

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 153-2012**

**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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to R1 Residential Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1377) Notwithstanding the provisions of:

    - a) Subsection 3.13 respecting the Minimum Landscaped Area, Subsection 7.1.1 respecting the Open Space Zone Requirements, Subsections 7.1.2 and 7.3 respecting the Uses Permitted, and Schedule “A” respecting the Zone Requirements in the OS2 Open Space Park Zone;
    - b) Subsection 4.1.8 respecting the Residential Zone Requirements, and Schedule “A” respecting the Zone Requirements in the R1 Residential Zone;
    - c) Subsection 7.1.1 respecting the Open Space Zone Requirements, and Schedule “A” respecting the Zone Requirements in the OS1 Open Space Conservation Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1505”:

    - ai) The minimum landscape buffer for Block 12, abutting Regional Road 27, as shown on Schedule “E-1505”, shall be 24 m in width, and may include an acoustical buffer and/or berm;
    - bi) The zone requirements in a R1 Residential Zone shall be as follows for Lots 1 to 8 inclusive, as shown on Schedule “E-1505”:
      - 1) The minimum lot area shall be 720 m<sup>2</sup>;
      - 2) The minimum interior yard shall be 1.2 m;
      - 3) The minimum lot depth shall be 40 m;

ci) The minimum ecological buffer shall be 5 m and 10 m in width for Block 10,  
as shown on Schedule "E-1505".

c) Adding Schedule "E-1505" attached hereto as Schedule "1".

d) Deleting Key Map 9F and substituting therefor the Key Map 9F 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 25<sup>th</sup> day of September, 2012.

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Regional Councillor Gino Rosati,  
Deputy Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 36 of Report No. 40  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
September 27, 2011;

and,

Authorized by Item No. 20 of Report No. 8  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
March 20, 2012.

### **SUMMARY TO BY-LAW 153-2012**

The lands subject to this By-law are located on the west side of Regional Road 27, south of Kirby Road, being Part of Lot 30, Concession 9, City of Vaughan. The subject lands have an area of 10.12 ha, with a frontage of 213.7 m along Regional Road 27.

The purpose of this By-law is to rezone the lands subject to this By-law from A Agricultural Zone to R1 Residential Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone. The subject lands are to facilitate 8 detached dwelling units and open space (landscape buffer/pumping station), as well as maintain the existing valleylands in Plan of Subdivision 19T-08V05.

The By-law also includes the following zoning exceptions to facilitate the proposed Plan of Subdivision:

- 1) require that the minimum landscape buffer for Block 12, abutting Regional Road 27, shall be 24 m in width, and may include an acoustical buffer and/or berm;
- 2) require that the zone requirements in a R1 Residential Zone shall be as follows for Lots 1 to 8 inclusive:
  - i) the minimum lot area shall be 720 m<sup>2</sup>;
  - ii) the minimum interior yard shall be 1.2 m;
  - iii) the minimum lot depth shall be 40 m; and,
- 3) require that the minimum ecological buffer shall be 5 m and 10 m in width for Block 10.