

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 024-2022

A By-law to amend City of Vaughan By-law 1-88, as amended and further amended by By-law 144-2016.

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 “E-1419A” attached hereto as Schedule “1” from C3(H) Local Commercial Zone with the Holding Symbol “(H)” and subject to Exception 9(1291) to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting sentence i)1. of Paragraph A in Exception 9(1291) and substituting therefor the following sentence:

“A. i) 1. Prior to the removal of the Holding Symbol “(H)” from that portion of the Subject Lands in Phase 1 zoned RD3(H) Residential Detached Zone Three and RT1(H) Residential Townhouse Zone, the following shall occur:”
 - c) Deleting sentence i) 3. of Paragraph A in Exception 9(1291)
 - d) Adding the following Paragraph to Exception 9(1291):

“C. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;

- b) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;
- c) Subsection 4.22.2 respecting Encroachment of an Unenclosed Porch (covered or uncovered)
- d) Subsection 4.1.4f)v) respecting the maximum driveway width;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1419A”:

- ai) For the purpose of this By-law, the following definitions shall apply:

LOT – Means a parcel of land fronting on a public or private street

PORCH, UNENCLOSED COVERED OR UNCOVERED – Means a platform with or without a foundation and with at least one side open and is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation

STREET – Means a street or private road under the jurisdiction assumed by the City, or being constructed as a private road, owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City

STREET LINE – Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road

DWELLING, STREET TOWNHOUSE – Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public or private street;

- bi) The minimum lot area shall be 144 m² / unit;
- bii) The minimum lot frontage shall be 5.5 m / unit;
- biii) The minimum lot depth shall be 26 m;

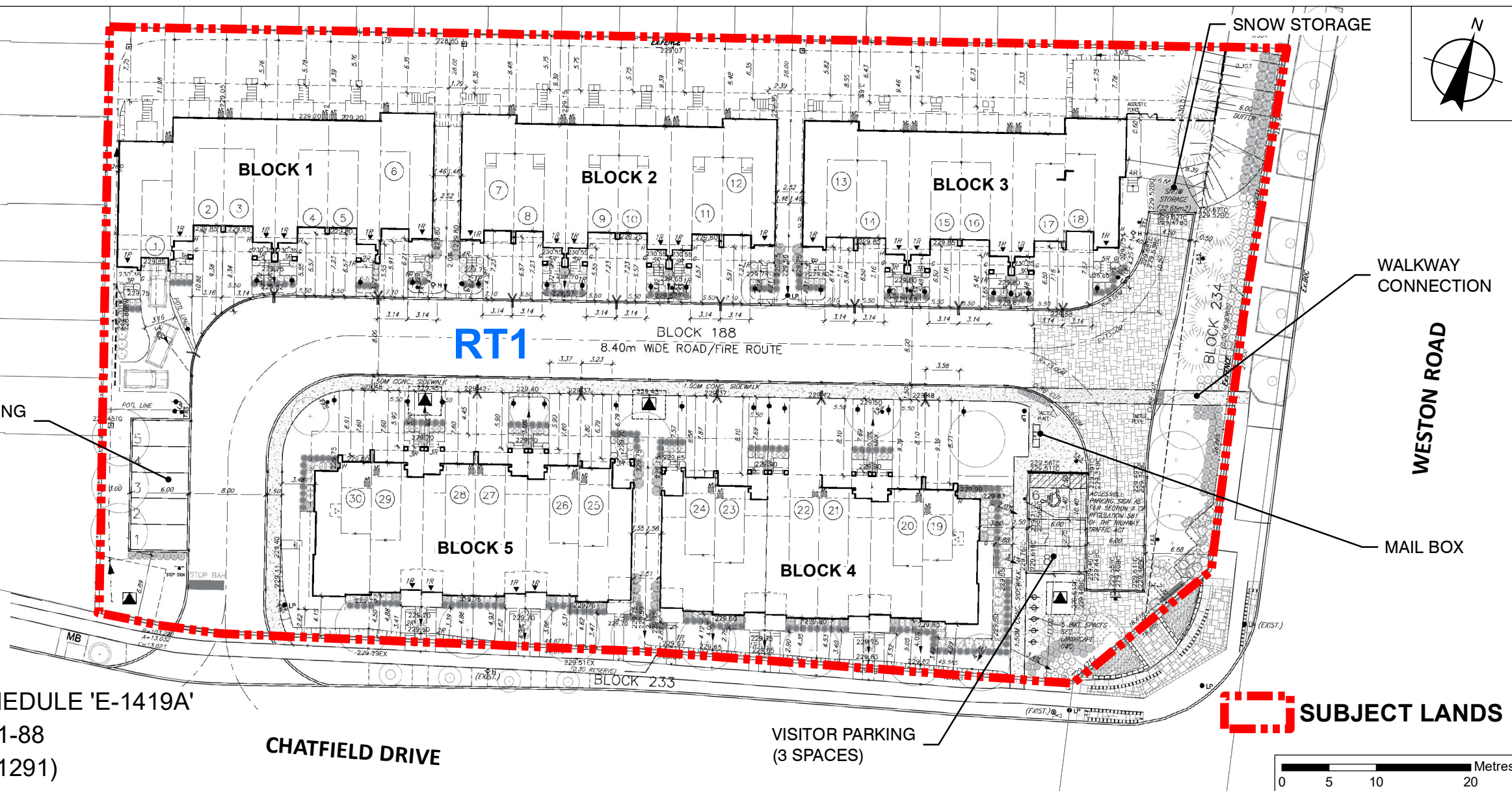
- biv) The minimum front yard shall be 4.2 m for Block 3 and 4.1 m for Blocks 4 and 5;
- bv) The minimum rear yard shall be 6.3 m for Block 5 only;
- bvi) The minimum exterior side yard shall be 2.4 m for Block 3, 3.5 m for Block 4, and 3.4 m for Block 5;
- bvii) The maximum building height shall be 12.0 m;
- bviii) The minimum setback to a sight triangle shall be 2.4 m for Block 3;
- ci) An unenclosed porch (covered or uncovered) may encroach to a maximum of 2.5 metres into the minimum required rear yard, and eaves, gutters and steps may encroach an additional 0.5 metres for Block 5;
- di) The maximum driveway width for lots with a 5.5 m frontage shall be 3.5 m;”
- e) Adding Schedule “E- 1419A” attached hereto as Schedule “1”;
- f) Deleting Schedule “E-1419” and substituting therefor the Schedule “E-1419” attached hereto as Schedule “2”;
- g) 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 15th day of February, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1419A'
TO BY-LAW 1-88
SECTION 9(1291)

