

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 162-2022

A By-law to amend City of Vaughan By-law 1-88.

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” attached hereto from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1547) Notwithstanding the provisions of:

 - a) Subsection 2.0 Definitions respecting Parking Space, Street and Street Line;
 - b) Subsection 4.1.4 respecting Driveway Width;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments;
 - d) Subsection 3.21 respecting Frontage on a Public Street;
 - e) Subsection 4.22.2 respecting minimum no encroachment zone;
 - f) Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1678”:

- ai) PARKING SPACE – means a rectangular area measuring at least 2.7 m by 5.8 m, exclusive of any aisles or ingress and egress lanes and shall include a private driveway leading thereto;
- aii) STREET – means a street or private road owned and maintained by a condominium corporation;
- aiii) STREET LINE – means a dividing line between a lot and a street or a private road;
- bi) The following driveway widths shall apply:
 - Maximum 3 m wide driveway with a minimum of 33% the front yard landscaped for Blocks 1, 2 and 4;
 - Maximum 6 m wide driveway width for Block 3;
- ci) The maximum permitted yard encroachment of 0.9 m is permitted on Block 2;
- di) A townhouse unit shall be erected on a freehold lot fronting onto a privately owned and maintained common element condominium road;
- ei) A minimum 0.3 m no encroachment zone shall be provided for Block 3;
- fi) The minimum lot frontage shall be 5.5 m/unit for Blocks 1, 2 and 4;
- fii) The minimum lot area shall be 119.7 m²/unit;
- fii) The minimum front yard setback shall be:
 - 3.9 m to the main dwelling for Blocks 1-4;
 - 5.8 m to the garage for Blocks 1, 2 and 4;
- fiii) The minimum rear yard setback shall be:
 - 0.2 m for Block 3;
 - 4.5 m for Blocks 1, 2 and 4;
- fiv) The minimum interior side yard setback shall be 0.9 m abutting a non-residential use for Block 4;
- fv) The minimum exterior side yard setback shall be:

- 3.8 m for Block 2, Lot 11;
- 0.3 m for Block 3, Lot 12;
- 2 m for Block 2, Lot 11 and Block 3, Lot 12 to a sight triangle;

fvi) The minimum lot depth shall be:

- 21.7 m for Blocks 1, 2 and 4;
- 19.5 m for Block 3;

fvii) The maximum interior garage width shall be 5.8 m for Block 3;

c) Adding Schedule “E-1678” attached hereto as Schedule “1”.

