

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 103-2022**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 137-2019.**

**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) Deleting Schedule “E-1614” and substituting therefor the Schedule “E-1614” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
  - b) Deleting Part “A” to Exception 9(1483), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1483).
  - c) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1614”; and effectively zoning the Subject Lands OS5 Open Space Environmental Protection Zone, and RD4 Residential Detached Zone Four, subject to Exception 9(1483).
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

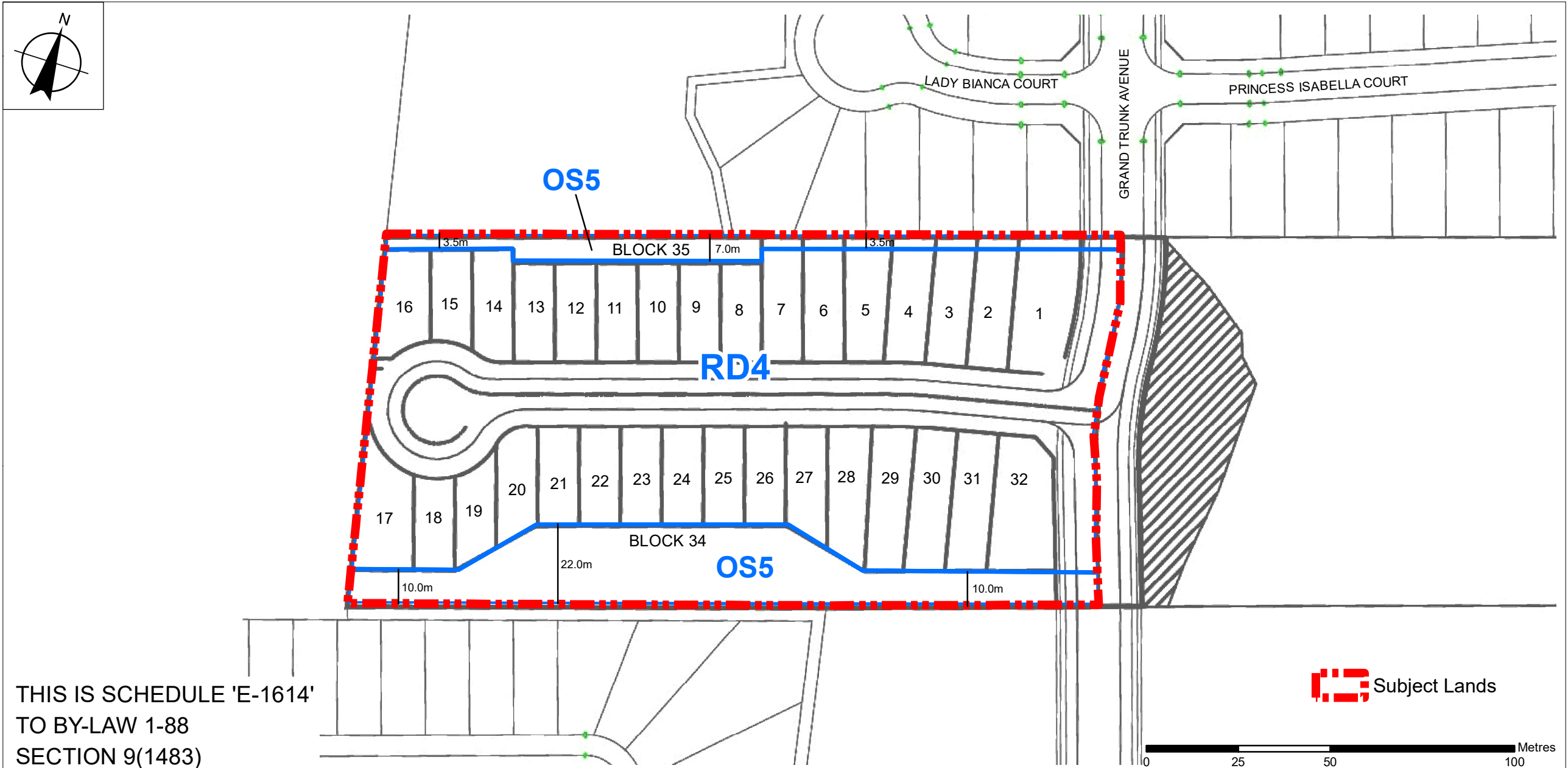
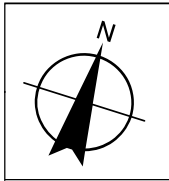
Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