FILE: Z.20.003
RELATED FILE: DA.20.009
LOCATION: Part of Lot 22, Concession 6
APPLICANT: Belmont Properties (Weston) Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE 'I'
TO BY-LAW 024-2022
PASSED THE 15TH DAY OF FEBRUARY, 2022

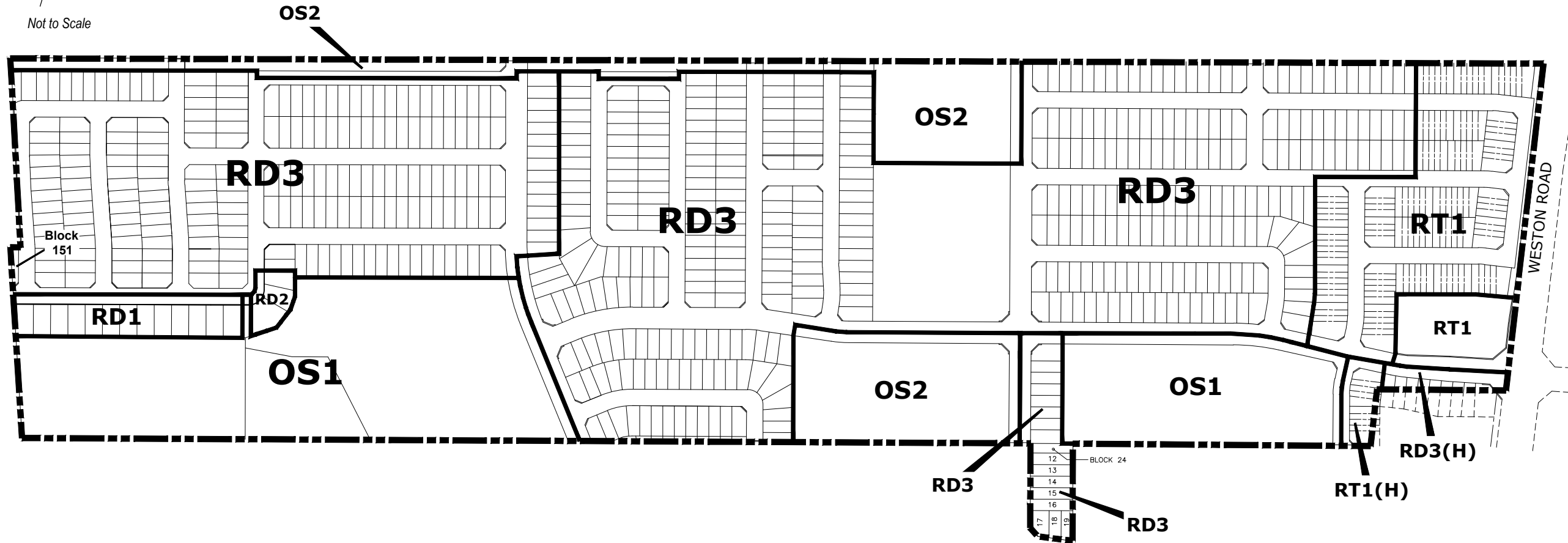
SIGNING OFFICERS

MAYOR

CLERK



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THIS IS SCHEDULE 'E-1419'
TO BY-LAW 1-88, SECTION 9(1291)

