

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 152-2017

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 158-2016.

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)” as it pertains to the lands shown as “Subject Lands” on Schedule “1”, and effectively zoning the subject lands, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four.
 - b) Deleting Schedule “E-1570” and substituting therefor the Schedule “E-1570” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
 - c) Deleting sub-clauses ii.a) and ii.b) in Paragraph A, Exception 9(1440), thereby deleting all reference to the Holding Symbol “(H)” on Lots 1 to 5 inclusive, Lots 18 to 22 inclusive, Lots 34 to 41 inclusive and Block 51, in the said Exception 9(1440).
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21th day of November, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 152-2017

The lands subject to this By-law are located on the east side of Huntington Road and north of East's Corners Boulevard, being in Part of Lot 24, Concession 9, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands, which are zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four both with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1440) to permit the development of 18 detached dwelling units and 1 block to develop with the adjacent lands in Plan 65M-4564 (Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.)).

The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 158-2016, until such time that the following conditions were satisfied:

- i) That for Lots 1 to 5 inclusive, Lots 18 to 22 inclusive, Lots 34 to 36 inclusive and Block 51, the Owner shall demonstrate to the satisfaction of the Toronto and Region Conservation Authority (TRCA) that the realignment and enhancement of Tributary A within Open Space Block 102 and Open Space Buffer Blocks 101 and 103 in the Draft M-Plan to the west of Rotondo Crescent have been implemented pursuant to the TRCA approved strategy and plans, and includes, but is not limited to the submission of as-built drawings, revised flood plain modeling, site photos and inspection reports to the satisfaction of the TRCA.
- ii) That Lots 37 to 41 inclusive and Block 51 shall only be developed when Rotondo Crescent, for access, is constructed in conjunction with the adjacent lands to the south in Draft Approved Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.).

The Holding Symbol "(H)" can be removed, as the conditions respecting the holding provisions have been satisfied as follows effectively zoning the subject lands, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four:

- i) On September 18, 2017, the Toronto and Region Conservation Authority (TRCA) advised that the Holding Symbol "(H)" can be removed for Lots 1 to 5 inclusive, Lots 18 to 22 inclusive, Lots 34 to 36 inclusive and Block 51, as the that the realignment and enhancement of Tributary A within Open Space Block 102 (now Block 58, Plan 65M-4564), and Open Space Buffer Blocks 101 (now Block 101, Plan 65M-4500) and 103 (now Block 57, Plan 65M-4564) to the west of Rotondo Crescent have been implemented pursuant to the TRCA approved strategy and plans to the satisfaction of the TRCA.
- ii) Lots 37 to 41 inclusive and Block 51 are registered within Plan 65M-4564 and the adjacent lands to the south are registered as Plan 65M-4489 (Draft Approved Plan of Subdivision File 19T-10V004 (Nashville Developments Inc.) which will enable the development of Rotundo Crescent, which is located within both Plans, to be completed to provide access to Lots 37 to 41 inclusive and Block 51.

In addition, the purpose of this By-law includes an administrative correction for condition ii) above for inadvertently not removing the Holding Symbol "(H)" at the time the implementing by-law was drafted for Lots 37 to 41 inclusive and Block 51 as the adjacent lands to the south were registered as Plan 65M-4489 to provide access to said Lots 37 to 41 inclusive and Block 51.