

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 249-2022

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 and RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1555) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1686”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1), 36(3) or (4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 249-2022 or the production of field crops.
 - ii) The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the

Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the Environmental Site Registry, including all referenced environmental site assessment reports with reliance from the environmental consultant, to the satisfaction of the Vaughan Development Engineering Department.

B. Notwithstanding the provisions of:

- a) Subsection 4.1.4 f) v) respecting the Dimensions of Driveways and the Minimum Landscaped Front Yard and Exterior Side Yard in the RT1 Residential Townhouse Zone (Standard Lot);
- b) Subsection 4.22.2 i) respecting the Maximum Encroachment of an Unenclosed Porch (Covered or Uncovered) including eaves and gutters in the RT1 Residential Townhouse Zone (Standard Lot);
- c) Subsection 4.22.2 ii) respecting the Minimum Encroachment Zone inside the Property Line in the RT1 Residential Townhouse Zone (Standard Lot);
- d) Subsection 4.22.2 iii) respecting the Maximum Finished Floor Elevation of an Unenclosed Porch (Covered or Uncovered) in the RT1 Residential Townhouse Zone (Standard Lot);
- e) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule "A3" respecting the Zone Requirements in the RT1 Residential Townhouse Zone (Standard Lot);

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1686.":

- ai) The lot frontage for a lot between 5.5 m to 6 m with a

maximum driveway width of 3.5 m shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum of sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping in accordance with Subsection 4.1.2;

- bi) A maximum encroachment for an unenclosed porch (covered or uncovered) into the rear yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond and at a site triangle shall be 2.5 m, and eaves, gutters and steps may encroach an additional 0.5 m;
- bii) A maximum encroachment for an unenclosed porch (covered or uncovered) into the exterior side yard for a lot abutting a greenway, walkway, buffer block, stormwater management pond or non-residential use and at a site triangle shall be 3 m, and eaves, gutters and steps may encroach an additional 0.5 m;
- ci) A 0.5 m no encroachment zone shall be maintained inside the property line within the front yard, exterior yard, rear yard and interior side yard for a lot abutting a greenway, walkway, buffer block, stormwater management pond or non-residential use and at a site triangle;
- di) The maximum finished floor elevation of an unclosed porch (covered or uncovered) located in the rear yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond and at a site triangle shall not exceed 1.2 m above the finished grade;
- ei) The minimum lot frontage shall be 5.5 m;
- eii) The minimum lot area shall be 150 m²;

- eiii) The minimum exterior side yard abutting a private or public street or driveway shall be 3 m;
- eiv) The minimum exterior side yard abutting a greenway, buffer block or non-residential use shall be 3.5 m;
- ev) The maximum building height shall be 12 m;
- c) Deleting Subsection ii) b) in Paragraph A, Exception 9(1399) in its entirety.
- d) Adding Schedule “E-1686” attached hereto as Schedule “1”.
- e) Deleting Schedule “E-1526” and substituting therefor the Schedule “E-1526” attached hereto as Schedule “2”.
- f) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29th day of November, 2022.

Steven Del Duca, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1686'
TO BY-LAW 1-88
SECTION 9(1555)

