

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 063-2013

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, OS1 Open Space Conservation Zone, OS4 Open Space Woodlot Zone and OS5 Open Space Environmental Protection Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", C3(H) Local Commercial Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, OS4 Open Space Woodlot Zone and OS5 Open Space Environmental Protection Zone in the manner shown on said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1385) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1512", until the Holding Symbol "(H)" is removed pursuant to Section 36(4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 063-2013. The Holding Symbol "(H)" shall not be removed until such time as water and sanitary sewage capacity has been identified to the subject lands by Vaughan Council.
 - ii) Prior to the removal of the Holding Symbol "(H)" from the lands zoned C3(H) Local Commercial Zone with the Holding Symbol "(H)", Council shall approve a Site Development Application;

- iii) Lands zoned with the Holding Symbol "(H)" identified as Lots 1 to 10 on Schedules "E-1512" shall only be used for a model home but shall not be serviced until sewage capacity has been identified and allocated.

B. Notwithstanding the provisions of:

- a) Subsection 4.26 respecting Uses Permitted in a RD4 Residential Detached Zone Four;
- b) Subsection 5.1.4 and Subsection 5.4 respecting Uses Permitted in a C3 Local Commercial Zone;
- c) Schedule "A" respecting the zone standards in the C3 Local Commercial Zone;
- d) Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone; and Subsection 3.8 respecting parking requirements.

the following provisions shall apply to lands shown as "Subject Lands" on Schedule "E-1512":

- ai) Only one single detached residential dwelling shall be permitted on Block 800;
- bi) The following additional uses shall be permitted:
 - Eating Establishment, restricted to a maximum of 20% of the gross floor area of the building, and accessory outdoor patio not exceeding six (6) tables;
 - Service or Repair Shop, but shall not include the repairs of larger appliances and other products such as furnace or oil burners, water and air coolers, and lawn care equipment, and that outside storage not be associated with this use;
 - A Veterinary Clinic, provided the use is carried out within a wholly enclosed building with no outside storage or any accessory use being carried on outdoors such as animal holding area;
 - Club or Health Centre.
- ci) The minimum front yard setback shall be 4.5 m;
- cii) The minimum rear yard setback shall be 4.5 m;
- ciii) The minimum interior side yard setback shall be 6 m;
- civ) The minimum exterior side yard setback shall be 4.5 m;
- cv) The maximum gross floor area shall be 2105 m²;
- cvi) The minimum setback to an "R" Residential Zone shall be 6 m;

- di) The following shall apply to the lands zoned RT1 Residential Townhouse Zone, identified as Blocks 1, 2, 69 and 70 accessed by a Driveway Crossing the Rear Lot Line:
 - i) The minimum rear yard setback shall be 2.0 m;
 - ii) The minimum exterior side yard setback shall be 4.5 m;
 - iii) The minimum interior side yard setback shall be 1.2 m, where the garage is attached to another garage then interior side yard setback shall be 0.0 m;
 - iv) The minimum distance between the garage and the nearest wall of dwelling shall be 6.5 m;
 - v) The minimum parking spaces required shall be 2 one required parking space may be permitted on the Boulevard;
 - eii) The following shall apply to the lands zoned RT1 Residential Townhouse Zone, identified as Blocks 1, 2, 69 and 70, accessed by a Driveway Crossing the Exterior Lot Line:
 - i) The minimum rear yard setback shall be 1.0 m;
 - ii) The minimum exterior side yard setback shall be 4.5 m;
 - iii) The minimum interior side yard setback shall be 1.2 m, where the garage is attached to another garage then interior side yard setback shall be 0.0 m;
 - iv) The minimum setback to a street from which access is provided shall be 6.0 m;
 - v) The minimum distance between garage and the nearest wall of dwelling shall be 3.0 m;
 - vi) The minimum parking spaces required shall be 2, one required parking space may be permitted on the Boulevard;"
 - c) Adding Schedule "E-1512", attached hereto as Schedule "1".
 - d) Deleting Key Map "2E" and substituting therefor the Key Map "2E" 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 4th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 71 of Report No. 36
of the Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2008.

SUMMARY TO BY-LAW 063-2013

The lands subject to this By-law, are located north of Major Mackenzie Drive, on the west side of Bathurst Street, within Planning Block 12, in Part of Lot 21 and 22, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone, OS1 Open Space Conservation Zone, OS4 Open Space Woodlot Zone and OS5 Open Space Environmental Protection Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", C3(H) Local Commercial Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, OS4 Open Space Woodlot Zone and OS5 Open Space Environmental Protection Zone to facilitate the development of Draft Plan of Subdivision File 19T-03V13 for 763 lots and 9 blocks, consisting of lots for single, semi-detached and townhouse dwelling units, a school block, open space blocks and buffers, parks, parkettes, greenways, a stormwater management pond and a commercial block.

The By-law permits additional uses and site specific exceptions to the zone standards in a C3 Local Commercial Zone for front, rear, interior and exterior yard setbacks, increased gross floor area, and a reduced setback to a residential zone.

The By-law permits site-specific exceptions to the RT1 Residential Townhouse Zone for reduced side and rear yard setbacks, garage distances and parking space requirements to facilitate detached garages located in the rear and exterior side yards.

The By-law also permits a maximum of one (1) residential dwelling on Block 800.