

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 148-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from a portion of the subject lands have been addressed to the satisfaction of the City;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Maps 198 and 218 in Schedule A and substituting therefor Maps 198 and 218 attached hereto as Schedules “2” and “3”, thereby removing the Holding Symbol “(H)” on Block 69, Registered Plan 65M-4558, as shown on Figure “E-1540”, and effectively zoning Block 69, Registered Plan 65M-4558, RM1 Multiple Unit Residential Zone, subject to Exception 14.1040.
 - b) Deleting Subsection 14.1040.2.1.b. in Exception 14.1040 and replace with new Subsection 14.1040.2.1.b. as follows:

“b. Removal of the Holding Symbol “(H)” from the Subject Lands, or a portion thereof, shall be contingent on the approval of a site development application for a commercial building.”
 - c) Deleting Figure “E-1540” in Exception 14.1040 and substituting therefor

Figure “E-1540” attached hereto as Schedule “1”, thereby deleting the
Holding Symbol “(H)” on Block 69, Registered Plan 65M-4558.

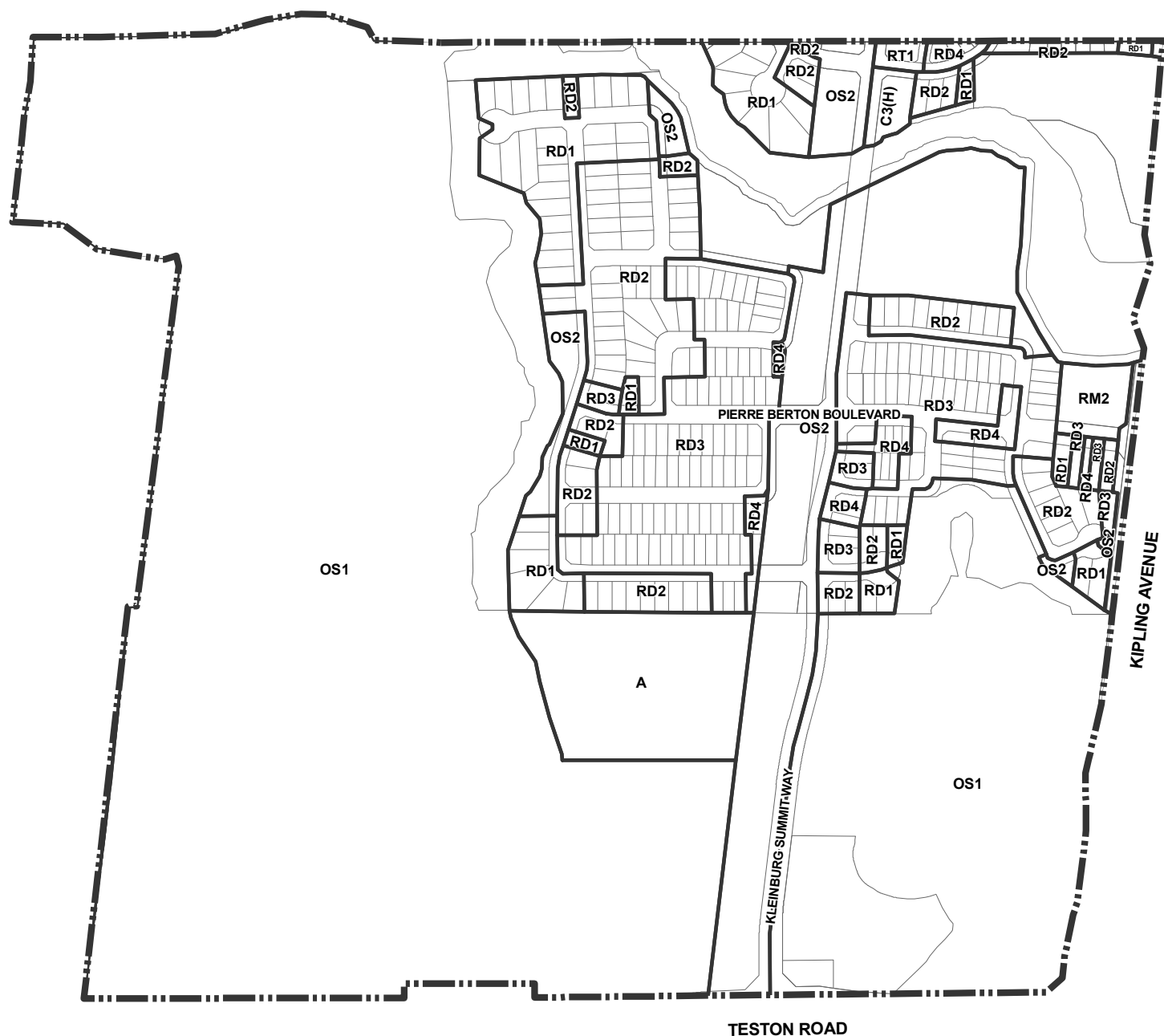
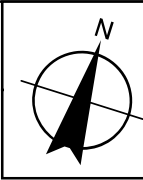
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 26th day of September, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.56 of Report No. 36 of the Committee of the Whole.
Adopted by Vaughan City Council on September 9, 2014.
City Council voted in favour of this by-law on September 26, 2023.
Approved by Mayoral Decision MDC 003-2023 dated September 26, 2023
Effective Date of By-Law: September 26, 2023



