

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 094-2024

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

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 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the land shown as “Subject Lands” on Schedule ‘2’ attached hereto from A Agriculture Zone to R2A Second Density Residential Zone, R3A Third Density Residential Zone, R4 Fourth Density Residential Zone, EP Environmental Protection Zone and A Agriculture Zone in the manner shown on the said Schedule ‘2’.

b) Deleting Subsection 14.428 and replacing it with a new Subsection 14.428, as follows:

Exception Number 14.428	Municipal Address: 5315 Kirby Road
Applicable Parent Zones: R2A, R3A, R4, EP, A	
Schedule A Reference: 238	
By-law 078-2021	
14.428.1 Lot and Building Requirements	
<div>1. The following lot and building requirements shall apply to the lands labelled “Subject Lands”, as shown on Figure E-781A:</div> <div>a. A 1.5 m no encroachment zone shall be maintained inside the property line within the <u>front yard</u> and <u>exterior yard</u>, and a 0.6 m no encroachment</div>	

<p>zone shall be maintained inside the property line within an <u>interior side yard</u> abutting a greenway, walkway, buffer block or stormwater management pond for <u>Lot</u> 9 or at a sight triangle for <u>Lot</u> 17.</p> <p>b. For <u>Lots</u> 9, 10 and 12, the minimum <u>interior side yard</u> for a <u>lot</u> abutting a non-residential <u>use</u> including a walkway, greenway, buffer block, or stormwater management pond shall be 1.2 m.</p> <p>c. Except for the lands zoned EP Environmental Protection Zone, the minimum <u>interior side yard</u> may be reduced to 0.6 m on one side where it abuts an <u>interior side yard</u> of 1.2 m or 0.6 m.</p> <p>d. Additional Requirements Note 3 in Table 7-4 shall also apply to the lands zoned R2A Second Density Residential Zone.</p> <p>2. The following lot and building requirements shall apply to the lands labelled “Part A”, as shown on Figure E-781:</p> <p>a. A maximum of one (1) additional residential lot may be created provided that said lot shall have a minimum <u>lot area</u> of 4.1 ha.</p>	
14.428.2	Figures
Figure E-781	
Figure E-781A	

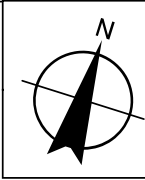
- c) Deleting Figure E-781 and replacing with a new Figure E-781 attached hereto as Schedule ‘1’.
- d) Deleting Figure E-781A and replacing with a new Figure E-781A attached hereto as Schedule ‘2’.
- e) Deleting Map 238 in Schedule A and substituting therefor Map 238 attached hereto as Schedule ‘3’.
- f) Schedules ‘1’, ‘2’ and ‘3’ shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

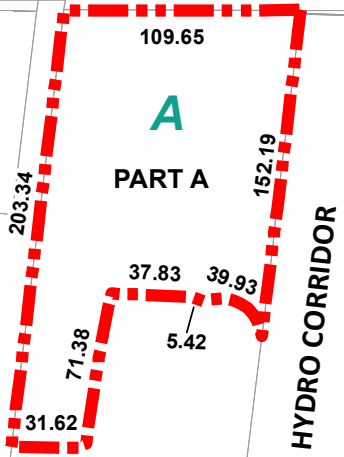
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole
Adopted by Vaughan City Council on May 17, 2022.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024



