

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 143-2014**

**A By-law to amend City of Vaughan By-law 1-88, as amended, by By-law 120-2012.**

**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) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the subject lands, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Townhouse Zone.
  - b) Deleting Schedule “E-1504” and substituting therefor the Schedule “E-1504” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 9<sup>th</sup> day of September, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 143-2014**

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road, being Part of the West Halves of Lots 23, Concession 9, City of Vaughan. The subject lands are located within Phase 2A of Plan of Subdivision 19T-10V004 (Nashville Developments Inc.).

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands which are zoned RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Townhouse Zone with the addition of the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1376) to facilitate the development of residential dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 120-2012, until such time that the following conditions were satisfied:

- a) 1) That the City of Vaughan shall have approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
- 2i) That York Region shall have advised, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the Kleinburg Additional Water Supply Works, the Kleinburg Water Pollution Control Plant (WPCP) Expansion, the West Vaughan Sewage Servicing, and the Pressure District 6 Reservoir and Watermain; and,
- 2ii) That the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
- 3) That the Regional Commissioner of Environmental Services confirms servicing capacity for this development is available in accordance with an executed tri-party agreement for the Inflow and Infiltration Reduction Pilot Project, and any letters of credit required by that agreement have been filed with the Region and the City of Vaughan allocates water supply and sewage servicing capacity to this development.
- b) 1) That Regional Infrastructure Planning Staff have advised, in writing, that they have reviewed and approved a Functional Transportation Report/Plan; and,
- 2) That Regional Infrastructure Planning staff have advised, in writing, that they have reviewed and approved an update or addendum to the Travel Demand Management Program.

The Holding Symbol "(H)" can be removed, as the above-noted conditions have been satisfied as follows, effectively zoning the subject lands for the residential use, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Townhouse Zone:

- a) On May 6, 2014, Vaughan Council approved water supply and sewage allocation for 401 residential units to Block 61 West and the Block Trustee.
- b) 1) On August 25, 2014, York Region advised that they have reviewed and approved a Functional Transportation Report/Plan submitted by the Owner, and;
- 2) On March 10, 2014, York Region advised that an update or addendum to the Travel Demand Management Program is not required for the remaining phases of Draft Plan of Subdivision 19T-10V004.