

Attachment 7
Draft Zoning By-law Amendment
(By-law 001-2021)

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 OS2 Private Open Space to R2A Second Density Residential Zone, R3A Third Density Residential Zone, R4 Fourth Density 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;

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(1) 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 R2A(2) Second Density Residential Zone shall be as follows:

- c) 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;

- d) The maximum building height in a R2A Second Density Residential Zone shall be 11.0 m;

- f) There shall be a minimum 10 m rear yard setback for lots within the R2A(2) Second Density Residential Zone.

- g) There will be a 3m rear yard setback for accessory buildings and pools

within the R2A(2) Residential Detached Zone.

h) 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;

i) The zoning requirements in a R4(2) Fourth Density Residential Zone shall be as follows:

a) The lot shall be accessed by a lane;

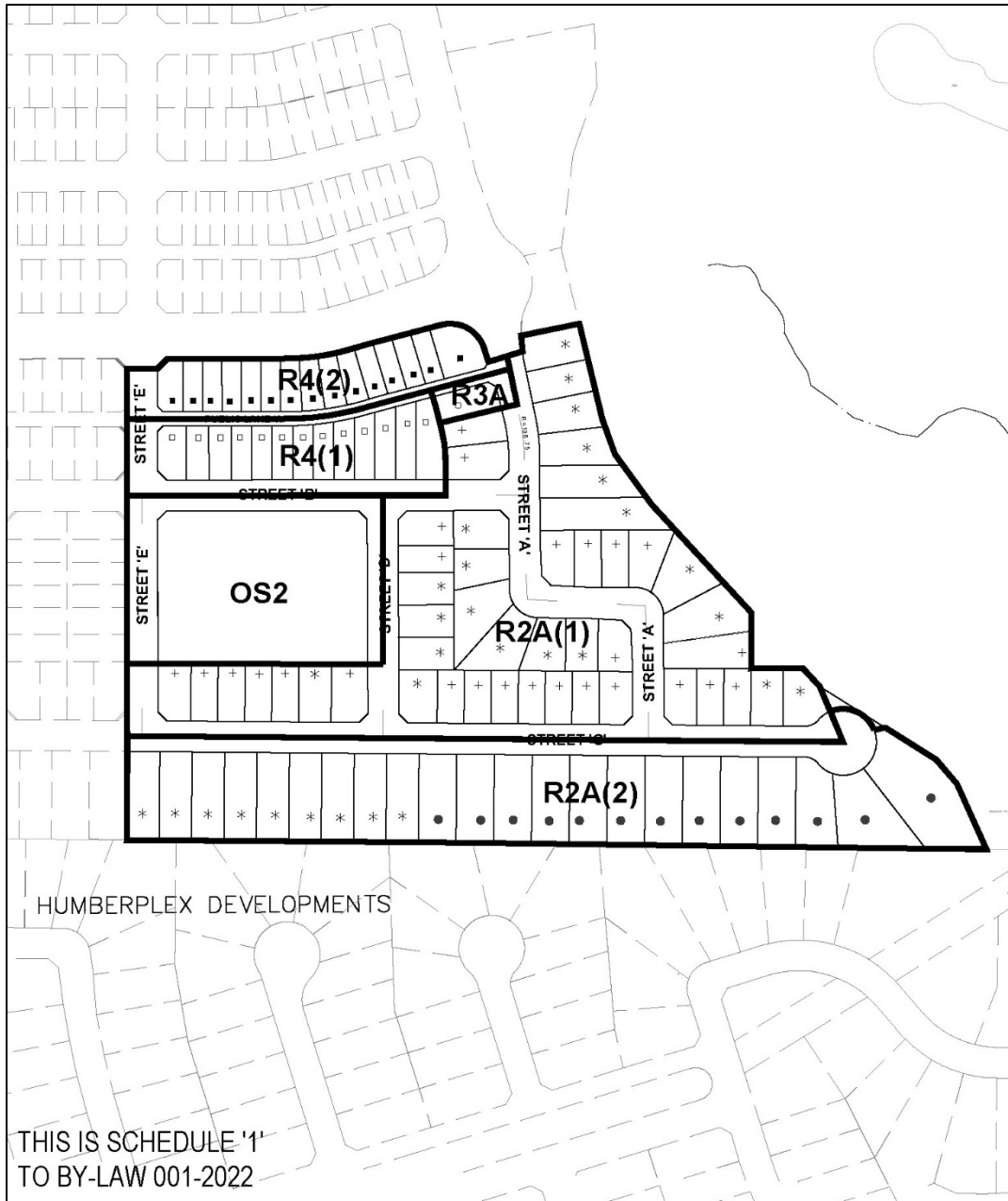
b) The minimum setback from the main rear wall of the dwelling unit to the rear lot line shall be 12.5 m;

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



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, Copper Creek Golf Club to the north and east, and an existing residential subdivision 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 9.91 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 and OS2 Private Open Space Zone. The subject lands are proposed to contain 98 residential units.