

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 120-2015**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 172-2012.**

**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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, all with the addition of the Holding Symbol “(H)” to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol “(H)”, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
  - b) Deleting sub-paragraph i) after Paragraph A in Exception 9(1313) and substituting therefor with the following:
    - “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 120-2015, or the production of field crops. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being addressed:
      1. Prior to the removal of the Holding Symbol “(H)” from that portion of the Subject Lands in Phase 2 zoned RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol “(H)”, the following shall occur:
        - i) The Owner shall agree in the Subdivision Agreement not to apply for Building Permits and further agrees not to construct any structure(s) on Lots 92 and 98 until Timber Creek Boulevard is extended to the south and constructed by the developer from existing Major Mackenzie Drive to the newly realigned Major Mackenzie Drive to the satisfaction of York Region.”

- c) Deleting sub-clauses bi) and di), after sub-clause ai), in Exception 9(1313) and substituting therefor with the following:
- “bi) The minimum landscape area abutting a street line (Major Mackenzie Drive) shall be 3.5 m, as shown on Schedule “E-1441”;
- di) The minimum interior side yard on a lot abutting a non-residential use including a walkway, greenway, buffer block or stormwater management pond shall be 1.2 m for Lots 1, 25, 75, 76, 187 and 188 for the Phase 1 lands and Lots 81, 92, 98, 106 and 107 for the Phase 2 lands, as shown on Schedule “E-1441”; ”
- d) Deleting sub-clause bii), after sub-clause bi), in Exception 9(1313).
- e) Deleting Schedule “E-1441” and substituting therefor the Schedule “E-1441” attached hereto as Schedule “2”.
- f) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23<sup>rd</sup> day of June, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 120-2015**

The lands subject to this By-law are located on the north side of Major Mackenzie Drive and west of Regional Road 27, in Part of Lot 21, Concession 9, City of Vaughan. The subject lands have an area of 19.88 ha, with a frontage of 390 m along Major Mackenzie Drive.

The purpose of this By-law is to rezone the subject lands from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, all with the addition of the Holding Symbol “(H)” to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the addition of the Holding Symbol “(H)”, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone for the Phase 2 lands. The subject lands are to facilitate 185 detached residential dwelling units, and maintain open space/valleylands and woodlots in Phase 2 in Plan of Subdivision 19T-05V10. The By-law also provides the requirements for removing the Holding Symbol “(H)”.

The By-law further provides exceptions to the minimum landscape area abutting a street line (Major Mackenzie Drive) and minimum interior side yard on a lot abutting a non-residential use.