

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 138-2012

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 185-2008 and By-law 176-2011.

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) Deleting subparagraph d) and subclause di) of Paragraph 9(1309) in Section 9 “EXCEPTIONS” and substituting therefor the following subparagraph and subclause:

“d) Subsection 2.0 respecting the Definition of a “Lot” and Subsection 4.1.8 and Schedule “A” respecting Minimum Lot Area;”

“di) for the purpose of zoning conformity in this Paragraph, a “Lot” shall be defined as follows:

LOT - The subject lands shall be deemed to be one lot having a minimum lot area of 2,000m², regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent, and any easements or restrictions”;
 - b) Deleting subclause bi) of Paragraph 9(1309) in Section 9 “EXCEPTIONS” and substituting therefor the following subclause:

“bi) a strip of land not less than 1.39 m in width around the periphery of an outdoor parking area shall be provided on the Subject Lands and shall be used for no other purpose than landscaping, but this provision shall not prevent the provision of access driveways across the said strip; and, a strip of land not less than 2.5 m shall be provided adjacent to a portion of the north property line as shown on Schedule “E-1437”;
 - c) Deleting subclause hi) of Paragraph 9(1309) in Section 9 “EXCEPTIONS” and substituting therefor the following subclause:

“hi) the minimum interior side yard to the stairs shall be 0.65 m for Block A only”.

2. Deleting Schedule “E-1437” and substituting therefor the Schedule “E-1437” attached hereto as Schedule “1”.

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

Enacted by City of Vaughan Council this 25th day of September, 2012.

Regional Councillor Gino Rosati,
Deputy Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 138-2012

The lands subject to this By-law are located on the east side of Islington Avenue, south of Langstaff Road, in Part of Lot 10, Concession 7, and municipally known as 8441 Islington Avenue, City of Vaughan.

The purpose of this by-law is to undertake an Administrative Correction to Zoning By-law 1-88, specifically to Exception 9(1309), to correct inadvertent errors in the wording of the Zoning By-law, and to accommodate minor deviations from the by-law that occurred during the construction of the site for 10 freehold townhouse units on a private condominium road.