

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 102-2018

A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

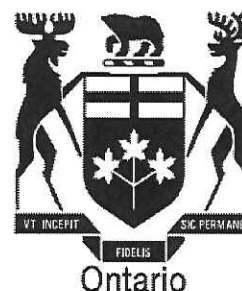
1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 30th of April 2018 (OMB File No. PL150866), attached hereto as Schedule “1”, is hereby designated as By-law Number 102-2018.

Enacted by City of Vaughan Council this 19th day of June, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: April 30, 2018

CASE NO(S): PL150822 PL150870
PL150866 PL150872
PL150868 PL150684

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	2097500 Ontario Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD3, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 83.5 dwelling units, parkland/open space and maintenance of valley lands
Property Address/Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.07.002
OMB Case No.:	PL150822
OMB File No.:	PL150822
OMB Case Name:	2097500 Ontario Limited v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	2097500 Ontario Limited
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4077 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-07V01
OMB Case No.:	PL150822
OMB File No.:	PL150823

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Liliana Damiani
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A
Proposed Zoning:	Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Agricultural Zone A, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose:	To permit the development of a plan of subdivision consisting of 94 lots for detached dwellings, 14 residential blocks, as well as to maintain 1 existing residential building and to provide open space/buffer blocks
Property Address/Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	Z.14.010
OMB Case No.:	PL150866
OMB File No.:	PL150866
OMB Case Name:	Damiani v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Liliana Damiani
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	4801 Teston Road
Municipality:	City of Vaughan
Municipal File No.:	19T-14V004

OMB Case No.: PL150866
OMB File No.: PL150867

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.
Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning: Agricultural Zone A and Open Space Conservation Zone OS1
Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Neighbourhood Commercial Zone C4, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose: To permit the development of a plan of subdivision consisting of 536.5 dwelling units, a commercial block, parkland/open space, a stormwater management pond and maintenance of the valley lands
Property Address/Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive
Municipality: City of Vaughan
Municipal File No.: Z.03.024
OMB Case No.: PL150868
OMB File No.: PL150868
OMB Case Name: Gold Park Homes Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.
Subject: Proposed Plan of Subdivision
Property Address/ Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive
Municipality: City of Vaughan
Municipal File No.: 19T-03V05
OMB Case No.: PL150868
OMB File No.: PL150869

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Mosaik Pinewest Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A and Open Space Conservation Zone OS1
Proposed Zoning:	Residential Detached Zone RD2, Residential Detached Zone RD3 and Open Space Conservation Zone OS1
Purpose:	To permit the development of a plan of subdivision consisting of 43 residential detached lots and 8 residential blocks (4 lots), open space buffer blocks and a stormwater management pond
Property Address/Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	Z.06.058
OMB Case No.:	PL150870
OMB File No.:	PL150870
OMB Case Name:	Mosaik Pinewest Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Mosaik Pinewest Inc.
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	19T-06V10
OMB Case No.:	PL150870
OMB File No.:	PL150871

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: Agricultural Zone A
Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Open Space Conservation Zone OS1 and Open Space Park Zone OS2
Purpose: To permit the development of a plan of subdivision consisting of 418 dwelling units, an elementary school block, parkland/open space, a stormwater management pond and maintenance of the valley lands
Property Address/Description: 10460 and 10640 Pine Valley Drive
Municipality: City of Vaughan
Municipal File No.: Z.03.107
OMB Case No.: PL150872
OMB File No.: PL150872
OMB Case Name: Lindvest Properties (Pine Valley) Limited v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject: Proposed Plan of Subdivision
Property Address/ Description: 10460 and 10640 Pine Valley Drive
Municipality: City of Vaughan
Municipal File No.: 19T-03V25
OMB Case No.: PL150872
OMB File No.: PL150873

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.
Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning: "A Agricultural Zone"
Proposed Zoning: "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open

Space Park Zone”

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: Z.06.064

OMB Case No.: PL150684

OMB File No.: PL150684

OMB Case Name: Country Wide Homes (Pine Valley Estates) Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.

Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: 19T-06V12

OMB Case No.: PL150684

OMB File No.: PL150685

Heard: Written Submissions, filed February 21, 2018

APPEARANCES:

<u>Parties</u>	<u>Counsel</u>
Country Wide Homes (Teston Road) Inc.	N. J. Pepino M. Barrett
Country Wide Homes (Pine Valley Estates) Inc.	N. J. Pepino M. Barrett
City of Vaughan	C. Storto C. Facciolo
Toronto and Region Conservation Authority	J. Wigley

DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE TRIBUNAL

[1] On April 6, 2016, the Ontario Municipal Board ("Board") issued its decision on several site-specific zoning by-law amendments and associated draft plans of subdivision, with conditions, for lands within blocks 40 and 47 in the City of Vaughan ("City"). The lands that are the subject of these planning instruments are all within the geographic area of, and governed by, City Official Plan Amendment 744 ("OPA 744"). The reader is referred to the April 6, 2016 decision for additional background.

[2] These cases had been administratively grouped to be heard together but were not consolidated. In the April 6, 2016 decision, the Board dealt with each of these cases and ordered:

that the appeals of the proposed zoning by-law amendments to the City of Vaughan Zoning By-law No. 1-88 are allowed. The appeals of the applications for draft plans of subdivision approval are allowed. Zoning By-law No. 1-88 is amended and the draft plans of subdivision are approved, subject to conditions...

[3] In addition, the Board stated in its decision that:

The Board withholds its final order on each of these zoning by-law amendments in each of these cases until the Board is advised that the

Master Environmental Servicing Plan is completed and that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority.

[4] This work having been completed, written submissions with revised zoning by-law amendments have now come to the Tribunal. The proposed changes arise from discussions between the proponents, the City and the Toronto and Region Conservation Authority ("TRCA") that resulted from the further work on environmental servicing, natural heritage considerations, and consideration of the Growth Plan for the Greater Golden Horseshoe 2017 ("GGH 2017") and the Greenbelt Plan 2017 ("GBP 2017").

[5] The matters before the Tribunal in this decision now come to the Tribunal with the consent of the City and with the consent or no objection from the TRCA.

[6] Section 2.1 of the *Planning Act*, R.S.O. 1990 c. P.13, as amended ("Act") requires the Tribunal to have regard to any decision made by the municipal council on the same matter that is before the Tribunal and, similarly, to have regard to any information and material that the municipal council considered when making its decision.

[7] The Tribunal has considered the fact that all matters before the Tribunal in these proceedings have come on the consent of the City. Additionally, the Tribunal has considered the reports and materials before City Council, where they have been set out in an affidavit filed in these proceedings.

[8] This decision deals with case PL150864 for County Wide Homes (Pine Valley Estates) Inc. ("Country Wide PV") and case PL150866 for Country Wide Homes (Teston Road) Inc. ("Country Wide Teston").

[9] The appeal in case PL150866 was filed by Liliana Damiani. Country Wide Teston acquired the Country Wide Teston lands from Ms. Damiani. As the registered owner of

the lands, Country Wide Teston has assumed and continued the appeal filed by Ms. Damiani.

[10] For this written hearing, the Tribunal had before an Affidavit of Mark Yarranton for Country Wide PV and a second Affidavit of Mr. Yarranton for Country Wide Teston. Mr. Yarranton is a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario. In addition to his *curriculum vitae*, the Tribunal had a signed copy of the Acknowledgement of Expert's Duty form. Mr. Yarranton was qualified to provide independent expert opinion evidence in land use planning matters in the oral hearing that resulted in the April 6, 2016 decision. The Tribunal is satisfied that Mr. Yarranton continues to be qualified to provide independent expert opinion evidence in land use planning.

[11] There are no proposed modifications to OPA 744 and no proposed revisions to the draft plans of subdivision or the conditions of draft plan approval for either the Country Wide PV or the Country Wide Teston matters.

[12] For Country Wide PV there are some minor changes to the proposed zoning by-law amendment that are primarily stylistic. There is also a slight increase in the permitted height for Street Townhouses to respond to the City's Urban Design Guidelines and Architectural Control Guidelines. Finally, the zoning on Block 201 is changed from an open space park zone to a residential zone. This includes a holding provision that allows only a park on this Block prior to the removal of the holding provision. The removal of the holding provision requires, among other matters, that satisfactory arrangements are made for the conveyance of a park and that the owner enters into a parks agreement with the City, all of which is to be to the satisfaction of the City.

[13] For Country Wide Teston the revised proposed zoning by-law amendment has been changed only for stylistic and formatting purposes sought by the City.

