

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 172-2012

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 31-2009.

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” from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, each with the addition of the Holding Symbol “(H)” to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone for the Phase 1 lands, in the manner shown on said Schedule.
 - b) Adding the following provision to Section “B” after clause c) in Exception 9(1313):

“d) Subsection 4.22.3 and Schedule “A3” (Specific Zone Note 3) respecting the Minimum Interior Side Yard on a Lot abutting a Non-Residential Use including a Walkway, Greenway, Buffer Block or Stormwater Management Pond in a RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three Zone.”
 - c) Adding the following provision to Section “B” after sub-clause ci) in Exception 9(1313):

“di) the minimum interior side yard on a lot abutting a non-residential use including a walkway, greenway, buffer block or stormwater management pond shall be 1.2 m for Lots 1, 25, 75, 76,187 and 188, as shown on Schedule “E-1441”; ”
 - d) Deleting sub-clause bi) in Exception 9(1313) and substituting therefor the following sub-clauses:

“bi) the minimum landscape area abutting a street line (Major Mackenzie Drive) shall be 3.5 m for the Phase 1 lands as shown on Schedule “E-1441”;

bii) the minimum landscape area abutting a street line (Major Mackenzie Drive) shall be 30 m for the Phase 2 lands as shown on Schedule “E-1441”; ”
 - b) Deleting Schedule “E-1441” and substituting therefor the Schedule “E-1441” attached hereto as Schedule “1”.
 - c) 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 30th day of October, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.19 of Report No. 39
of the Committee of the Whole
Adopted by Vaughan City Council on
October 30, 2012

SUMMARY TO BY-LAW 172-2012

The lands subject to this By-law are located on the north side of Major Mackenzie Drive and west of Regional Road 27, in Part of Lot 21, Concession 9, City of Vaughan. The subject lands have an area of 19.13 ha, with a frontage of 390 m along Major Mackenzie Drive.

The purpose of this By-law is to rezone the lands subject to this By-law from RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, OS1(H) Open Space Conservation Zone and OS2(H) Open Space Park Zone, each with the addition of the Holding Symbol “(H)” to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone for the Phase 1 lands. The By-law also adjusted the boundaries of the Phase 1 and 2 lands. The subject lands are to facilitate 194 detached residential dwelling units, an elementary school, park and parkette uses in Phase 1 in Plan of Subdivision 19T-05V10.

The By-law provides the following zoning exceptions to Zoning By-law 1-88 to facilitate the proposed Plan of Subdivision:

- 1) requires a minimum interior side yard on a lot abutting a non-residential use including a walkway, greenway, buffer block or stormwater management pond to be 1.2 m for Lots 1, 25, 75, 76, 187 and 188;
- 2) requires a minimum landscape area abutting a street line (Major Mackenzie Drive) to be 3.5 m for the Phase 1 lands; and,
- 3) requires a minimum landscape area abutting a street line (Major Mackenzie Drive) to be 30 m for the Phase 2 lands. The implementing By-law 31-2009 provides for this zoning requirement. This By-law only modified this zoning requirement to now apply only to the Phase 2 lands, instead of both Phase 1 and 2 lands.