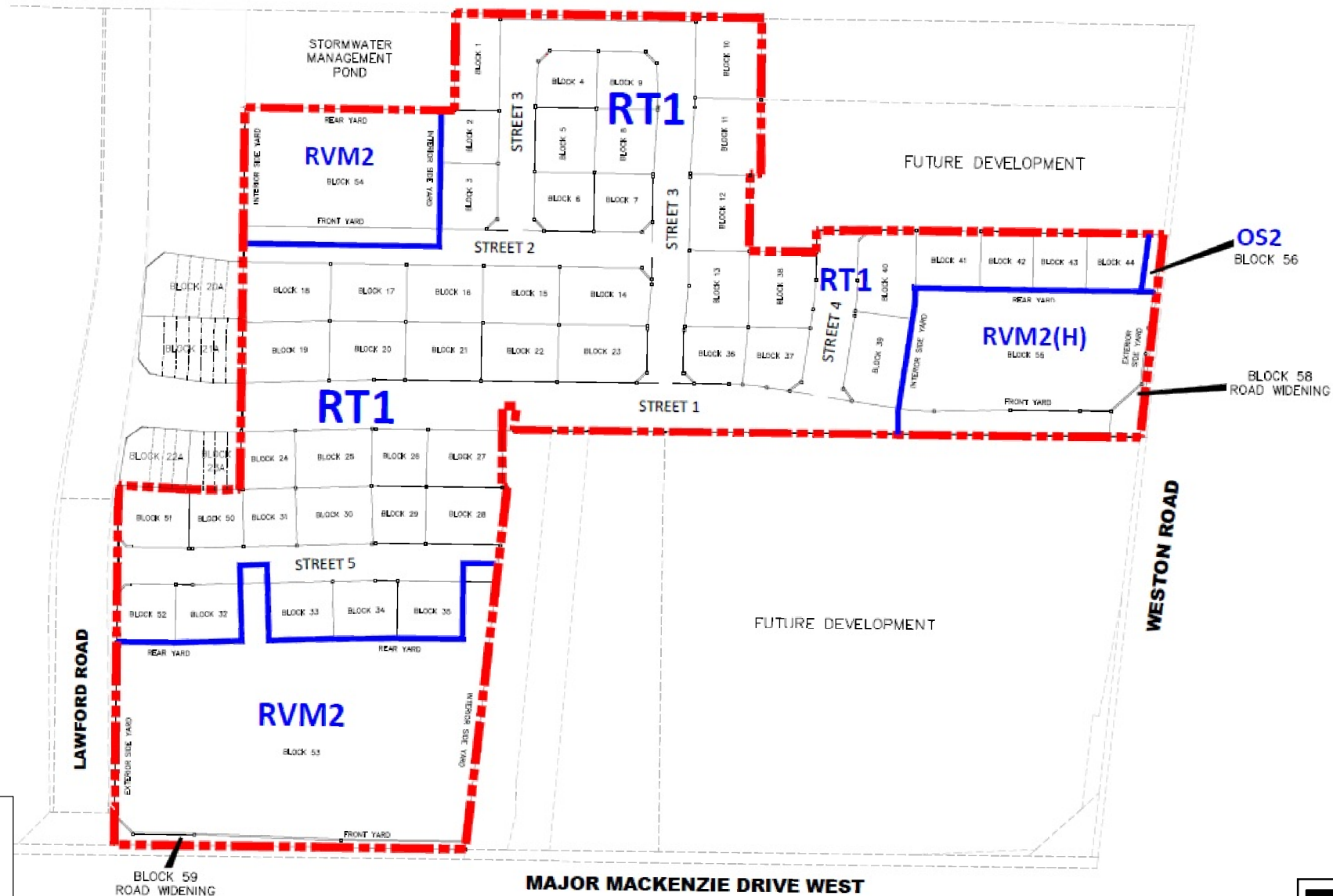
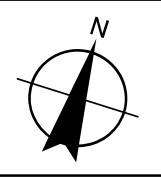
FILE: Z.16.018
RELATED FILE: 19T-16V003
LOCATION: Blocks 45, 46 and 47,
Plan 65M-4550 and Part of Lots 21 and 22, Concession 6
APPLICANT: Calvin Estates Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 249-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1526'
TO BY-LAW 1-88
SECTION 9(1399)