KIRBY ROAD



HYDRO CORRIDOR

SILVER MORNING COURT

KIPLING AVENUE

FIRST NATIONS TRAIL

KLEINBURG SUMMIT WAY

RIDGEPOINT ROAD

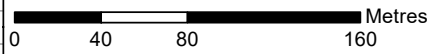
BUTTERFLY HEIGHTS

ARCTIC GRAIL ROAD

THIS IS FIGURE 'E-781'
TO BY-LAW 001-2021
SECTION 14.428



SUBJECT LANDS



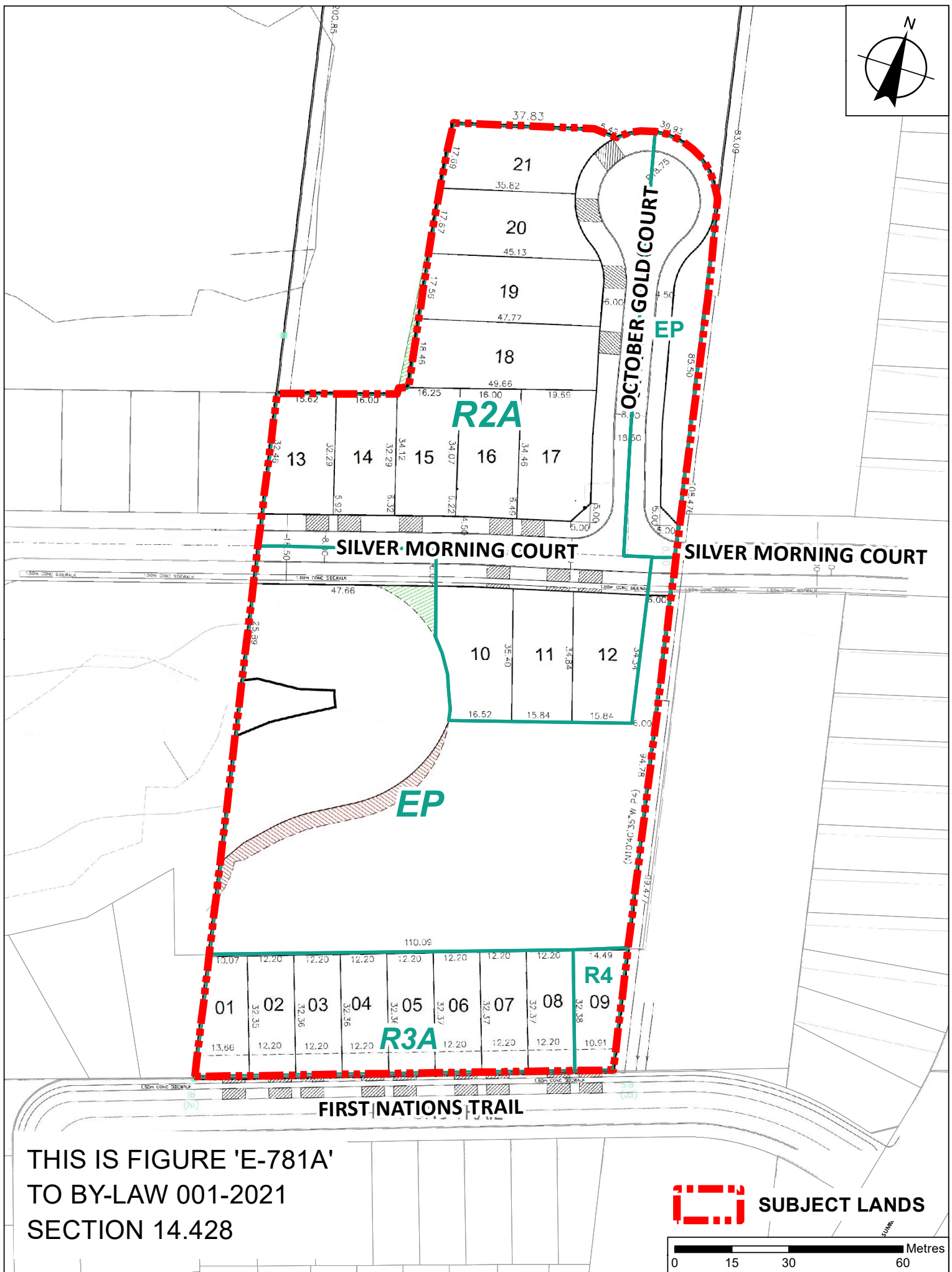
THIS IS SCHEDULE '1'
TO BY-LAW 094-2024
PASSED THE 25TH DAY OF JUNE, 2024

FILE: Z.21.052
LOCATION: Part of Lot 30, Concession 8
APPLICANT: City of Vaughan
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS FIGURE 'E-781A'
TO BY-LAW 001-2021
SECTION 14.428

THIS IS SCHEDULE '2'
TO BY-LAW 094-2024
PASSED THE 25TH DAY OF JUNE, 2024

FILE: Z.21.052
LOCATION: Part of Lot 30, Concession 8
APPLICANT: City of Vaughan
CITY OF VAUGHAN