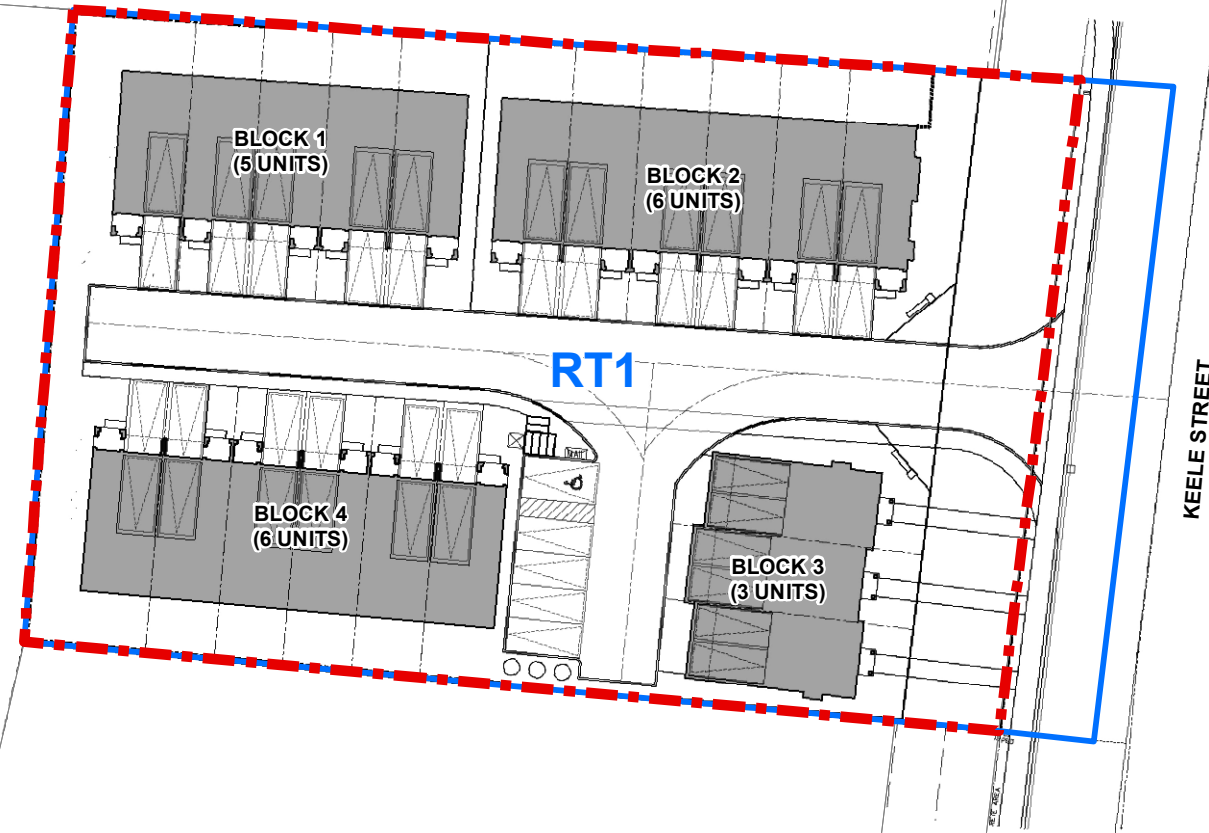
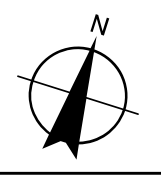
d) Deleting Key Map 4E and substituting therefor the Key Map 4E attached hereto as Schedule “2”.

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

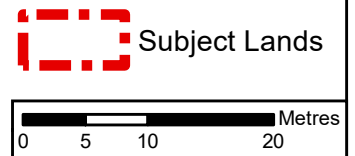
Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



This is Schedule 'E-1678'
To By-Law 1-88
Section 9(1547)