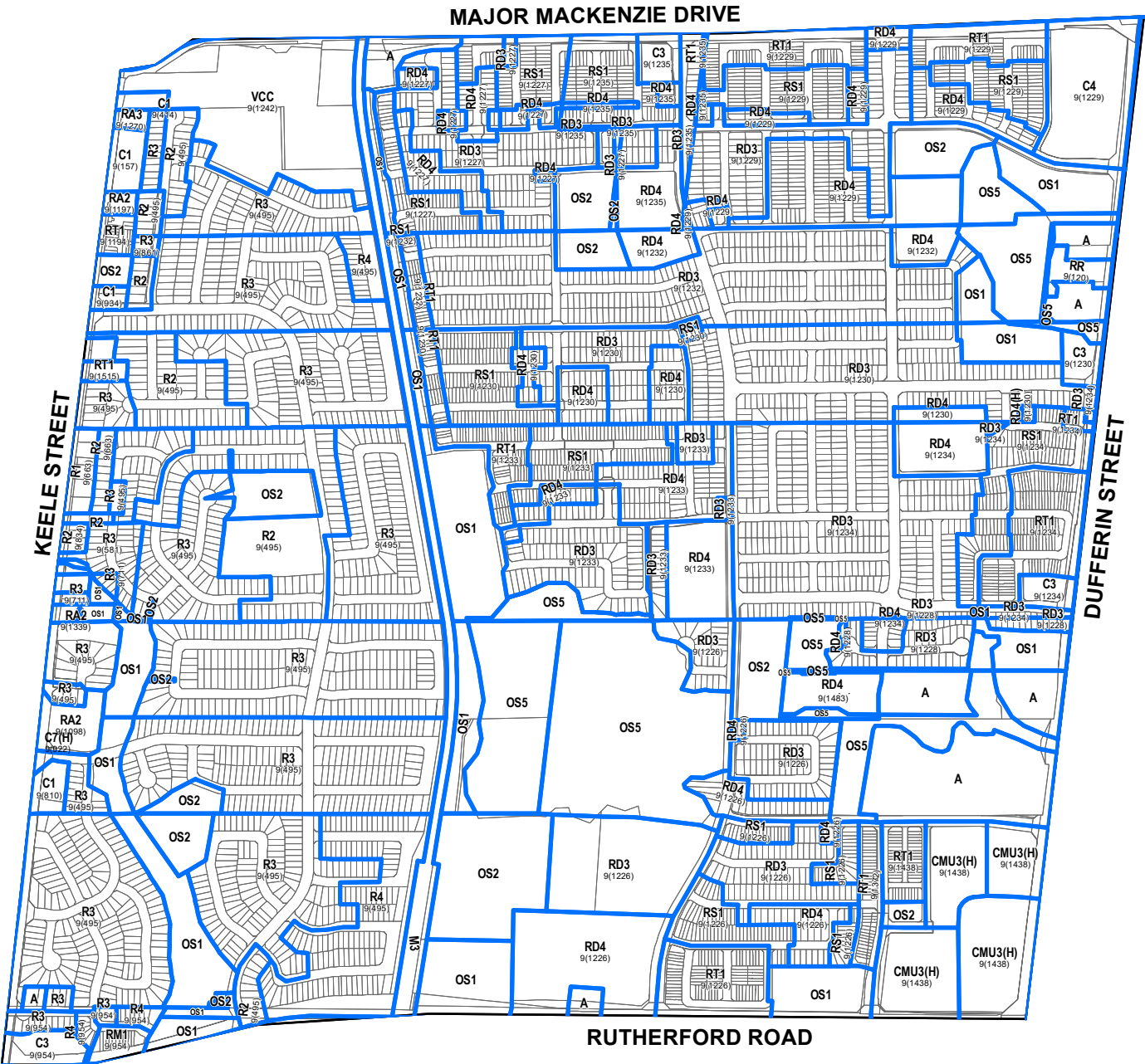
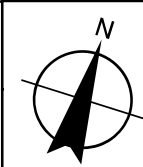
THIS IS SCHEDULE 'E-1614'  
TO BY-LAW 1-88  
SECTION 9(1483)