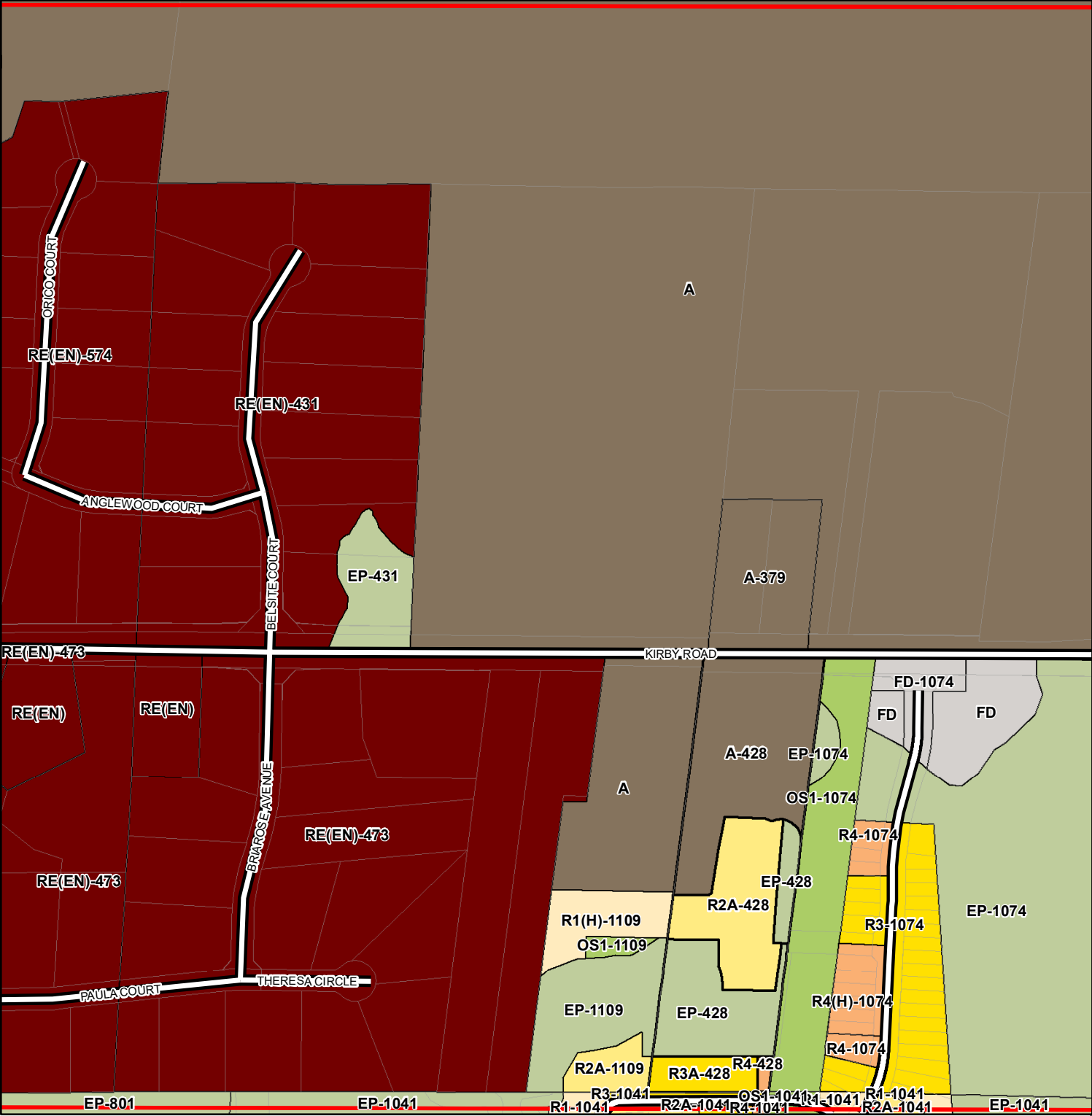
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 238



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

276	277	278	279	280
256	257	258	259	260
236	237	238	239	240
216	217	218	219	220
196	197	198	199	200

June, 2024

THIS IS SCHEDULE '3'
TO BY-LAW 094-2024
PASSED THE 25TH DAY OF JUNE, 2024

FILE: Z.21.052
LOCATION: Part of Lot 30, Concession 8
APPLICANT: City of Vaughan
CITY OF VAUGHAN

