

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 155-2013

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 and RD4 Residential Detached Zone Four.
 - 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 19th day of November, 2013.

Regional Councillor Gino Rosati,
Deputy Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 155-2013

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 21 and 22, Concession 9, City of Vaughan, specifically Lots 83 to 114 inclusive, 158 and 159 on Registered Plan 65M-4374. The subject lands are located within Phase 1A 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 for the residential use, which are zoned RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1376) to facilitate the development of 34 detached 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:

- i)
 - 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.
- ii) That the Owner demonstrate, to the satisfaction of the Toronto and Region Conservation Authority TRCA, that the realignment of Tributary A (identified on Figure 2 of the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011) to its proposed location within Open Space Block 1164 (Block 220 in Plan 65M-4374) and Block 1171 (Block 219 in Plan 65M-4374) has been implemented pursuant to the TRCA approved strategy and plans. This will include, 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.

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

- i) Council, at its May 24, 2012 meeting, approved water supply and sewage allocation for 400 residential units to Block 61 West and the Block Trustee, subsequently, confirmed that all 400 units would be committed to the Phase 1 lands of Plan of Subdivision 19T-10V004, and Council, at its November 20, 2012 meeting, approved an additional water supply and sewage allocation for 243 residential units for the Phase 1 lands of Plan of Subdivision 19T-10V004, thereby providing allocation for all of the Phase 1 lands; and,
- ii) The Toronto and Regional Conservation Authority, in correspondence dated November 11, 2013, advised that the realignment of Tributary A has been relocated to within Open Space Block 1164 (Block 220 in Plan 65M-4374) and Block 1171 (Block 219 in Plan 65M-4374), to their satisfaction.