

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 149-2023**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 146-2014, 004-2016, and 153-2017.**

**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 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 8F and substituting therefor Key Map 8F attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on Block 69, Registered Plan 65M-4558, as shown on Schedule “E-1540”, and effectively zoning Block 69, Registered Plan 65M-4558, RM2 Multiple Residential Zone, subject to site-specific Exception 9(1413).
  - b) Deleting Part “A. ii) d.” to Exception 9(1413), therein and replace with new Part “A. ii) d” as follows:

“d. the approval of a Site Development Application for a Commercial Building.”
  - c) Deleting Schedule “E-1540” and substituting therefor Schedule “E-1540”

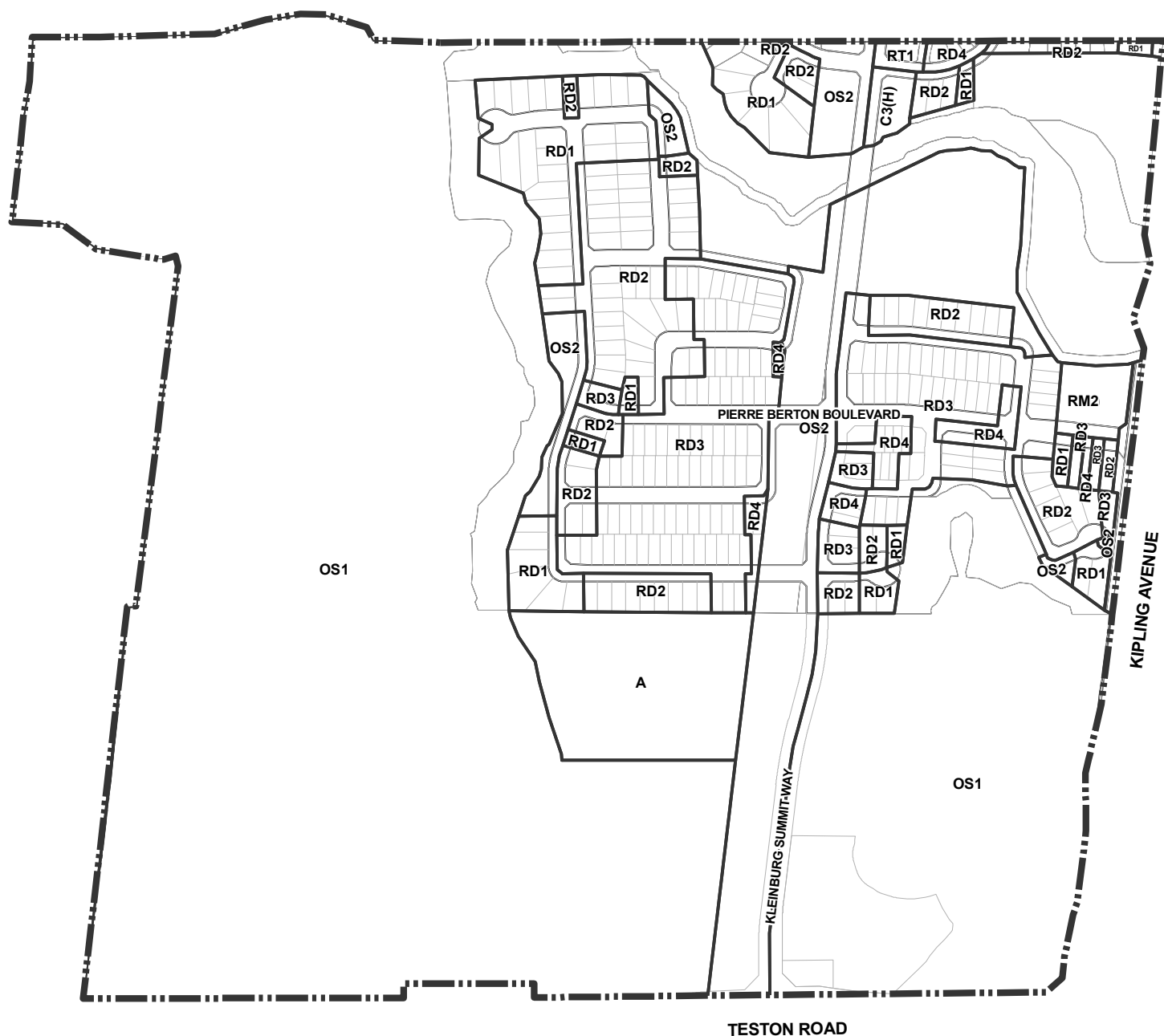
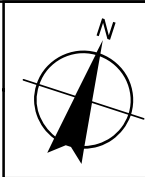
attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”  
on Block 69, Registered Plan 65M-4558.