SIGNING OFFICERS

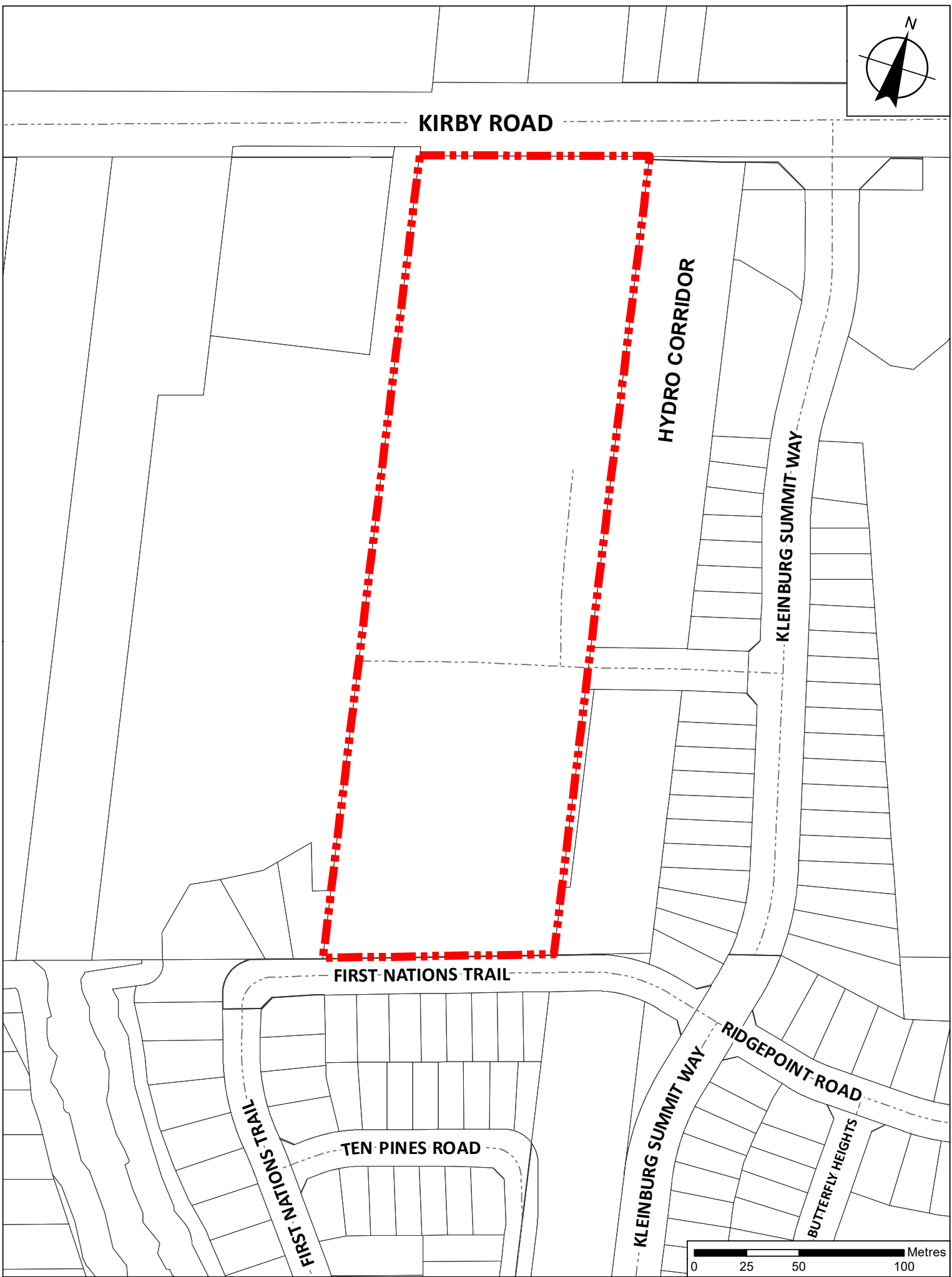
MAYOR

CLERK

SUMMARY TO BY-LAW 094-2024

The lands subject to this By-law are located south of Kirby Road and west of Kleinburg Summit Way, municipally known as 5315 Kirby Road, City of Vaughan.

The purpose of this By-law is to carry forward Zoning By-law 1-88 site-specific development standards and mapping into Zoning By-law 001-2021 to accurately reflect the zoning applicable to the Subject Lands as previously approved.



LOCATION MAP
TO BY-LAW 094-2024

FILE: Z.21.052
LOCATION: Part of Lot 30, Concession 8
APPLICANT: City of Vaughan
CITY OF VAUGHAN