[14] For each of these two revised proposed zoning by-law amendments, on the

applicable affidavit of Mr. Yarranton, the Tribunal finds that these revised proposed zoning by-law amendments:

1. have had regard for, and appropriately implement, matters of provincial interest as set out in s. 2 of the Act;
2. are consistent with the Provincial Policy Statement 2014 ("PPS");
3. conform to the GGH 2017;
4. conform to the GBP 2017;
5. conform to the Region of York Official Plan ("ROP"); and
6. conform to the City Official Plan Amendment 600, as modified by OPA 744.

ORDER

[15] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Pine Valley Estates) Inc.

[16] Pursuant to s. 34(11.0.2) of the *Planning Act*, the Tribunal orders that City of Vaughan Zoning By-law No. 1-88, as amended, is further amended in accordance with Exhibit D to the Affidavit of Mark Yarranton, as filed in these proceedings on behalf of Country Wide Homes (Teston Road) Inc.

"Susan de Avellar Schiller"

SUSAN de AVELLAR SCHILLER
VICE-CHAIR

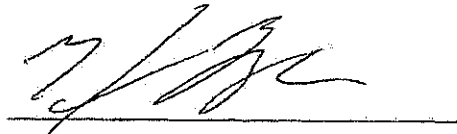
If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**THIS IS EXHIBIT "D" REFERRED TO IN THE AFFIDAVIT OF
MARK D. YARRANTON
SWORN BEFORE ME THIS 16TH DAY OF FEBRUARY 2018**

A handwritten signature in black ink, appearing to read 'K. MacKinnon', is written over a horizontal line.

A Commissioner for Taking Affidavits

**Keith Andrew Kenneth MacKinnon,
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
Expires January 22, 2020.**

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER ~~102-2011~~ 8

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

WHEREAS the matters herein set out are in conformity with the Vaughan 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 RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol (H), RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol (H), OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and OS2(H) Open Space Park Zone with the Holding Symbol (H), in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

~~(14.6)~~ A. The following provisions shall apply to the lands with the Holding Symbol "(H)" as shown on Schedule "E-1591"

- a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of this By-law, or the production of field crops. The Holding Symbol "(H)" shall not be removed until such time as:
 - i) the Ministry of Tourism, Culture and Sport has approved all outstanding archaeological reports to the satisfaction of the City of Vaughan.

B. Notwithstanding the provisions of:

- a. Section 8.1 and Schedule "A" respecting minimum lot area for a residential use only in an A Agricultural Zone;
- b. Subsections 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- c. Subsections 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- d. Subsections 4.22.2 and 4.22.3 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- e. Subsection 4.22.3 and Note 3. i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;

- f. Subsection 4.22.3 and Note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Sight Triangle;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-1591":

- ai. The minimum required lot area for a residential use on the lands zoned A Agricultural Zone shall be 1.0 hectare;
- bi. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- ci. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum 0.6 metres;
- di. The following provisions shall apply: In addition to the requirements of Subsection 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
 - i) An unenclosed porch (covered or uncovered) to a maximum of 2.5 metres; and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- ei. The minimum side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;

