

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER XXX-2022**

**A By-law to amend City of Vaughan By-law 001-2021.**

**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 001-2021, 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 R2A Second Density Residential Zone, R3A Third Density Residential Zone, R4 Fourth Density Residential Zone, RT1 Townhouse Residential Zone, and OS2 Private Open Space Zone in the manner shown on said Schedule "1".

b) Adding the following Paragraph to Section 14.0 "EXCEPTIONS":

"(XXXX) A. Notwithstanding the provisions of:

a) Subsection 3.0 respecting Definitions

b) Subsection 7.2.3 and Table 7-4 respecting the Residential Zone Requirements for the R2A Second Density Residential Zone and R3A Third Density Residential Zone;

c) Subsection 7.2.4 and Table 7-5 respecting the Residential Zone Requirements for the R4 Fourth Density Residential Zone;

d) Subsection 7.3.1 and Table 7-6 respecting the Residential Zone Requirements for the RT1 Townhouse Residential Zone;

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 R2A Second Density Residential Zone shall be as follows:

- a) The minimum interior side yard in a R2A Second Density Residential Zone 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) The maximum building height in a R2A Second Density Residential Zone shall be 11.0 m;

- e) The zoning requirements in a R3A Third Density Residential Zone shall be as follows:

- a) The minimum interior side yard in a R3A Third Density Residential Zone 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) The maximum building height in a R3A Third Density Residential Zone shall be 11.0 m;

- f) The zoning requirements in a R4(2) Fourth Density Residential Zone shall be as follows:
- a) The lot shall be accessed by a lane;
  - b) The minimum lot frontage in a R4 Fourth Density Residential Zone shall be 8.0 m;
  - c) The minimum lot area in a R4 Fourth Density Residential Zone shall be 220 m<sup>2</sup>;
  - d) The minimum setback from the main rear wall of the dwelling unit to the rear lot line shall be 12.5 m;
- g) The zoning requirements in a RT1 Residential Townhouse Zone shall be as follows:
- a) The minimum front yard shall be 3 m;
  - b) The maximum lot coverage shall be 60%;**
  - c) An accessory building or structure shall only be located within the yard behind the main rear wall of a dwelling unit, and shall be subject to the following:
    - 1) The maximum size shall not exceed 6 m<sup>2</sup>;
    - 2) The minimum setback from the interior lot line shall be 0.6 m;
    - 3) The minimum exterior side yard required shall be equal to that required for the main building on the lot;
    - 4) The maximum building height shall not exceed 2.5 m from finished grade to the highest point of the structure;
    - 5) The maximum encroachment for an eave or gutter shall not exceed 0.3 m;

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

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

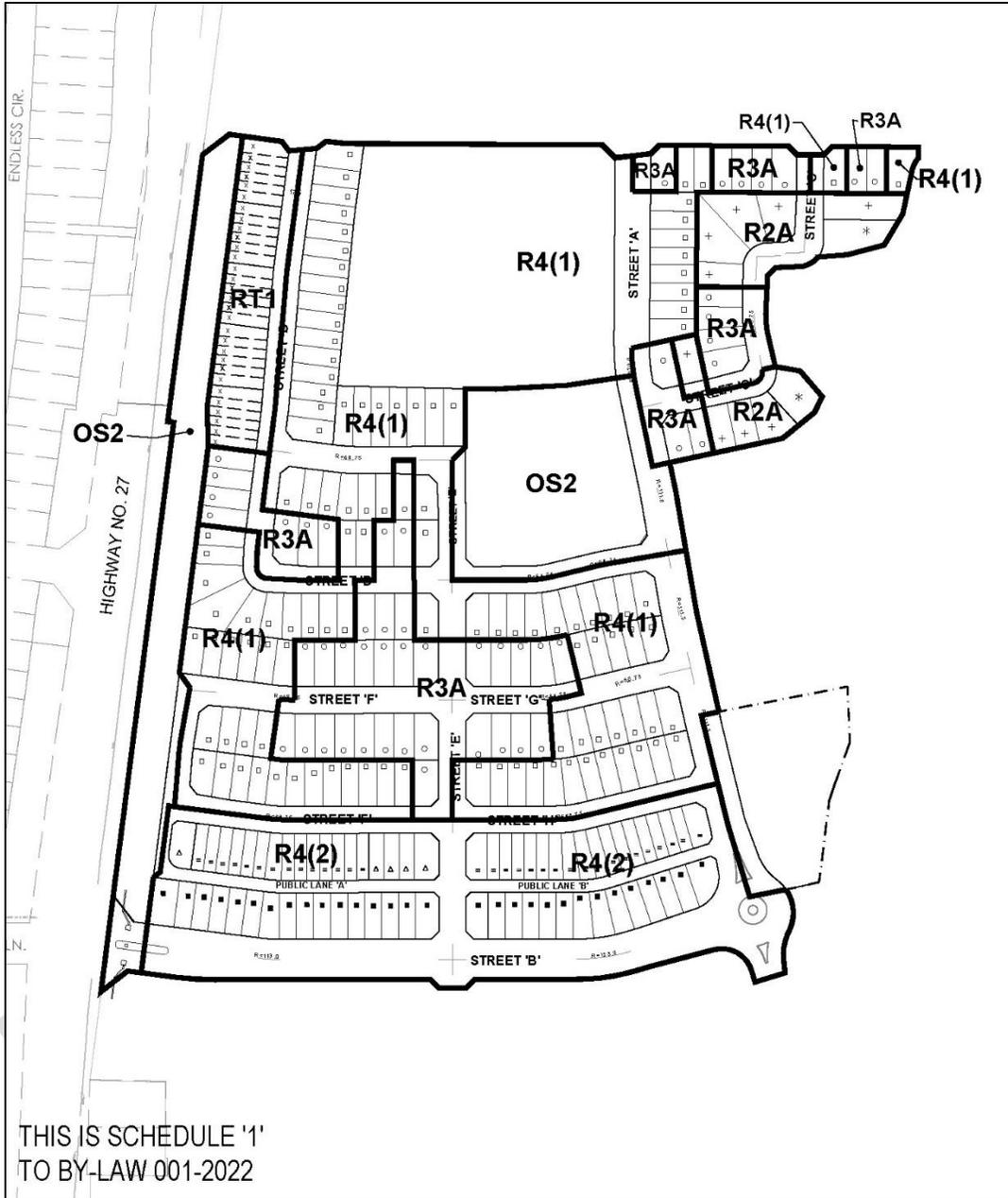
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

DRAFT



THIS IS SCHEDULE '1'  
TO BY-LAW 001-2022

NOT TO SCALE

**THIS IS SCHEDULE '?'**  
**TO BY-LAW \_\_\_\_\_ - 2022**  
**PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

FILE No. Z13.041  
LOCATION: LOTS 28 & 29, CONCESSION 8  
APPLICANT: EAST KLEINBURG DEVELOPMENTS INC./  
1045501 ONTARIO 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 Copper Creek Golf Club to the south. The lands are described as part lots 28 and 29, Concession 8, Vaughan, being parts 1 and 10, 65R-24893. The lands have an area of approximately 21.82 ha.

The purpose of this By-law is to rezone the lands subject to this By-law from OS2 Private Open Space to R2A Second Density Residential Zone, R3A Third Density Residential Zone, R4 Fourth Density Residential Zone, RT1 Townhouse Residential Zone, and OS2 Private Open Space. The subject lands are proposed to contain 272 residential units.

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