

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 104-2015

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 138-2007.

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 RR Rural Residential Zone to RR Rural Residential Zone and RR(H) Rural Residential Zone with the addition of the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Deleting the subparagraph prior to clause a) in Exception 9(237) and substituting therefore with the following:
 - “A. The following provisions shall apply to Lot 12A(2) zoned with the Holding Symbol “(H)” as shown on Schedules “E-240” and “E-240A”, 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 104-2015;
 - ii) Removal of the Holding Symbol “(H)” from Lot 12A(2), or a portion thereof, shall be contingent on the following:
 - a) The Owner shall successfully obtain approval of a Site Development Application from Vaughan Council for development on the proposed Lot 12A(2) and the Owner shall submit a noise report, functional servicing report for the septic system, and a restoration/tree planting plan, which includes the replacement of one tree for each protected tree that is removed to facilitate development, and any other required studies through the Site Plan Application; and,

- b) The Owner shall successfully obtain approval of a Consent Application to facilitate the severance of the subject lands into 2 parcels from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of the Committee.
- B. Notwithstanding the provisions of Subsection 2.0 respecting Definitions (Lot Area, Lot Coverage, Lot Line, Front and Natural Self-Sustaining Vegetation Area and Vegetation Protection Zone), Subsections 4.1.1 a), b), c) and i) respecting Accessory Buildings and Structures, Subsections 4.2 and 7.2 respecting Uses Permitted in a RR Rural Residential Zone and OS1 Open Space Conservation Zone, and Subsections 4.1.8 and 7.2.3 and Schedule "A" respecting Zone Requirements in a RR Rural Residential Zone and OS1 Open Space Conservation Zone, the following provisions shall apply to the lands shown as as "Subject Lands", specifically Lots 1 to 12B, the Lot comprised of Lot 10C and Block 14 inclusive and Blocks 13, 15, 16 and 17, shown as Schedule "E-240":
 - c) Deleting clauses b), c), d), e), f) and g) after clause a) in Exception 9(237) and substituting therefor with the following:
 - "b)i) Lots 2A, 2B, 3 to 8 inclusive, 9A, 9B, 10A, 10B, 11A, 11B, 12A(1), 12A(2) and 12B, and the lot comprised of Lot 10C and Block 14, may be used only for the purpose of detached dwellings, provided that only one (1) dwelling may be erected on each lot;
 - b)ii) In addition to sub-clause b)i), Lot 12A(2) is comprised of the Natural Self-Sustaining Vegetation Area and the Vegetation Protection Zone, which totals 30.7% of the lot area and forms part of the Natural Heritage Network Lands within the Greenbelt Plan, of which, no building and/or structure, including a swimming pool, well and septic system infrastructure, shall be permitted at-grade or below grade within any portion of the 1347 m² of the Natural Self-Sustaining Vegetation Area and the 500 m² of the Vegetation Protection Zone identified on Lot 12A(2) as shown on Schedule "E-240A";
 - c)i) Notwithstanding the provisions of clause a) and sub-clause b)i), accessory buildings or structures may be erected or used on any such lot for a use normally incidental to the residential use, excluding Lot 12A(2). Any such accessory building or structure, which is not part of the dwelling, shall be erected to the rear of the line of the front wall of said dwelling and shall comply with the requirements for the said lots outlined in clause e) below, provided that accessory buildings on a lot shall not occupy more than a total of three percent (3%) of the area of such lot;
 - c)ii) Accessory buildings or structures, including a swimming pool and septic system infrastructure, may be erected or used for a use normally incidental to the residential

use. Any such accessory building or structure, which is not part of the dwelling, shall be erected to the rear of the line of the front wall of said dwelling and shall comply with the requirements for the said lot outlined in clause e) below, provided that accessory buildings on a lot shall not occupy more than a total of three percent (3%) of the area of such lot. Accessory buildings or structures, including a swimming pool and septic system infrastructure, shall not be permitted at-grade or below grade within any portion of the lands identified as the Natural Self-Sustaining Vegetation Area or the Vegetation Protection Zone on Lot 12A(2) as shown on Schedule "E-240A";

