

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 101-2014

### **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) Adding the following paragraph to Section 9.0 "EXCEPTIONS":

"(1404) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions of Lot Line, Front;
- b) Subsection 3.20 respecting Use of Residential Lots;
- c) Subsection 3.21 respecting Frontage on Public Street;
- d) Subsection 4.13 and Schedule "A" respecting the zone standards in the R1V Old Village Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1531":

- ai) The front lot line for Parcel 3 and Parcel 4 shall be the lot line which runs perpendicular to Donna Mae Crescent;
- bi) One single detached dwelling (217 Centre Street) and one semi-detached dwelling (215 Centre Street) shall be permitted on one lot (Parcel 1), being Lot 32 on Registrar's Complied Plan 9834;
- ci) The provisions of Subsection 3.21 shall not apply to Parcel 3 and Parcel 4;
- di) The minimum lot frontage shall be as follows:
  - 20.47 m for Parcel 1;
  - 10.07 m for Parcel 2;
- dii) The minimum lot area shall be 817.2 m<sup>2</sup> for Parcel 2;
- diii) The minimum front yard setback shall be 7.61 m for Parcel 1 and Parcel 2;
- div) The minimum interior side yard between Parcel 1 and Parcel 2, shall be 0 m, and the westerly interior side yard for Parcel 1 shall be 0.24 m;
- dv) One semi-detached dwelling unit (215 Centre Street) shall be permitted on Parcel 1, and one semi-detached dwelling unit (211 Centre Street) shall be permitted on Parcel 2.

- b) Adding Schedule "E-1531" attached hereto as Schedule "1".
- c) Deleting Key Map 1A and substituting therefor the Key Map 1A 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 24<sup>th</sup> day of June, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 20 of Report No. 18  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 6, 2014

### **SUMMARY TO BY-LAW 101-2014**

The lands subject to this By-law are located on the south side of Centre Street west of Donna Mae Crescent, municipally known as 211, 215 and 217 Centre Street, being Lots 32 and 33 on Registered Plan 9834, Part of Lot 30, Concession 1, City of Vaughan.

The purpose of this by-law is to permit specific zoning exceptions to facilitate the severance of the subject lands in order to create 2 new residential lots (Parcel 3 and Parcel 4) for the development of 2 detached dwelling units and maintain the existing dwellings located at 211, 215 and 217 Centre Street and accessory structures (frame sheds) on Parcel 1 and Parcel 2.