

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 059-2018

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 and RR Rural Residential Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on the said Schedule “1”.
 - b) Deleting the first sentence in Paragraph A, Exception 9(1376) and substituting therefor the following sentence:

“A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedules “E-1504”, “E-1504(B)” and “E-1504(C)”, until the Holding Symbol “(H)” is removed pursuant to Subsections 36(3) or (4) of the Planning Act.”
 - c) Adding the following clause in Paragraph A, Exception 9(1376) after clause g):

“h) That Lots 1 to 9 inclusive and Block 126 shown on Schedule “E-1504(C)” shall only develop in conjunction with the abutting lands to the north in Plan of Subdivision 19T-10V004 and Blocks 129 to 133 inclusive shown on Schedule “E-1504(C)” shall only develop in conjunction with the abutting lands to the south in Plan of Subdivision 19T-10V005.”
 - d) Deleting clause m) in Paragraph B, Exception 9(1376) and substituting therefor 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, a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 12 m to 13 m, a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.6 m to

14.99 m and a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 16 m to 17 m and the Minimum Interior Garage Dimensions in a RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;”

- e) Deleting the sentence after clause q) in Paragraph B, 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”, “E-1504(A)”, “E-1504(B)” and “E-1504(C)”.”

- f) Adding the following sub-clauses in Paragraph B, Exception 9(1376) after sub-clause ivi):

“ivii) The minimum interior yard in a RD3 Residential Detached Zone Three and 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 9 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.5 m to 14.99 m for the Lots and Blocks shown on Schedule “E-1504(C)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;

iviii) 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 9 m to 17 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.9 m for Blocks 127 and 128 shown on Schedule “E-1504(C)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;

iviv) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 0.6 m which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage (Corner Lot) of 12.7 m to 15 m for Lots 14 and 15 shown on Schedule “E-1504(C)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;”

- g) Adding the following sub-clauses in Paragraph B, Exception 9(1376) after sub-clause miv):

“mv) The maximum interior garage width in a RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four for a Lot Frontage between 11.5 m and 11.99 m and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.5 m and 14.99 m for Lots and Blocks shown on Schedule “E-1504(C)”, shall be 5.5 m;

mvi) The maximum interior garage width in a RD4 Residential Detached Zone Four for a Lot Frontage between 11.6 m and 11.99 m and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.6 m and 15.3 m for Blocks 127 and 128 shown on Schedule “E-1504(C)”, shall be 5.5 m;

mvii) The minimum interior garage width in in a RD3 Residential Detached Zone Three and a RD4 Residential Detached Zone Four for a Lot Frontage 11.5 m or greater

and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) 12 m or greater
for Lots 1, 14, 15, 28, 29, 39, 52, 53, 92 to 96, 103, 105, 106, 109, 112 to 114, and
120 shown on Schedule “E-1504(C)”, shall be 3 m;”

- h) Adding Schedule “E-1504(C)” attached hereto as Schedule “1”.
- i) Deleting the text in Exceptions 9(189) and 9(256) and substituting therefor the word
“Deleted”.
- j) Deleting Schedules “E-195” and “E-258” from By-law 1-88.
- k) 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 11th day of April, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, Deputy City Clerk

SUMMARY TO BY-LAW 059-2018

The lands subject to this By-law are located east of Huntington Road and south of Nashville Road, 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 and RR Rural Residential Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone to facilitate 125 detached dwelling units and 8 blocks to be developed with the adjacent lots for 8 detached dwelling units, as well as open space space blocks for providing vistas and linear parks and maintaining a tableland woodlot, open spaces and buffers on 10.7 ha in Plan of Subdivision 19T-16V010.

The By-law further provides exceptions to the permitted minimum interior yards, and minimum and maximum interior garage width standards, and the conditions for the removal of the Holding Symbol “(H)”. In addition this By-law deletes obsolete Exceptions and Schedules to Zoning By-law 1-88.