- d)i) The minimum lot frontage and minimum lot area of Lots 1, 2A, 2B, 3 to 8 inclusive, 10A, 11A, 11B, and 12B, shall be the actual frontage and lot area of each of such lots as shown on Schedule "E-240". The minimum lot frontage and minimum lot area of Lots 9A, 9B, and 10B, the lot comprised of Lot 10C and Block 14, and Lots 12A(1) shall be as follows:

<u>Lot</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Frontage</u>
Lot 9A	9800 m ²	60m
Lot 9B	8200 m ²	44m
Lot 10B	8500 m ²	47 m
Lot 10C and Block 14	7400 m ²	40 m
Lot 12A(1)	6000 m ²	81 m (i)

- (i) For the purposes of this By-law, the following shall apply:

The front lot line for Lot 12A(1) shall be Ranch Trail Road;

- d)ii) a) For the purposes of this By-law, the following shall apply for Lot 12A(2):
- i. The minimum lot area for Lot 12A(2) shall be 6000 m², which includes 1347 m² of lands that are within the Natural Self-Sustaining Vegetation Area and 500 m² of lands within the Vegetation Protection Zone, as shown on Schedule "E-240A"; and,
- ii. The minimum lot frontage shall be 73 m;

- e) The minimum yards for Lots 2A, 2B, 3 to 8 inclusive, 9A, 9B, 10A, 10B, 11A, 11B, 12A(1), 12A(2) and 12B, and the lot comprised of Lot 10C and Block 14, shall be as follows:

- Minimum Front Yard of 15.24 m;
- Minimum Rear Yard of 15.24 m;
- Notwithstanding the minimum rear yard requirement of 15.24 m, the existing shed on Lot 12A(1) shall have a minimum rear yard of 10.80 m;
- Minimum Side Yard of 4.57 m;
- Notwithstanding the minimum side yard requirement of 4.47 m, Lot 12A(1) shall have a minimum easterly side yard of 15.24 m;

- Notwithstanding the provisions of Schedule “A” and Subsection 7.2.3, the lands zoned OS1 Open Space Conservation Zone in Lot 2A shall be included for the purpose of calculating the minimum interior side yard;
 - g)i) The following requirements shall apply to Lots 2A, 2B, 3 to 8 inclusive, 9A, 9B, 10A, 10B, 11A, 11B, 12A(1) and 12B, and the lot comprised of Lot 10C and Block 14:
 - Maximum Lot Coverage - ten percent (10%);
 - Maximum Building Height - 10.668 m;
 - Minimum Floor Area - 167.22 m²;
 - g)ii) For the purposes of this By-law, the following requirements shall apply to Lot 12A(2):
 - The total developable area on Lot 12A(2) shall be 5500 m², which shall exclude the 500 m² area of the Vegetation Protection Zone shown on Schedule “E-240A”, for the purposes of calculating the lot coverage, and shall permit the following:
 - i. a maximum lot coverage of 10% for all buildings and structures, excluding the accessory buildings or structures which are subject to sub-clause c)ii); and,
 - ii. a maximum of 10% impervious area within the developable area;
 - Maximum Building Height - 10.668 m;
 - Minimum Floor Area - 167.22 m².”
 - d) Deleting Schedule “E-240” and substituting therefor the Schedule “E-240” attached hereto as Schedule “2”.
 - e) Adding Schedule “E-240A” attached hereto as Schedule “3”.
 - f) Deleting Key Map 10G and substituting therefor the Key Map 10G attached hereto as Schedule “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23rd day of June, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 104-2015

The lands subject to this By-law are located at the southwest intersection of Huntington Road and Ranch Trail Road, being described as Lot 12 on Registered Plan M-89, in Lot 1, Concession 10, designated as Part 1, on Reference Plan 65R-5656, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RR Rural Residential Zone to RR Rural Residential Zone and RR(H) Rural Residential Zone with the addition of the Holding Symbol “(H)” to facilitate a severance for a detached dwelling, within the Natural Heritage Network of the Greenbelt Plan, with a lot area of 6000 m² for both the existing and proposed lots. The By-law also provides the requirements for removing the Holding Symbol “(H)”.

The By-law further provides exceptions to the definitions, permitted uses, minimum lot area, minimum lot frontage, minimum rear yard, and minimum lot frontage and maximum lot coverage.