

Attachment 6
Draft Zoning By-law Amendment
(By-law 1-88)

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-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 OS2 Open Space Zone Two to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four and OS2 Open Space Park in the manner shown on said Schedule "1".

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

"(XXXX) A. Notwithstanding the provisions of:

a) Subsection 2.0 respecting Definitions

b) Subsection 4.22.3 respecting the Residential Zone Requirements for the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Four, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and Schedule "A3" respecting the Minimum Yard Requirements;

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

a) For the purposes of this By-law, the following definition shall apply:

An Attached Garage Accessed by a Lane - Means a garage that is accessed by a lane, which is attached to the main rear wall of a dwelling unit

- b) For the purposes of this By-law, the following definition shall apply:

An Attachment - Means a covered passage that is open and unenclosed connecting a dwelling unit and a detached garage that is located in the rear yard of a lot that is accessed by a lane;

- c) For the purposes of this By-law, the following definition shall apply:

A Detached Garage Located in the Rear Yard – Means a detached garage that is located in the rear yard of a lot that is accessed by a lane, which may include an attachment

- d) The zoning requirements in a RD1 Residential Detached Zone shall be as follows:

- a) The minimum interior side yard in a RD1 Residential Detached Zone One shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m;
- b) There shall be a minimum 10 m rear yard setback for lots within the RD1 Residential Detached Zone;
- c) There will be a 3m rear yard setback for accessory buildings and pools within the RD1 Residential Detached Zone.

- e) The zoning requirements in a RD2(1) Residential Detached Zone shall be as follows:

- a) The minimum interior side yard in a RD2 Residential Detached Zone Two shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m;

- f) The zoning requirements in a RD2(2) Residential Detached Zone shall be as follows:

- a) The minimum interior side yard in a RD2 Residential Detached Zone Two shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the

other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m;

b) There shall be a minimum 10 m rear yard setback for lots within the RD2(2) Residential Detached Zone;

c) There will be a 3m rear yard setback for accessory buildings and pools within the RD2(2) Residential Detached Zone.

g) The zoning requirements in a RD3 Residential Detached Zone shall be as follows:

a) The minimum interior side yard in a RD3 Residential Detached Zone Three shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m;

h) The zoning requirements in a RD4 Residential Detached Zone shall be as follows:

a) The minimum interior side yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m;

i) The zoning requirements in a RD5 Residential Detached Zone shall be as follows:

a) The minimum setback from the main rear wall of the dwelling unit to the rear lot line shall be 12.5 m;

j) The maximum interior garage width for a lot frontage between 11.6 m and 11.99 m and a lot frontage (corner lot or a lot abutting a greenway or buffer block) of 14.6 to 14.99 m in a RD4 Residential Detached Zone shall be 5.5 m;