 Subject Lands

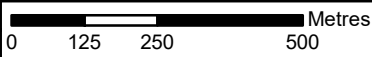
**FILE:** Z.22.008  
**RELATED FILES:** Z.16.016, 19T-16V001  
**LOCATION:** Part of Lot 17, Concession 3  
**APPLICANT:** Dufferin Vistas Ltd.  
**CITY OF VAUGHAN**

THIS IS SCHEDULE '1'  
TO BY-LAW 103-2022  
PASSED THE 28TH DAY OF JUNE, 2022

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK



KEY MAP 3D  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 103-2022  
PASSED THE 28TH DAY OF JUNE, 2022

**FILE:** Z.22.008  
**RELATED FILES:** Z.16.016, 19T-16V001  
**LOCATION:** Part of Lot 17, Concession 3  
**APPLICANT:** Dufferin Vistas Ltd.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

MAYOR

CLERK

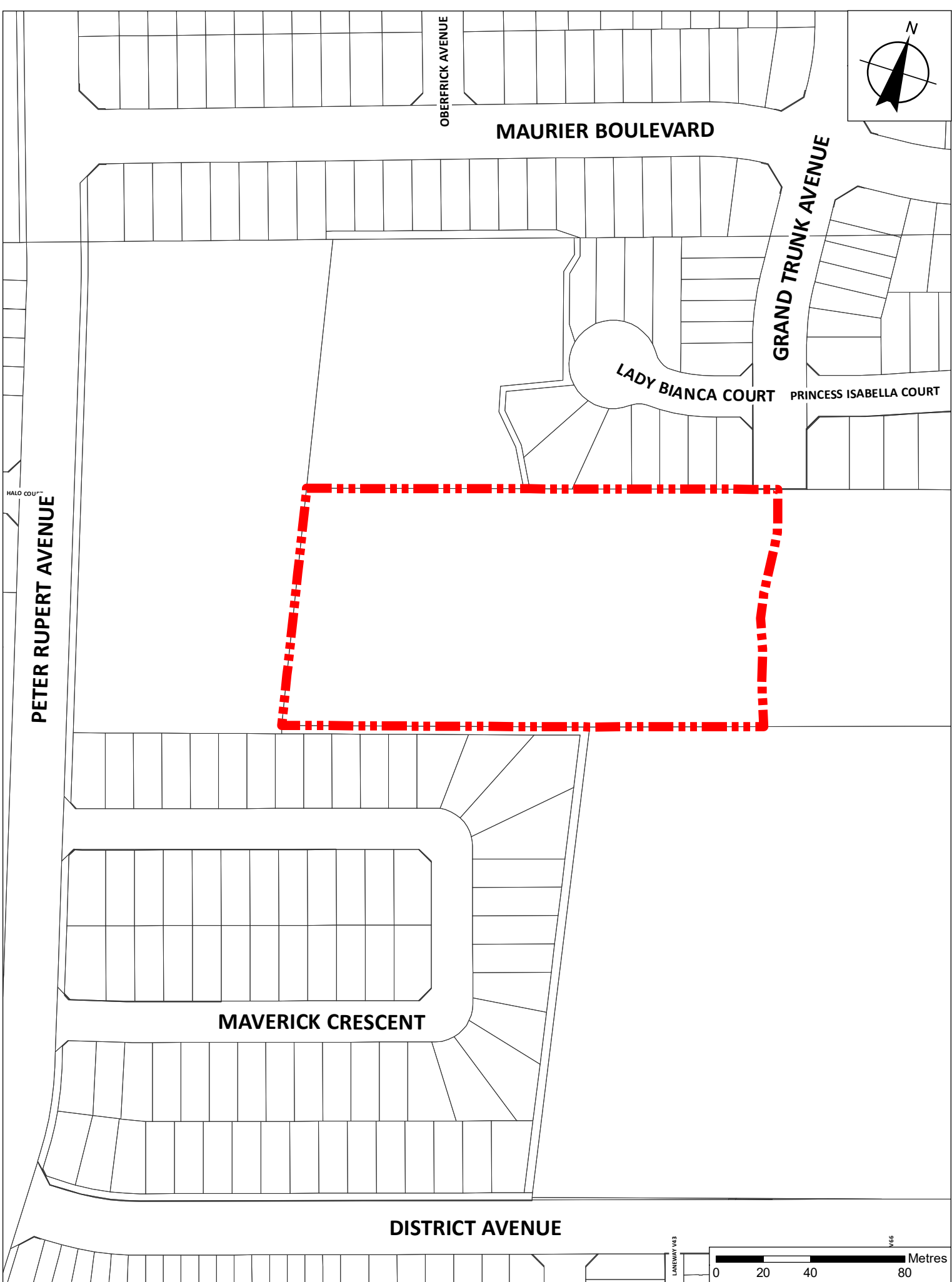
## **SUMMARY TO BY-LAW 103-2022**

The lands subject to this By-law are located north of Rutherford Road, west of Dufferin Street, being Part of Lot 17, Concession 3, City of Vaughan.

The purpose of this By-Law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned OS5 Open Space Environmental Protection Zone, and RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, subject to Exception 9(1483). Removal of the Holding Symbol “(H)” from the Subject Lands will facilitate the development of thirty-two (32) single detached lots and implement Phase 1 of Draft Plan of Subdivision File 19T-16V001. The Subject Lands were originally zoned with the Holding Symbol “(H)” by Zoning By-law 137-2019, until such time that the following conditions in Paragraph “A” to Exception 9(1483) was satisfied:

- a. York Region is in possession of a preliminary functional design and cost estimate for the roadway and intersection improvements required to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections and its intersection with Rutherford Road, which are necessary to accommodate the proposed developments in the surrounding area;
