

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 140-2012

A By-law to amend City of Vaughan Zoning 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) Deleting sub-clause ii) in Exception 9(1376) and substituting therefor the following sub-clause:
 - “ii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.7 m to 14.99m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable”.

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

Regional Councillor Gino Rosati,
Deputy Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.47 of Report No. 33
of the Committee of the Whole
Adopted by Vaughan City Council on
September 25, 2012

SUMMARY TO BY-LAW 140-2012

The lands subject to this By-law are located on the north side of Major Mackenzie Drive, on the east side of Huntington Road, being Part of Lots 21 to 23 inclusive, Concession 9, City of Vaughan. The subject lands have an area of approximately 100 ha (Gross), with a frontage of approximately 530 m along Major Mackenzie Drive and 230 m along Huntington Road.

The purpose of this administrative correction By-law is to address the Owner's design architects concern respecting the pairing of interior side yards on lots with 9.2 m frontages in order to promote an urban village streetscape. The modification to the By-law allows the lots with 9.2 m to 11.59 m frontages, in addition to the lots with 11.6 m to 11.99 m frontages, and corner lots with 12.7 m to 14.59 m frontages, in addition to the corner lots with 14.6 m to 14.99 m frontages, to have 1.2 m on one interior side yard and now have 0.6 m or 1.2 m, which may abut another interior side yard of 0.6 m or 1.2 m instead of having an interior side yard of 1.2 m on both sides. Specifically, lots can be paired to have one 0.6 m interior side yard abut another 0.6 m interior side yard to allow the following:

- i) an increased linear stretch on the street for safer on-street parking; and,
- ii) an increased linear stretch for streetscaping and tree planting.

The modification to the interior side yard requirement will not have a negative impact on the visual quality of the streetscape and will not have a negative impact on the lot drainage or grading.