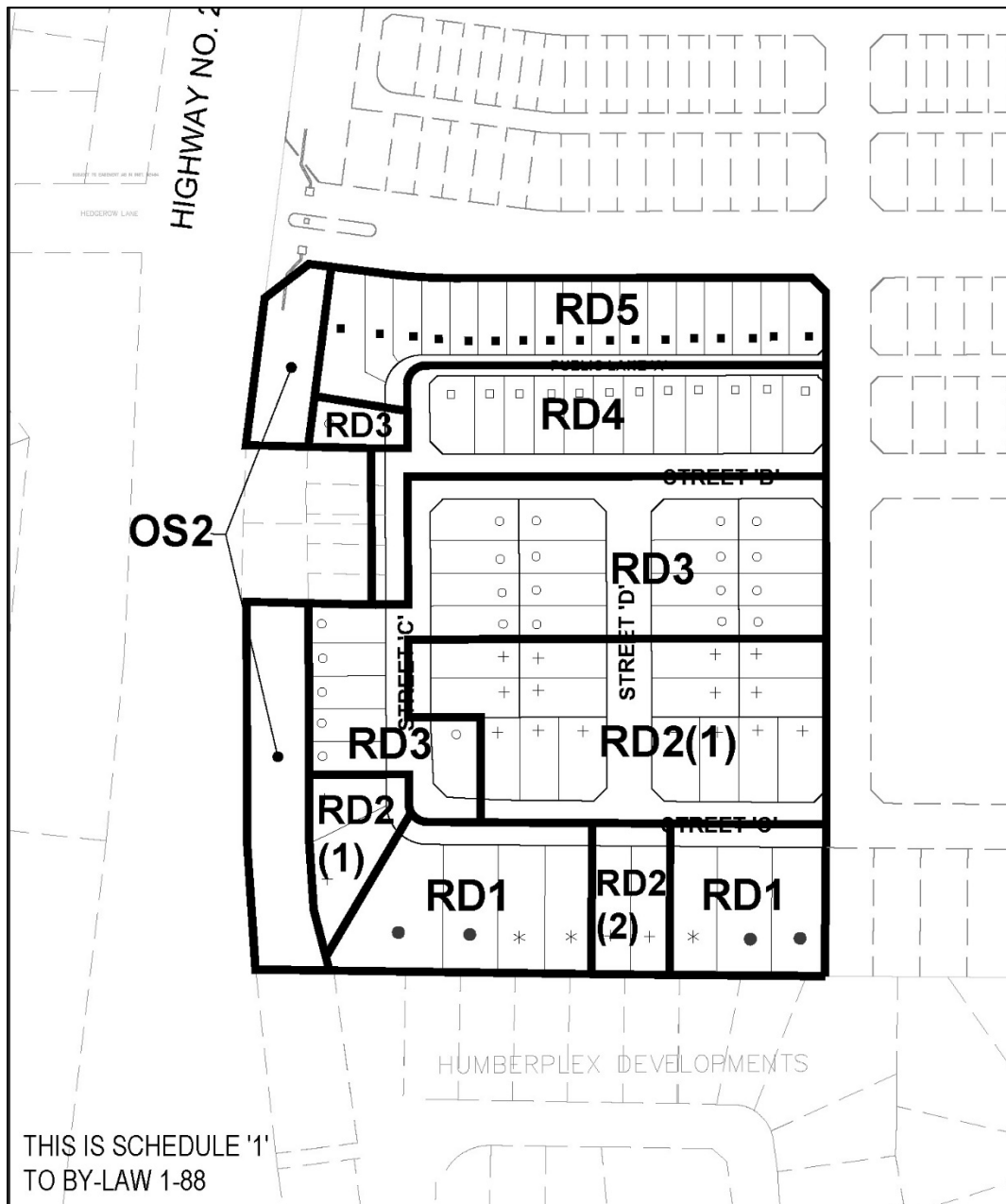
b. Adding Schedule "E-XXXX" attached hereto as Schedule "1"

Enacted by City of Vaughan Council this XX day of XX, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

DRAFT



NOT TO SCALE

THIS IS SCHEDULE '1'
TO BY-LAW _____ - 2022
PASSED THE _____ DAY OF _____, 2022

FILE No. Z13.041
LOCATION: LOT 28, CONCESSION 8
APPLICANT: EAST KLEINBURG DEVELOPMENTS INC. /
1045501 ONTARIO LIMITED AND EAST KLEINBURG
DEVELOPMENTS INC. / TOYA INVESTMENTS LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW XXX-2022

The subject lands are located south of Kirby Road in the northwestern portion of Block 55 and are generally bounded by the Highway 27 to the west, vacant agricultural lands to the north, Copper Creek Golf Club to the east, and an existing residential subdivision. The lands are described as part lots 28 and 29, Concession 8, Vaughan, being parts 1, 3 and 10, 65R-24893. The lands have an area of approximately 5.78 ha.

The purpose of this By-law is to rezone the lands subject to this By-law from OS2 Open Space Zone 2 to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and OS2 Open Space Park. The subject lands are proposed to contain 78 residential units.