This is Figure 'E-1540'
To By-Law 001-2021
Section 14.1040

This is Schedule '1'
To By-Law 148-2023
Passed the 26th Day of September, 2023

File: Z.23.015
Related Files: Z.13.041, Z.15.013, Z.17.030,
DA.22.051, 19T-13V008
Location: Part of Lots 26-28, Concession 8
Applicant: TH (Kleinburg) Developments (BT) Corp.
City of Vaughan

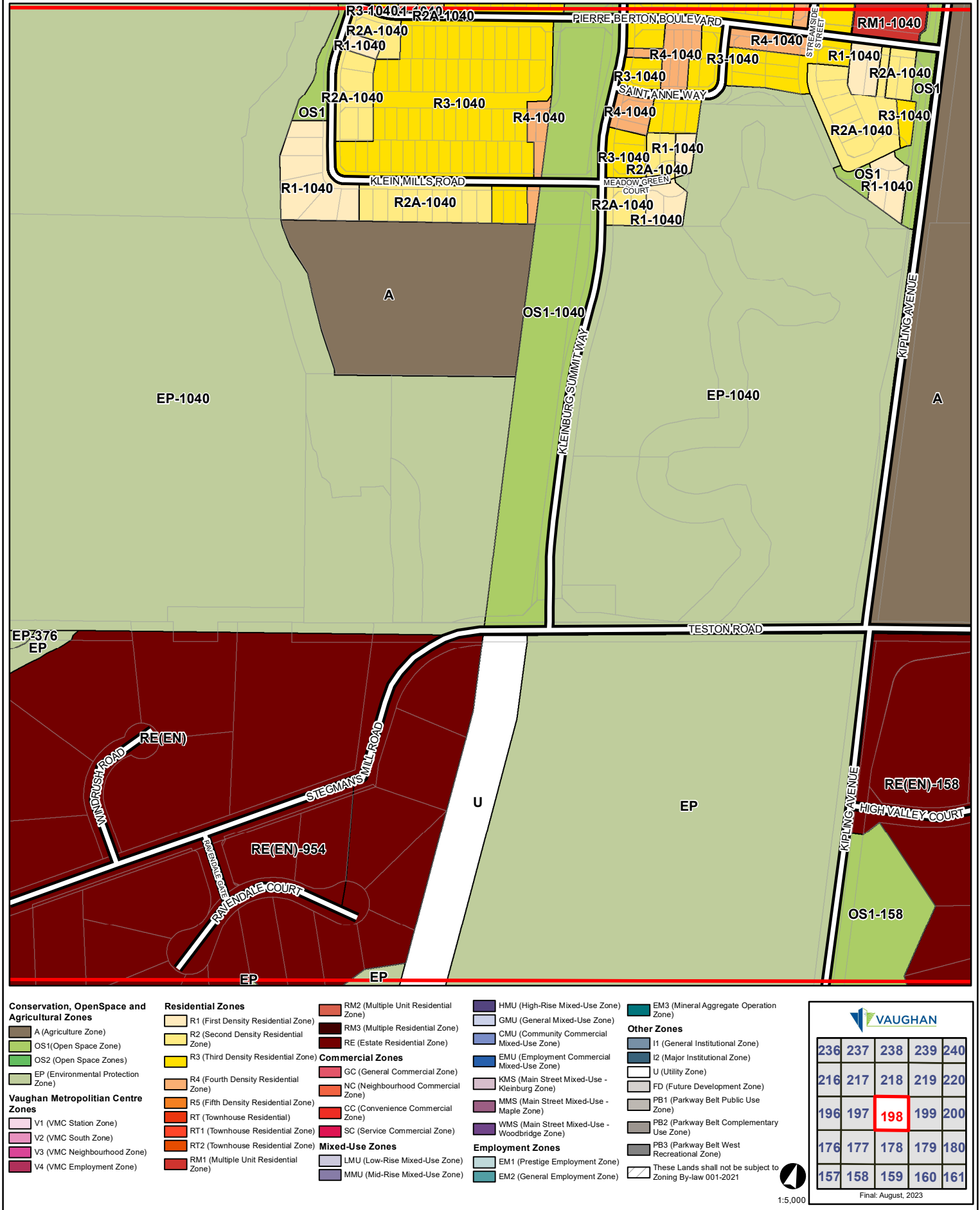
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 198