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

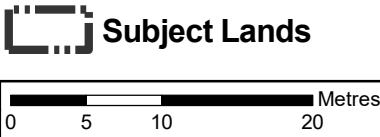
Voted in favour by City of Vaughan Council this 26th day of September, 2023.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



This is Schedule 'E-1540'  
To By-Law 1-88  
Section 9(1413)



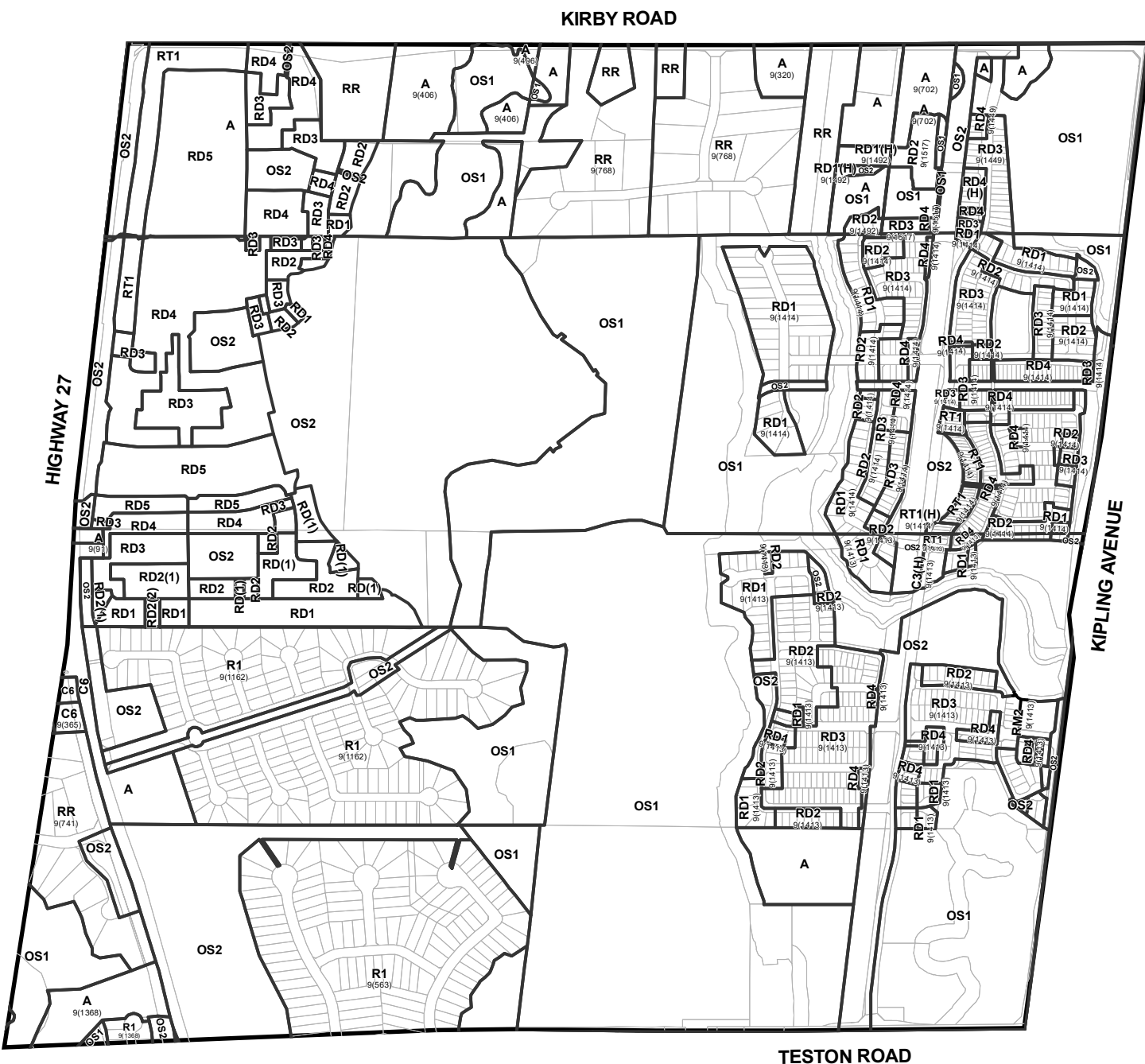
This is Schedule '1'  
To By-Law 149-2023  
Passed the 26th Day of September, 2023

