

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 158-2016

A By-law to amend City of Vaughan 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 RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)”, RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1440) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1570”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 158-2016, or the production of field crops.
 - ii) Removal of the Holding Symbol “(H)” from the Subject Lands, or a portion thereof, shall be contingent on the following:
 - a) 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 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.

- b) 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.).
- c) That Blocks 49 and 50 shall only be developed with the adjacent lands to the north.

B. Notwithstanding the provisions of:

- a) Subsection 4.22.3 respecting Residential Zone Requirements and Schedule "A3" respecting the Zone Requirements in a RD4 Residential Detached Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1570":

- ai) The minimum interior side yard shall be 1.2 m on one side 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 frontage between 9 m to 11.99 m and a corner lot with a frontage between 12.7 m to 14.9 m. Specific Zone Notes 3 and 4 in Schedule "A3" shall apply where applicable;
- aii) The maximum interior garage width for a lot frontage between 11.6 m to 11.99 m and a lot frontage for a corner lot or a lot abutting a greenway or buffer block between 14.6 m to 15.3 m shall be 5.5 m;
- aiii) The following requirements shall apply to Lot 42, as shown on Schedule "E-1570":
 - i. The minimum lot depth shall be 25 m;
 - ii. The minimum rear yard shall be 3.5 m."
- c) Adding Schedule "E-1570" attached hereto as Schedule "1".
- d) Deleting Key Map 9E and substituting therefor the Key Map 9E 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 20th day of September, 2016.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, Deputy City Clerk

SUMMARY TO BY-LAW 158-2016

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 rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "(H)", RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone to facilitate 48 lots (48 detached dwelling units), 3 blocks (3 detached dwelling units to develop with the adjacent lands), a park and open space, and to maintain the tableland woodlot in the 6.54 ha Plan of Subdivision 19T-10V005 (Phase 2). The By-law also provides the requirements for removing the Holding Symbol "(H)".

The By-law further provides exceptions to the minimum interior side yard, maximum garage width, minimum lot depth and minimum rear yard standards.