

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2015

A By-law to amend City of Vaughan By-law 1-88, as amended, by By-law 120-2012.

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) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the subject lands, RD3 Residential Detached Zone Three.
 - b) Deleting Schedule “E-1504” and substituting therefor the Schedule “E-1504” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19th day of May, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 083-2015

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road, being Part of the West Half of Lot 23, Concession 9, City of Vaughan, specifically Lots 64 to 67 inclusive on Registered Plan 65M-4421. The subject lands are located within Phase 3 of Plan of Subdivision 19T-10V004 (Nashville Developments Inc.).

The purpose of this By-law is to remove the Holding Symbol “(H)” from the subject lands for the residential use, which are zoned RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)” by By-law 1-88, subject to Exception 9(1376) to facilitate the development of 4 detached dwelling units. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 120-2012, until such time that the following conditions were satisfied:

- i)
 - 1) That the City of Vaughan shall have approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - 2i) That York Region shall have advised, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the Kleinburg Additional Water Supply Works, the Kleinburg Water Pollution Control Plant (WPCP) Expansion, the West Vaughan Sewage Servicing, and the Pressure District 6 Reservoir and Watermain; and,
 - 2ii) That the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
 - 3) That the Regional Commissioner of Environmental Services confirms servicing capacity for this development is available in accordance with an executed tri-party agreement for the Inflow and Infiltration Reduction Pilot Project, and any letters of credit required by that agreement have been filed with the Region and the City of Vaughan allocates water supply and sewage servicing capacity to this development.
- ii) That for all lands beyond Phases 1A and 1B:
 - 1) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved a Functional Transportation Report/Plan; and,
 - 2) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved an update or addendum to the Travel Demand Management Program.
- iii) That the Owner demonstrate, to the satisfaction of the Toronto and Region Conservation Authority TRCA, that the realignment of Tributary A (identified on Figure 2 of the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011) to its proposed location within Open Space Block 1163 (Block 111 in Plan 65M-4421) has been implemented pursuant to the TRCA approved strategy and plans. This will include, 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.

The Holding Symbol “(H)” can be removed, as the conditions respecting the holding provisions have been satisfied as follows effectively zoning the subject lands for the residential use, RD3 Residential Detached Zone Three:

- i) Council, at its May 6, 2014 meeting, approved water supply and sewage allocation for 401 residential units to Plan of Subdivision 19T-10V004.
- ii) The Region has advised on May 1, 2015 that they have no objection to the removal of the Holding Symbol “(H)” on the subject lands that are within Phase 3 of Plan of Subdivision 19T-10V004.
- iii) The Toronto and Regional Conservation Authority, in correspondence dated May 6, 2015, advised that they have no objection to the removal of the Holding Symbol “(H)” on the subject lands that are within Phase 3 of Plan of Subdivision 19T-10V004.