- b. York Region has completed a full review and issued approval of the preliminary functional design and cost estimate for the required roadway and intersection improvements identified above in item “a.”;
- c. The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements identified in item “a.” is identified and approved by Regional Council in the Region’s 2017 or future 10-Year Roads Capital Construction Program;
- d. The Owner has submitted updated Geotechnical, Hydrogeological, and Slope Stability reports to determine the final road alignment and design interface on the east side of the Grand Trunk Avenue extension, to the satisfaction of the City of Vaughan, in consultation with the Toronto and Region Conservation Authority (‘TRCA’);
- e. The interim and final design of the proposed sanitary servicing strategy for the proposed development shall be approved by the City of Vaughan Development Engineering Department.

The Region of York is satisfied that the conditions relating to the Dufferin Street and Rutherford Road intersection improvement project have been met and has no objection to the removal of the Holding Symbol “(H)”. The Vaughan Development Engineering Department, in consultation with the TRCA has confirmed that conditions relating to the final road alignment and design interface on the east side of the Grand Trunk Avenue extension, and the proposed sanitary servicing strategy for the development have been satisfied and have no objection to the removal of the Holding Symbol “(H)”. Therefore, the Holding Symbol “(H)” can be removed.



# LOCATION MAP TO BY-LAW 103-2022

**FILE:** Z.22.008  
**RELATED FILES:** Z.16.016, 19T-16V001  
**LOCATION:** Part of Lot 17, Concession 3  
**APPLICANT:** Dufferin Vistas Ltd.  
**CITY OF VAUGHAN**