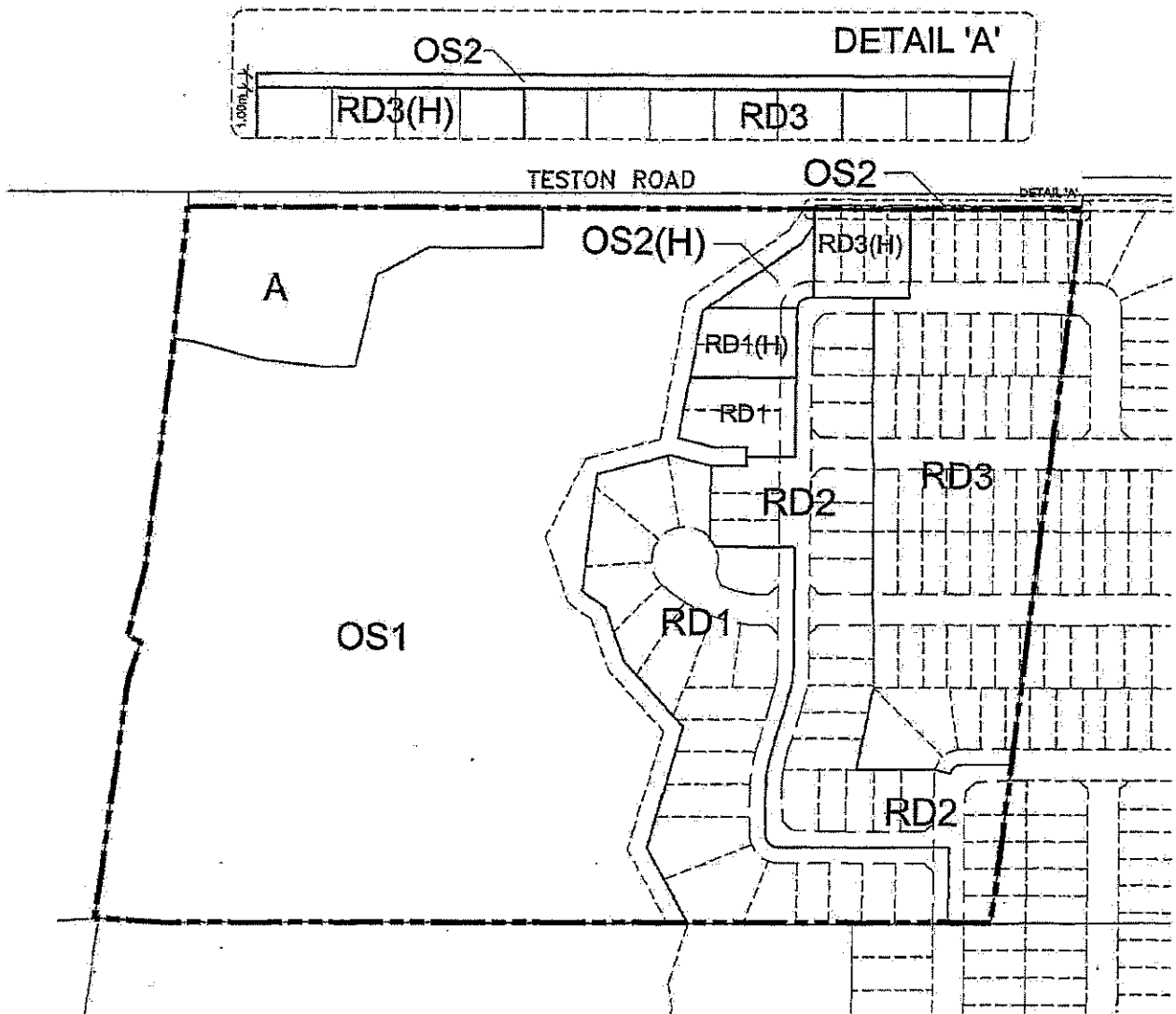
May 1, 2017

fi. The minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond."

c) Adding Schedule "E-1591" attached hereto as Schedule "1".

d) Deleting Key Map 7E and substituting therefore the Key Map 7E attached hereto as Schedule "2".

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



THIS IS SCHEDULE 'E-1591'
TO BY-LAW 1-88
SECTION 9(1461)

----- SUBJECT LANDS

NOT TO SCALE

THIS IS SCHEDULE '1'
TO BY-LAW 102 -2018
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.14.010
RELATED FILE: 19T-14V004
LOCATION: PART OF LOT 25, CONCESSION 7
APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.
CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER: PL150866
April 30, 2018

MAYOR

CLERK



KEY MAP 7E
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW 102 -2018
PASSED THE 10th DAY OF JUNE, 2018

FILE: Z.14.010
RELATED FILE: 19T-14V004
LOCATION: PART OF LOT 25, CONCESSION 7
APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.
CITY OF VAUGHAN

SIGNING
BOARD ORDER: PL150866
April 30, 2018
MAYOR
CLERK

May 1, 2017

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SUMMARY TO BY-LAW 102-2017

The lands subject to this By-law are located on the south side of Teston Road approximately 500 metres west of Pine Valley Drive, being in Part of Lot 25, Concession 6, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)" to facilitate 101 detached dwelling units, of which 7 are to develop with the adjacent lands, a vista block, open space buffers and road widenings, and to maintain the existing valleylands in the 20.23 ha Plan of Subdivision 19T-14V004.

The By-law further provides exceptions to the permitted yard encroachments, minimum interior side yard and minimum exterior side yard and a lot area reduction for lands zoned A Agricultural.



NOT TO SCALE

LOCATION MAP

TO BY-LAW 102 -20178

FILE: Z.14.010
RELATED FILE: 19T-14V004
LOCATION: PART OF LOT 25, CONCESSION 7
APPLICANT: COUNTRY WIDE HOMES (TESTON ROAD) INC.
CITY OF VAUGHAN

SUBJECT LANDS