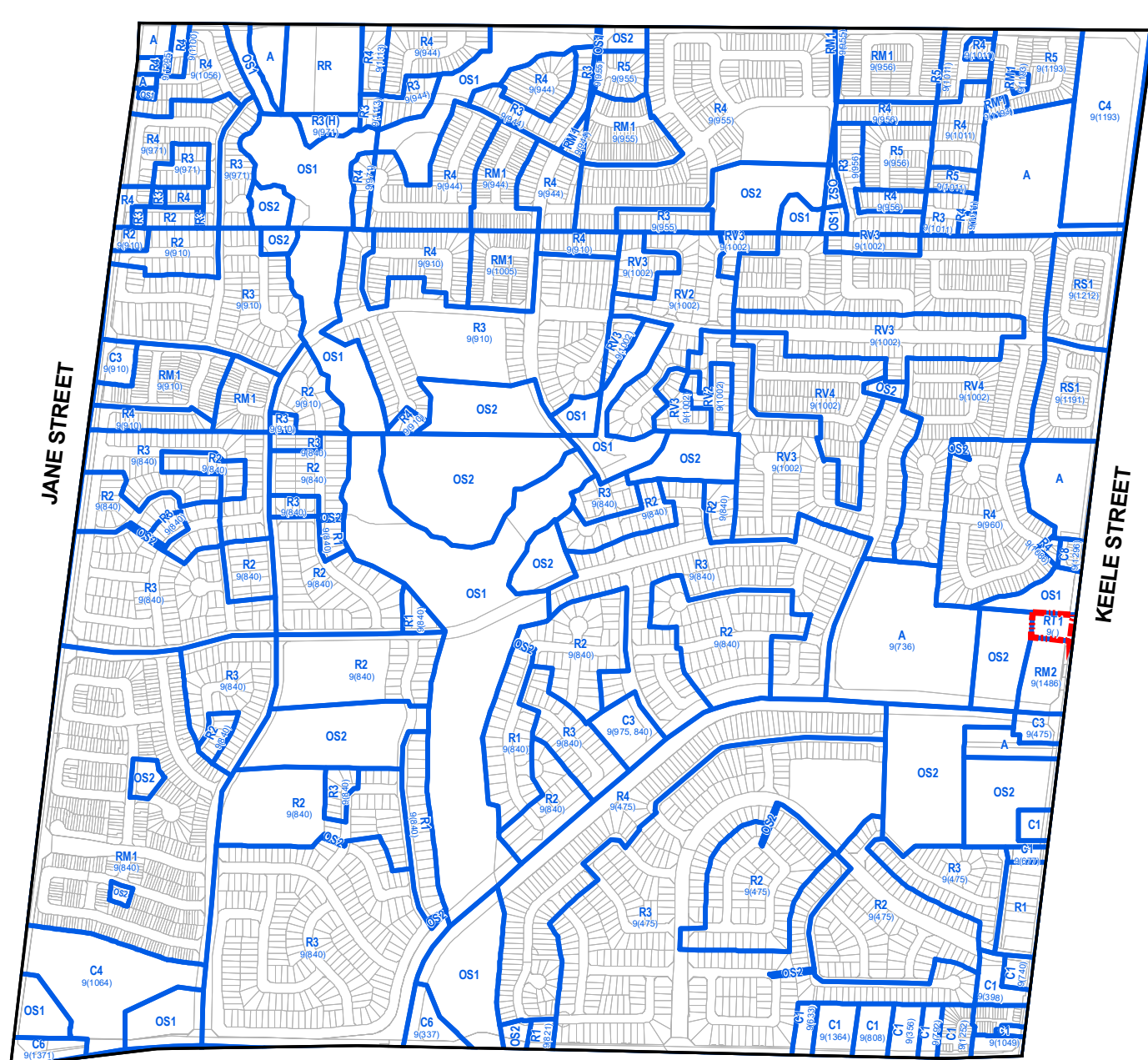
File: Z.15.029
Related File: 19T-15v010, DA.15.071
Location: Part of Lot 23, Concession 4
Applicant: 2225703 Ontario Limited
City of Vaughan

This is Schedule '1'
To By-Law 162-2022
Passed the 28th Day of June, 2022

Signing Officers

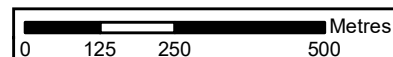
Mayor

Clerk

**MAJOR MACKENZIE DRIVE**

KEY MAP 4E

BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 162-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

File: Z.15.029

Related File: 19T-15V010, DA.15.071

Location: Part of Lot 23, Concession 4

Applicant: 2225703 Ontario Limited

City of Vaughan

MAYOR

CLERK

SUMMARY TO BY-LAW 162-2022


The lands subject to this By-law are located on the west side of Keele Street, north of McNaughton Road, municipally known as 10,316 Keele Street, in Part of Lot 23, Concession 4, City of Vaughan.

The purpose of this by-law is rezone the subject lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” to facilitate the development of 20, three-storey freehold townhouse units accessed by a privately owned and maintained common element condominium road. Site-specific exceptions are required to the definitions, parking space size, driveway width, lot frontage, lot area, setbacks, lot depth, yard encroachments and interior garage width.



Location Map To By-Law 162-2022

File: Z.15.029
Related File: 19T-15v010, DA.15.071
Location: Part of Lot 23, Concession 4
Applicant: 2225703 Ontario Limited
City of Vaughan

 Subject Lands