

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 262-2022**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 120-2010.**

**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 RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to “RD4(H) Residential Detached Zone Four, RS1(H) Residential Semi-Detached Zone One and RT1(H) Residential Townhouse Zone all with the addition of the Holding Symbol “(H)”, and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
  - b) Deleting the first sentence in Paragraph A, Exception 9(1376) and substituting therefor the following:

“A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)”, as shown on Schedules “E-1504”, “E-1504(B)”, “E-1504(C)”, “E-1504(D)”, “E-1504(E)” and “E-1504(F)”, until the Holding Symbol “(H)” is removed pursuant to Subsections 36(3) or (4) of the *Planning Act*.”

c) Adding the following after sub-clause ii) i) in Paragraph A, Exception 9(1376):

“j) Removal of the Holding Symbol (“H”) from the Subject Lands, or a portion thereof as shown on Schedule E-1504(F) shall be contingent on the Owner submitting a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the Subject Lands to the satisfaction of the Development Engineering Department.”

d) Deleting clauses i) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“i) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Interior Yard in a RD1 Residential Detached Zone One, the Minimum Lot Frontage in a RD3 Residential Detached Zone Three, the Minimum Front Yard, Minimum Rear Yard, Minimum Interior Yard, Minimum Exterior Yard and Minimum Front or Exterior Side Yard to an Attached Garage in a RD4 Residential Detached Zone Four, and the Minimum Front or Exterior Side Yard to an Attached Garage and Minimum Rear Yard in a RSI Residential Semi-Detached Zone;”

e) Deleting the first sentence after clause q) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“r) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Rear Yard, Minimum Exterior Yard, Minimum Front or Exterior Side Yard to an Attached Garage, Minimum Exterior Side Yard to a Sight Triangle Setback and Maximum Building Height in a RT1 Residential Townhouse Zone;

s) Subsection 4.1.4 respecting the Minimum Landscape Area in a RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1504”, “E-1504(A)”, “E-1504(B)”, “E-1504(C)” and “E-1504(F):”

f) Deleting sub-clauses iii) and iii) in Paragraph B, Exception 9(1376) and

substituting therefor the following:

- “iii) a) The minimum front yard in a RD4 Residential Detached Zone Four shall be 4.46 m for Lot 15 and 4.23 m for Lot 25, shown on Schedule "E-1504(A);
    - b) The minimum front or exterior side yard to an attached garage that faces a lot line in a RD4 Residential Detached Zone Four for a lot or block shown on Schedule “E-1504(F)” shall be 5.7 m;
  - iii) a) The minimum rear yard in a RD4 Residential Detached Zone Four shall be 6.2 m for Lots 8 to 12 inclusive, 17 to 23 inclusive and 27 to 29 inclusive, shown on Schedule "E-1504(A);
  - b) The minimum rear yard in a RD4 Residential Detached Zone Four shall be 7 m for a lot or block, excluding Lot 6, shown on Schedule “E-1504(F);
  - c) The minimum rear yard in a RD4 Residential Detached Zone Four shall be 6.5 m for Lot 6 shown on Schedule “E-1504(F);”
- g) Adding the following after sub-clause ivix) in Paragraph B, Exception 9(1376):
- “ivx) a) The minimum front or exterior side yard to an attached garage that faces a lot line shall be 5.7 m in a RS1 Residential Semi-Detached Zone for a lot or block shown on Schedule “E-1504(F)” shall be 5.7 m;
  - b) The minimum rear yard in a RS1 Residential Semi-Detached Zone for a lot or block shown on Schedule “E-1504(F)” shall be 7 m;”
- h) Deleting sub-clause mviii) in Paragraph B, Exception 9(1376) and substituting therefor the following:
- “mviii) The maximum interior garage width in a RD4 Residential Detached Zone Four for a lot, as shown on Schedules “E-1504(D)” and

“E-1504(F)”, with a Lot Frontage between 9.2 m and 11.99 m and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block or Greenway) between 12 m and 15.99 m shall be 5.6 m;

mviv) The minimum interior garage width in a RD4 Residential Detached Zone Four for a lot, as shown on Schedules “E-1504(F)”, with a Lot Frontage greater than 12 m and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block or Greenway) greater than 15 m shall be 3 m;”

i) Adding the following after sub-clause qi) in Paragraph B, Exception 9(1376):

“ri) The zoning requirements in a RT1 Residential Townhouse Zone for a lot or block shown on Schedule “E-1504(F)” shall be as follows:

a) The minimum rear yard setback shall be 7 m;

b) The minimum exterior yard setback shall be 2.2 m;

c) The minimum exterior yard to a sight triangle shall be 2 m;

d) The minimum front or exterior side yard to an attached garage that faces a lot line shall be 5.7 m;

e) The maximum building height shall be 11.5m;

si) The lot frontage for lots between 6 m and 11.99 m shall be comprised of a minimum of 30% landscaped front or exterior side yard and a minimum of 60% of the minimum landscape front or exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2; for a lot or block as shown on Schedule “E-1504(F)”;

j) Deleting Schedule “E-1504” and substituting therefor the Schedule “E-1504” attached hereto as Schedule “1”.

k) Adding Schedule “E-1504(F)” attached hereto as Schedule “2”.

l) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”.

