

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 117-2016**

**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 to RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1437) Notwithstanding the provisions of:

    - a) Subsection 4.15 and Schedule “A1” respecting the zone standards in the RV4 Residential Urban Village Zone Four;
    - b) Subsection 8.0 and Schedule “A” respecting the zone standards in the A Agricultural Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1567”:

    - ai) RV4 Residential Urban Village Zone Four
      - the minimum lot frontage shall be 7.75 m
      - the minimum lot area shall be 221 m<sup>2</sup>
      - the minimum interior side yard setback shall be 1.2 m. The minimum interior side yard on one side can be reduced to 0.4 m, where it abuts any yard of 1.2 m.
      - the minimum lot depth shall be 28.5 m
      - the maximum building height for Lots 2-20, as shown on “E-1567” shall be 11.5 m
    - bi) A Agricultural Zone
      - the minimum lot frontage shall be 31.6 m
      - the minimum lot area shall be 0.37 ha

- c) Adding Schedule “E-1567” attached hereto as Schedule “1”.
- d) Deleting Key Map 2C and substituting therefor the Key Map 2C 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 28<sup>th</sup> day of June, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 117-2016**

The lands subject to this By-law are located southwest of Bathurst Street and Rutherford Road, specifically south of the terminus of Hesperus Road, being Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from A Agricultural Zone to RV4 Residential Urban Village Zone Four to facilitate the development of Draft Plan of Subdivision File 19T-15V003 for 20 detached dwelling units with site-specific zoning exceptions respecting lot frontages, lot area, lot depth, setbacks and building height and to maintain the A zone on Block 21 which will be deeded and conveyed to the Hesperus Fellowship Village to the east.