

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 048-2015

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 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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)”, RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, RS1 Residential Semi-Detached Zone One, RS1(H) Residential Semi-Detached Zone One with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1419) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E- 1546 ”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 048-2015, or the production of field crops.
 - ii) Removal of the Holding Symbol “(H)” from the Subject Lands, or a portion thereof, shall be contingent on the following:
 - a) That for Lots 57 to 71 inclusive and Blocks 91 and 92, the Owner shall demonstrate to the satisfaction of the Toronto and Region Conservation Authority (TRCA) that the realignment and enhancement of Tributary A within Open Space Block 102 and Open Space Buffer Blocks 101 and 103 have been implemented pursuant to the TRCA approved strategy and plans, and includes, but is not limited to the submission of as-built drawings,

revised flood plain modeling, site photos and inspection reports to the satisfaction of the TRCA.

- b) That Blocks 93 to 98 inclusive shall only be developed in conjunction with the adjacent lands to the north.
- c) That Blocks 81 to 92 inclusive shall only be developed in conjunction with the adjacent lands to the south in Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.).

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definitions;
- b) Subsection 4.28 respecting Uses Permitted in the RS1 Residential Semi-Detached Zone One;
- c) Subsection 4.22.3 respecting Residential Zone Requirements and Schedule "A3" respecting the Zone Requirements in a RD4 Residential Detached Zone Four;
- d) Subsection 4.22.3 respecting Residential Zone Requirements and Schedule "A3" respecting the Zone Requirements in a RS1 Residential Semi-Detached Zone One;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1546":

- ai) For the purposes of this By-law, the following definition shall apply:
Dwelling, Semi-Detached Linked (Standard Lot) - Means a building containing two (2) detached dwelling units, where the foundation walls or portions thereof are linked below grade with a spatial separation of the dwelling units above grade;
- aii) For the purposes of this By-law, the following definition shall apply:
Dwelling, Semi-Detached (Standard Lot) - Means a building containing two (2) dwellings, which may include a common foundation and be separate buildings above-ground with a minimum separation distance of 1.2 m between the attached units for Blocks 81 to 85 inclusive;
- bi) A semi-detached linked dwelling (standard lot) may be permitted as an additional use;
- ci) The minimum interior side yard shall be 1.2 m on one side 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 frontage between 9 m to 11.99 m and a corner lot with a frontage between 12.7 m to 14.9 m. Specific Zone Notes 3 and 4 in Schedule "A3" shall apply where applicable;

- cii) The minimum interior side yard shall be 1.2 m on one side 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 frontage between 11.6 m to 11.99 m and a corner lot with a frontage between 14.6 m to 14.99 m for Blocks 86 to 90 inclusive. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;
- ciii) The maximum interior garage width for a lot frontage between 11.6 m to 11.99 m and a lot frontage for a corner lot or a lot abutting a greenway or buffer block between 14.6 m to 15.3 m shall be 5.5 m;
- di) The semi-detached linked dwelling (standard lot) shall be subject to the same residential zone requirements as a semi-detached dwelling (standard lot) in Subsection 4.22.3 and Schedule “A3”;
- dii) The minimum interior side yard shall be 1.2 m on one side of a linked semi-detached unit and a minimum 0.45 m on the other interior side yard, which abuts a minimum 0.45 m interior side yard for the other linked semi-detached unit, with a minimum 1.2 m interior side yard on the other side of the linked semi-detached unit.”
- c) Adding Schedule “E-1546” attached hereto as Schedule “1”.
- d) Deleting Key Map 9E and substituting therefor the Key Map 9E 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 24th day of March, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 048-2015

The lands subject to this By-law are located on the east side of Huntington Road and north of East's Corners Boulevard, being in Part of Lot 24, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "(H)", RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "(H)", RS1 Residential Semi-Detached Zone One, RS1(H) Residential Semi-Detached Zone One with the addition of the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, to facilitate 143 dwelling units (53 detached and 90 semi-detached), an elementary school, a park, open space, and landscape buffers on 11.24 ha in Plan of Subdivision 19T-10V005. The By-law also provides the requirements for removing the Holding Symbol "(H)".

The By-law further provides exceptions to the definitions, permitted use, minimum interior side yard and maximum garage width standards.