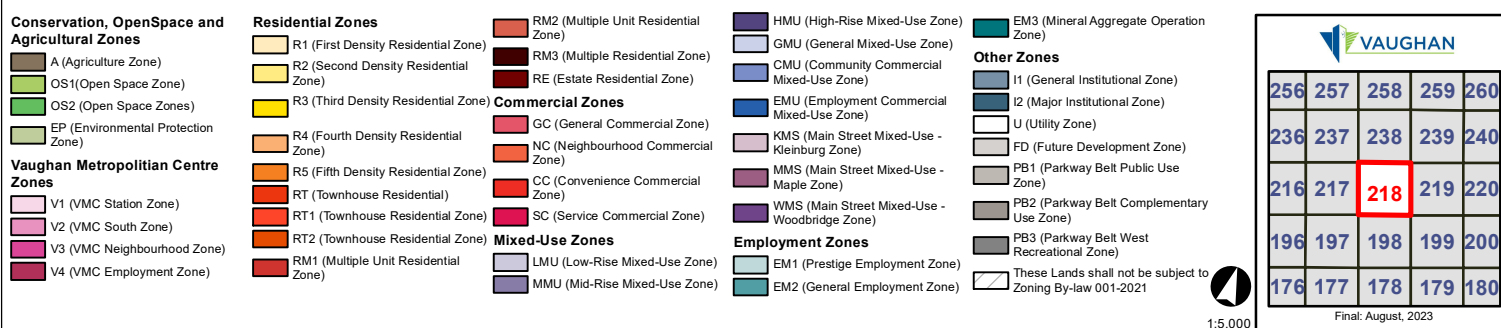
This is Schedule '2'
To By-Law 148-2023
Passed the 26th Day of September, 2023

File: Z.23.015
Related Files: Z.13.041, Z.15.013, Z.17.030, DA.22.051, 19T-13V008
Location: Part of Lots 26-28, Concession 8
Applicant: TH (Kleinburg) Developments (BT) Corp.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