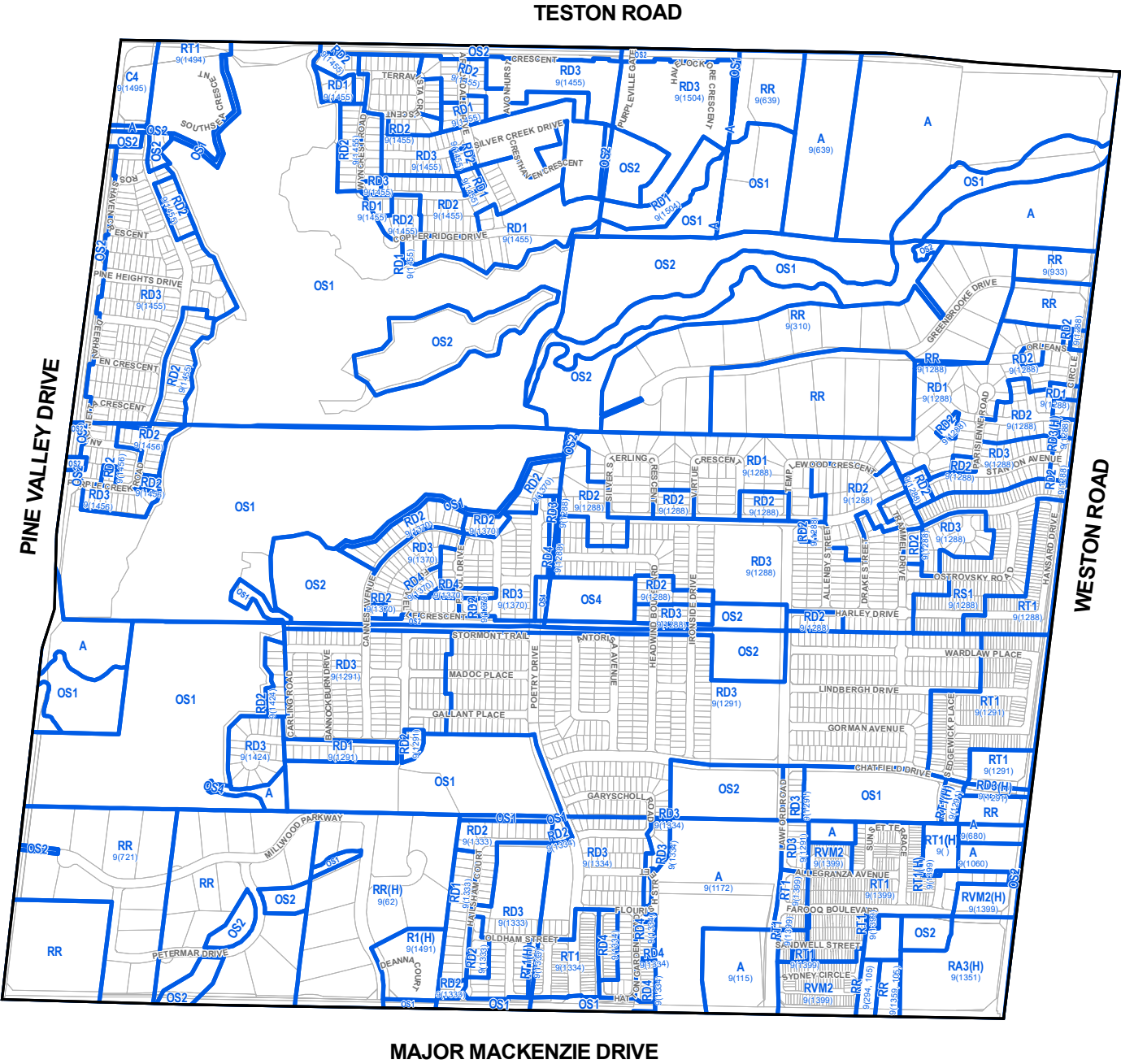
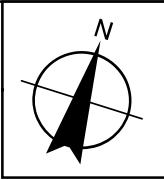
FILE: Z.16.018
RELATED FILE: 19T-16V003
LOCATION: Blocks 45, 46 and 47,
Plan 65M-4550 and Part of Lots 21 and 22, Concession 6
APPLICANT: Calvin Estates Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 249-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

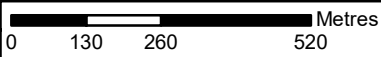
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 6E
BY-LAW NO. 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 249-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

FILE: Z.16.018
RELATED FILE: 19T-16V003
LOCATION: Blocks 45, 46 and 47,
Plan 65M-4550 and Part of Lots 21 and 22, Concession 6
APPLICANT: Calvin Estates Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