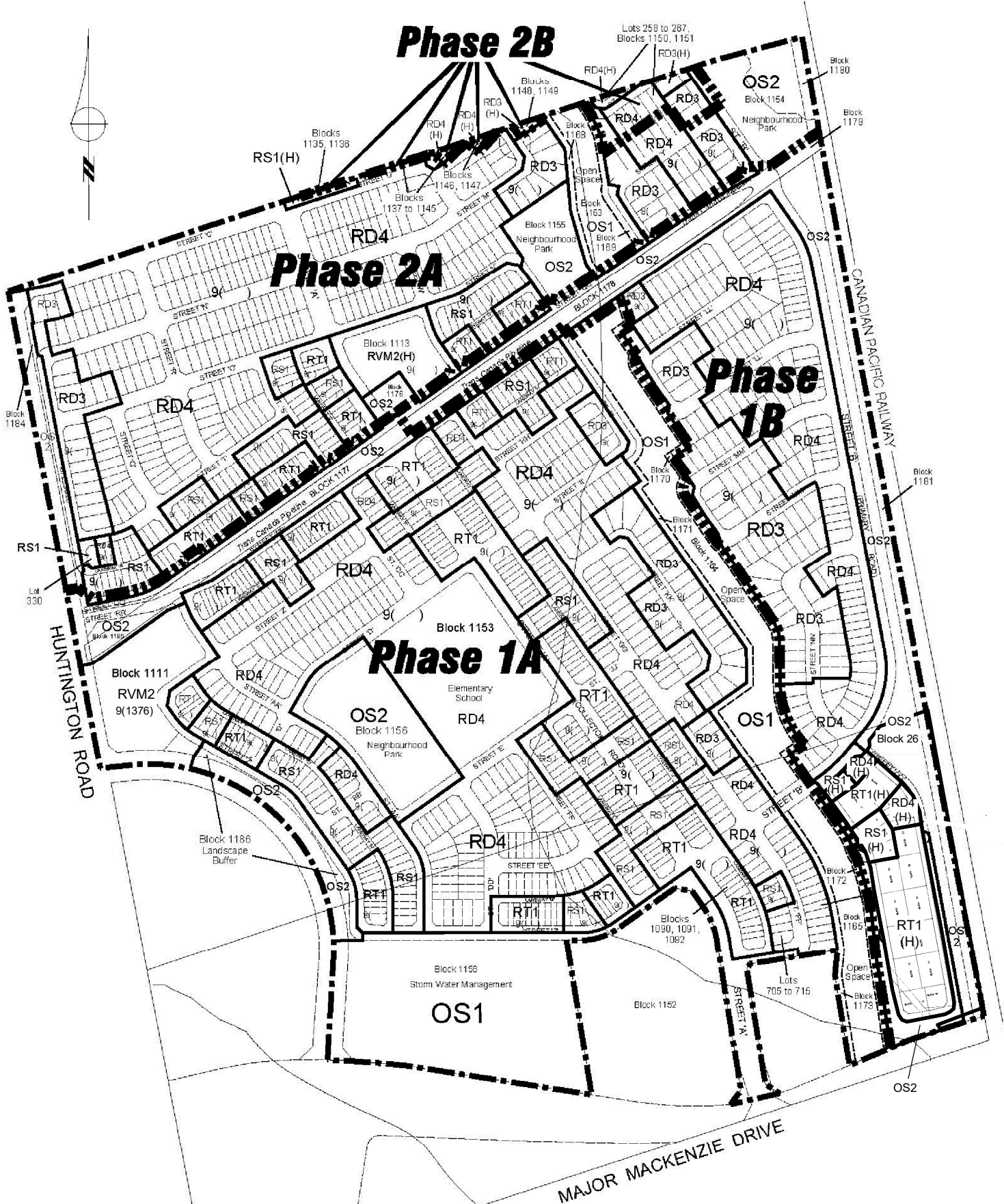
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 13<sup>th</sup>. day of December, 2022.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 17 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 28, 2022.