Schedule A | Map 218

File: Z.23.015

Related Files: Z.13.041, Z.15.013, Z.17.030,
DA.22.051, 19T-13V008

Location: Part of Lots 26-28, Concession 8

Applicant: TH (Kleinburg) Developments (BT) Corp.
City of Vaughan

SIGNING OFFICERS

MAYOR

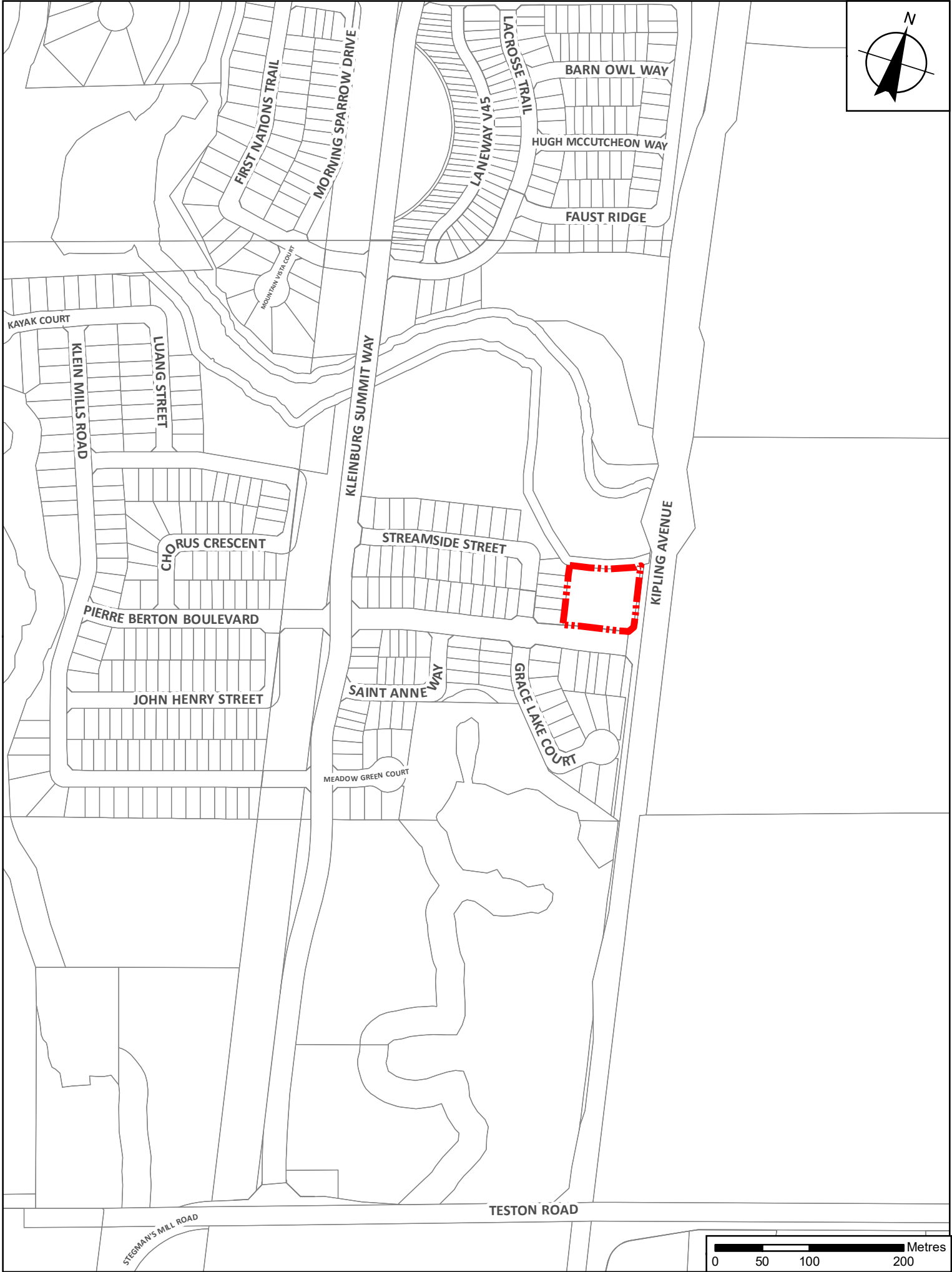
CLERK

SUMMARY TO BY-LAW 148-2023

The lands subject to this By-law are located north of Teston Road, west of Kipling Avenue, described as Block 69, Registered Plan 65M-4558, in Part of Lot 27, Concession 8, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from Block 69, Registered Plan 65M-4558, which is zoned RM1(H) Multiple Unit Residential Zone with the Holding Symbol “(H)”, to facilitate the development of 28 townhouse dwelling units on parcels of tied land (POTLs) with a common element condominium road. Block 69, Registered Plan 65M-4558 was originally zoned with the Holding Symbol “(H)” by By-law 146-2014, until such time that the Owner obtained site plan approval for the Medium Density Block.

On August 9, 2023, the Owner addressed all outstanding comments, subject to conditions of approval, on Site Development Application (File DA.22.051) to the satisfaction of the Development Planning Department. Accordingly, the Holding Symbol “(H)” can be removed on Block 69, Registered Plan 65M-4558. The remaining commercial (NC(H)) block will continue to be subject to the Holding Symbol “(H)”.



Location Map To By-Law 148-2023

File: Z.23.015

Related Files: Z.13.041, Z.15.013, Z.17.030,
DA.22.051, 19T-13V008

Location: Block 69 ,Plan 65M-4558; Part of Lot 27
Concession 8

Applicant: TH (Kleinburg) Developments (BT) Corp.
City of Vaughan