**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



KEY MAP 8F  
BY-LAW 1-88

This is Schedule '2'  
To By-Law 149-2023  
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

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**City of Vaughan**

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MAYOR

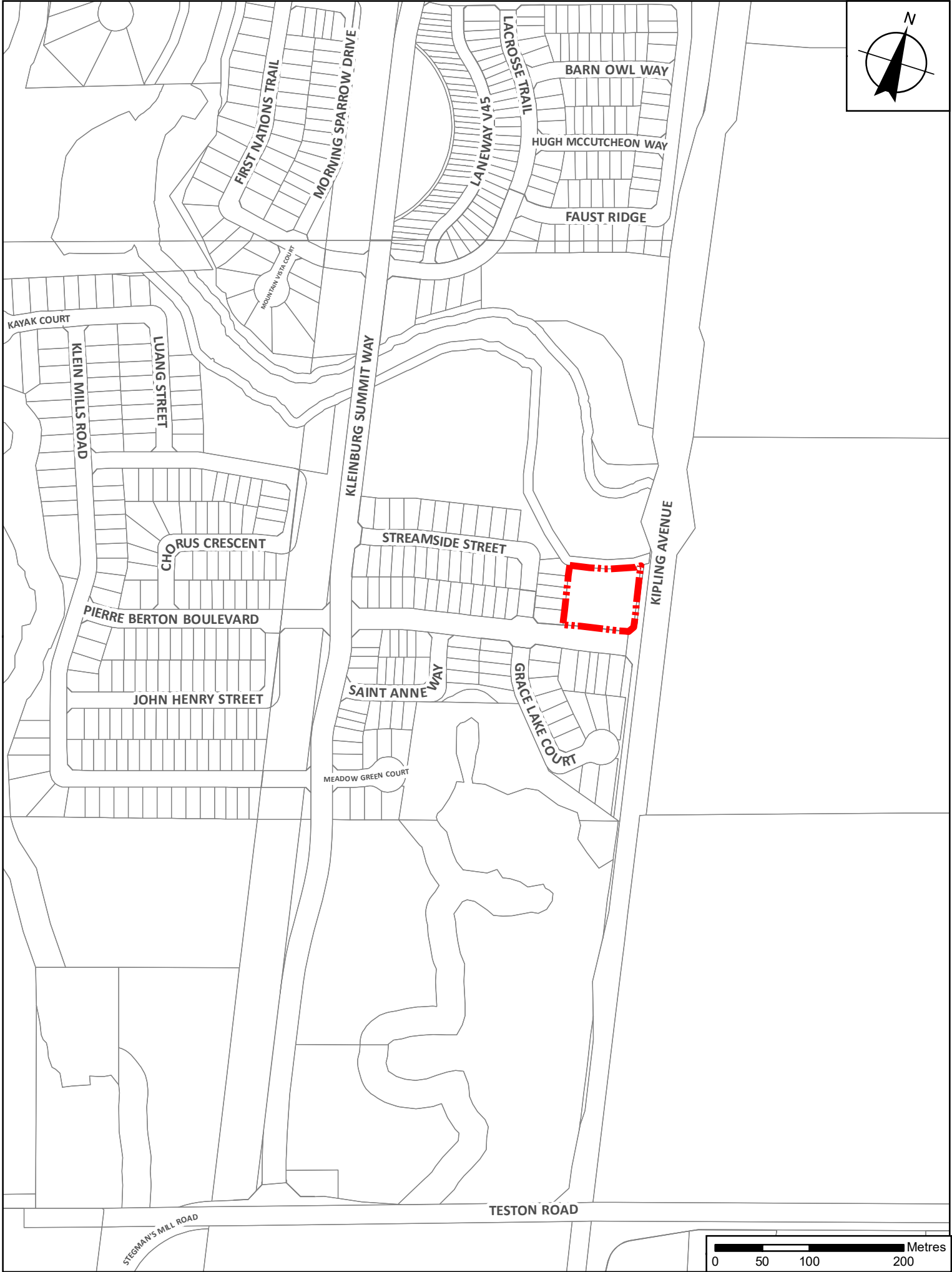
CLERK

### **SUMMARY TO BY-LAW 149-2023**

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 RM2(H) Multiple 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 (C3(H)) block will continue to be subject to the Holding Symbol “(H)”.



# Location Map To By-Law 149-2023

**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**

