

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 129-2015

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, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1424) Notwithstanding the provisions of:

 - a) Subsections 3.14 a) and d) respecting Permitted Yard Encroachments and Restrictions in a RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
 - b) Subsections 3.14 c) and 4.22.2 respecting Permitted Yard Encroachments and Restrictions for a Porch and a Bay Window into a Required Yard in a RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
 - c) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Rear Yard, Minimum Interior Side Yard and Minimum Lot Depth in a RD2 Residential Detached Zone Two;
 - d) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Lot Depth and Minimum Exterior Side Yard in a RD3 Residential Detached Zone Three;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1551”:

 - ai) A fireplace or chimney may be permitted as an additional encroachment, which may encroach up to a maximum of 0.5 m in any required yard;
 - bi) A covered and unenclosed porch both with or without a cold cellar may be permitted as an additional encroachment in the front yard, rear yard and exterior yard, subject to the following:

- i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 m, and eaves, gutters and steps may encroach an additional 0.5 m;
 - ii) a 1.5 m no encroachment zone shall be maintained inside the property line within the front yard, and exterior side yard and within an interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 m above finished grade in addition the maximum finished floor elevation of an unenclosed porch (covered or uncovered) with a cold cellar shall not exceed 1.2 m above finished grade;
- bii) A bay or box window or similar window projection, which is constructed with or without footings, may extend into a required front, rear or exterior side yard to a maximum distance of 0.6 m;
- ci) The zoning requirements in a RD2 Residential Detached Zone Two shall be as follows:
 - i) The minimum rear yard for Lot 4 shall be 6 m;
 - ii) The minimum interior side yard abutting a non-residential use for Lot 1 shall be 1.25 m (North Lot Line);
 - iii) The minimum lot depth for Lot 4 shall be 27.5 m (South Lot Line);
 - iv) The minimum lot depth for Lot 5 shall be 27.5 m (North Lot Line) and 24.0 m (South Lot Line);
 - v) The minimum lot depth for Lot 6 shall be 24.0 m (North Lot line);
- di) The zoning requirements in a RD3 Residential Detached Zone Three shall be as follows:
 - i) The minimum lot depth for Lot 24 shall be 22 m (South Lot Line);
 - ii) The minimum exterior side yard abutting a sight triangle for Block 28 shall be 1.5 m, when combined with the adjacent lands to the east (Plan of Subdivision 19T-06V07)."
- c) Adding Schedule "E-1551" attached hereto as Schedule "1".
- d) Deleting Key Map 6E and substituting therefor the Key Map 6E 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 16th day of July, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 21 of Report No. 26
of the Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2015

SUMMARY TO BY-LAW 129-2015

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Pine Valley Drive, being in Part of Lot 22, Concession 6, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and OS1 Open Space Conservation Zone. The subject lands are to facilitate 27.5 detached dwelling units on 16.219 ha in Plan of Subdivision 19T-08V01.

The By-law further provides exceptions to the permitted yard encroachments and restrictions, minimum rear yard, minimum interior and exterior side yards, and minimum lot depth standards.