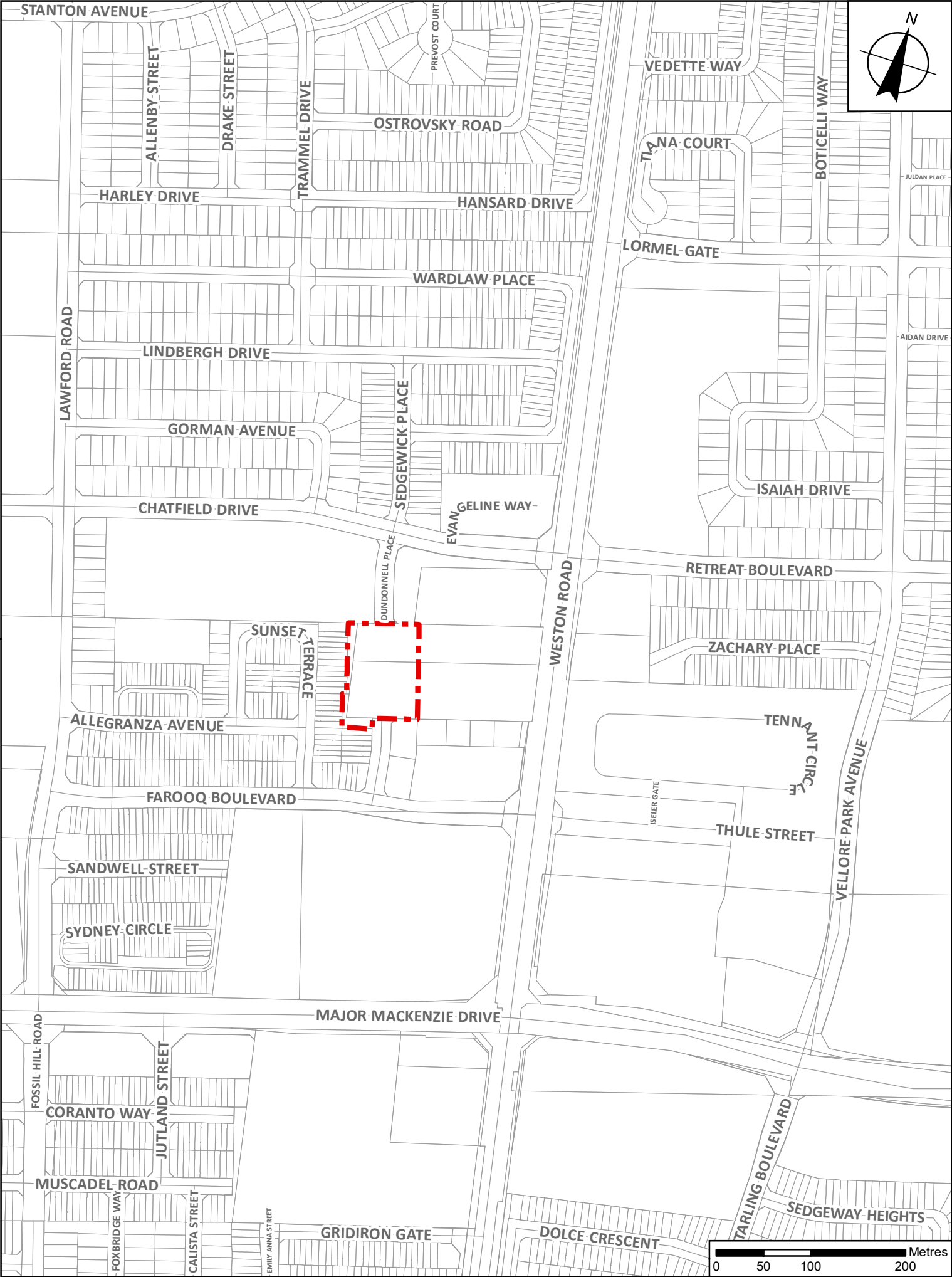
MAYOR

CLERK

SUMMARY TO BY-LAW 249-2022


The lands subject to this By-law are located north of Major Mackenzie Drive and west of Weston Road, in Part of Lots 21 and 22, Concession 6, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from A Agricultural Zone and RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)". The By-law will facilitate six (6) blocks for 33 street townhouse dwelling units and a public road and permit exceptions to the minimum landscaped front yard and exterior side yard, the maximum encroachment for an unenclosed porch (covered or uncovered) into the rear yard, the minimum encroachment zone inside the property line, the maximum finished floor elevation of an unclosed porch (covered or uncovered) located in the rear yard, the minimum lot frontage, lot area and exterior side yard and the maximum building height. The By-law also provides conditions for the removal of the Holding Symbol "(H)".



LOCATION MAP TO BY-LAW 249-2022

FILE: Z.16.018
RELATED FILE: 19T-16V003
LOCATION: Blocks 45, 46 and 47,
Plan 65M-4550 and Part of Lots 21 and 22, Concession 6
APPLICANT: Calvin Estates Inc.
CITY OF VAUGHAN

 Subject Lands