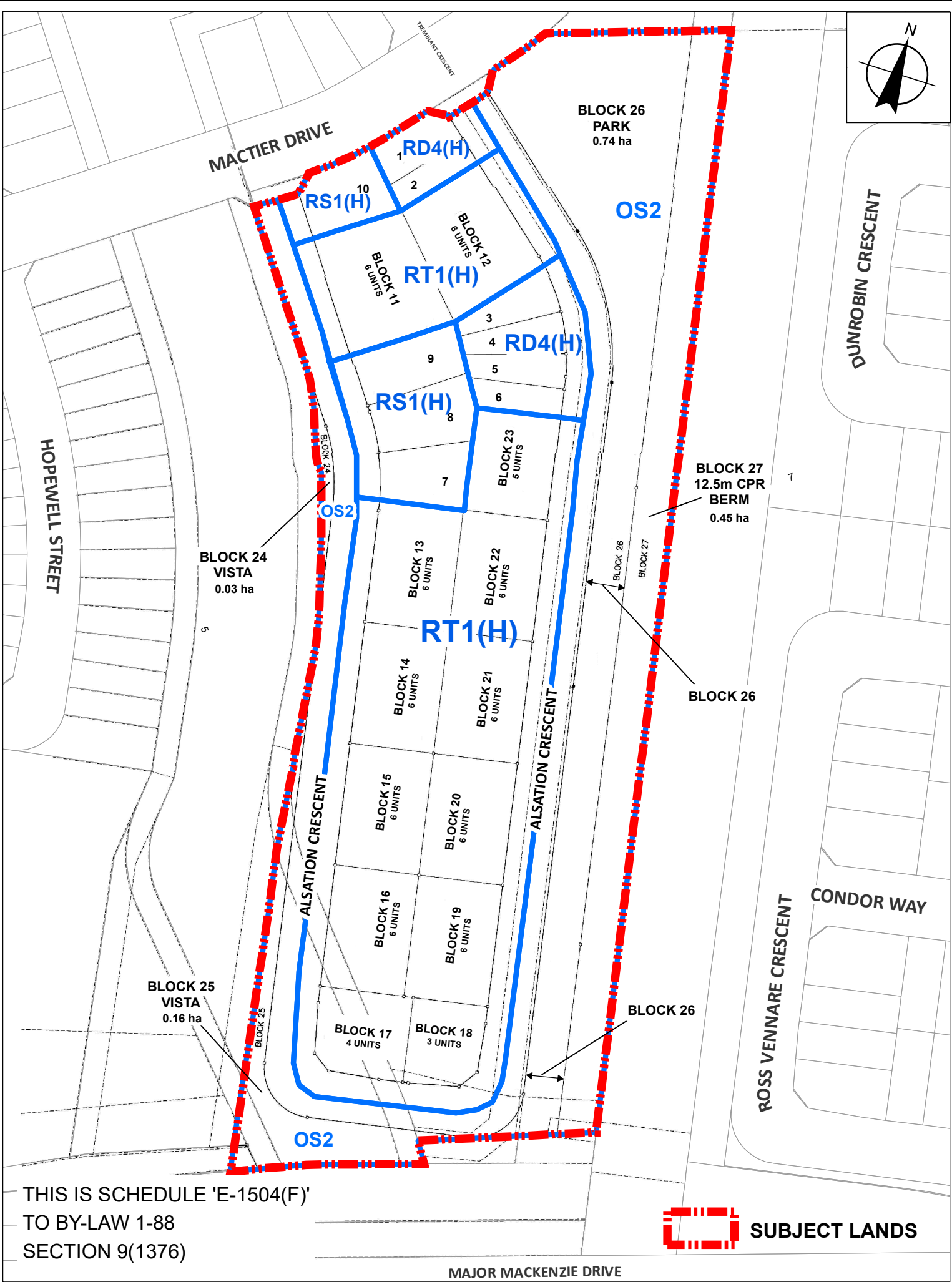
THIS IS SCHEDULE 'E-1504'  
TO BY-LAW 1-88, SECTION 9(1376)

----- Subject Lands  
===== Phasing Line

THIS IS SCHEDULE '1'  
TO BY-LAW 262-2022  
PASSED THE 13TH DAY OF DECEMBER, 2022

FILE: Z.20.024  
RELATED FILES: 19T-20V004, Z.10.031, 19T-10V004  
LOCATION: Part of Lot 21, Concession 9  
APPLICANT: Nashville Major Developments Inc.  
CITY OF VAUGHAN

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



THIS IS SCHEDULE '2'  
TO BY-LAW 262-2022  
PASSED THE 13TH DAY OF DECEMBER, 2022

FILE: Z.20.024  
RELATED FILES: 19T-20V004, Z.10.031, 19T-10V004  
LOCATION: Part of Lot 21, Concession 9  
APPLICANT: Nashville Major Developments Inc.  
CITY OF VAUGHAN

