 of Report No. 41
of the Committee of the Whole
Adopted by Vaughan City Council on
December 9, 2014

SUMMARY TO BY-LAW 042-2015

The lands subject to this By-law are located on the west side of Pine Valley Drive and south of Langstaff Road, known municipally as 8336 Pine Valley Drive, Part of Lot 9, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agriculture Zone to R1 Residential Zone to facilitate the proposed severance of the subject lands into 2 lots for detached dwellings with site-specific exceptions to driveway width, lot frontage, lot area and the front, rear and interior yards.