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



0 125 250 500 Metres

## CLERK

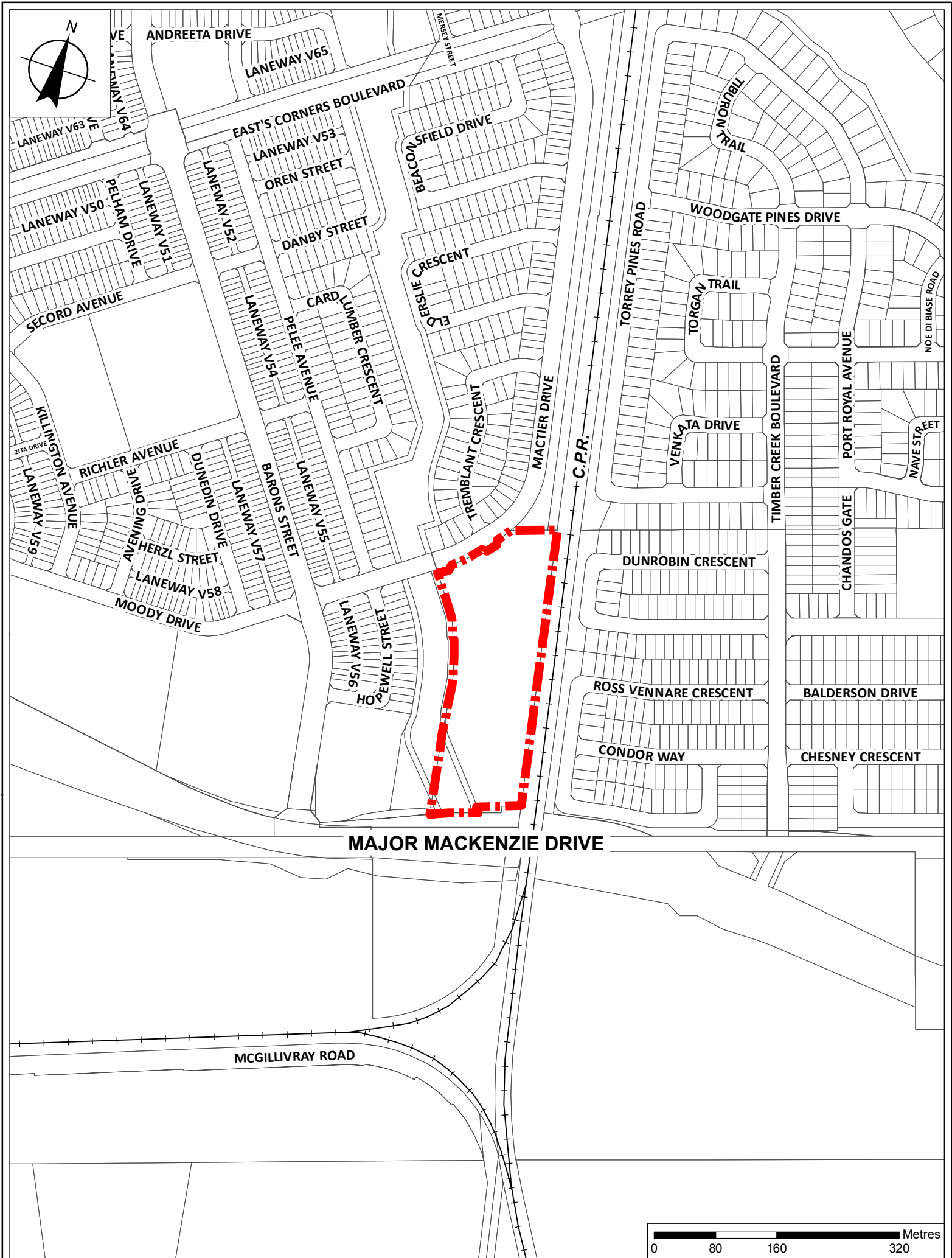


## **SUMMARY TO BY-LAW 262-2022**

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road, in Part of Lots 21 and 22, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to “RD4(H) Residential Detached Zone Four, RS1(H) Residential Semi-Detached Zone One and RT1(H) Residential Townhouse Zone all with the addition of the Holding Symbol “(H)”, and OS2 Open Space Park Zone. The By-law will facilitate 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road.

The By-law also provides exceptions to the minimum rear yard, minimum interior side yard, minimum exterior side yard, minimum front or exterior side yard to an attached garage, minimum exterior side yard to a sight triangle, minimum and maximum interior garage widths, maximum building height, and minimum landscaped front yard. The By-law further provides the conditions for the removal of the Holding Symbol “(H)”.



## LOCATION MAP TO BY-LAW 262-2022

**FILE:** Z.20.024  
**RELATED FILES:** 19T-20V004, Z.10.031, 19T-10V004  
**LOCATION:** Part of Lot 21, Concession 9  
**APPLICANT:** Nashville Major Developments Inc.  
**CITY OF VAUGHAN**