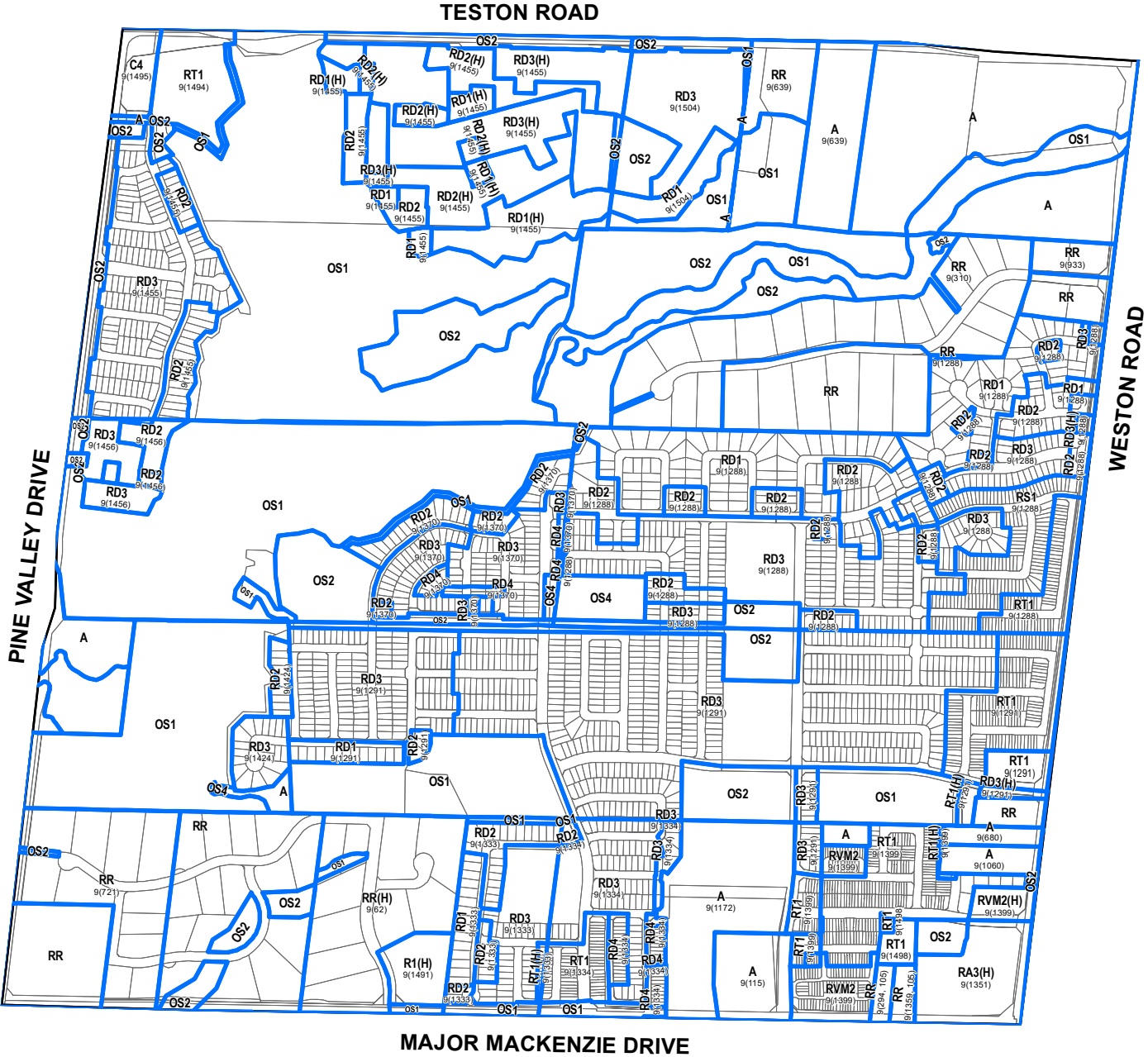
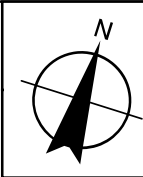
FILE: Z.20.003
RELATED FILE: DA.20.009
LOCATION: PART OF LOT 22, CONCESSION 6
APPLICANT: BELMONT PROPERTIES (WESTON) INC.
CITY OF VAUGHAN
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THIS IS SCHEDULE '2'
TO BY-LAW 024 - 2022
PASSED THE 15TH DAY OF FEBRUARY, 2022

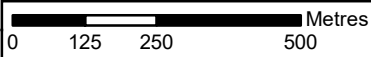
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 6E
BY-LAW 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 024-2022
PASSED THE 15TH DAY OF FEBRUARY, 2022

FILE: Z.20.003
RELATED FILE: DA.20.009
LOCATION: Part of Lot 22, Concession 6
APPLICANT: Belmont Properties (Weston) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 024-2021

The lands subject to this By-law are located at the northwest corner of Chatfield Drive and Weston Road, being Block 188 in Plan 65M-4145, City of Vaughan.

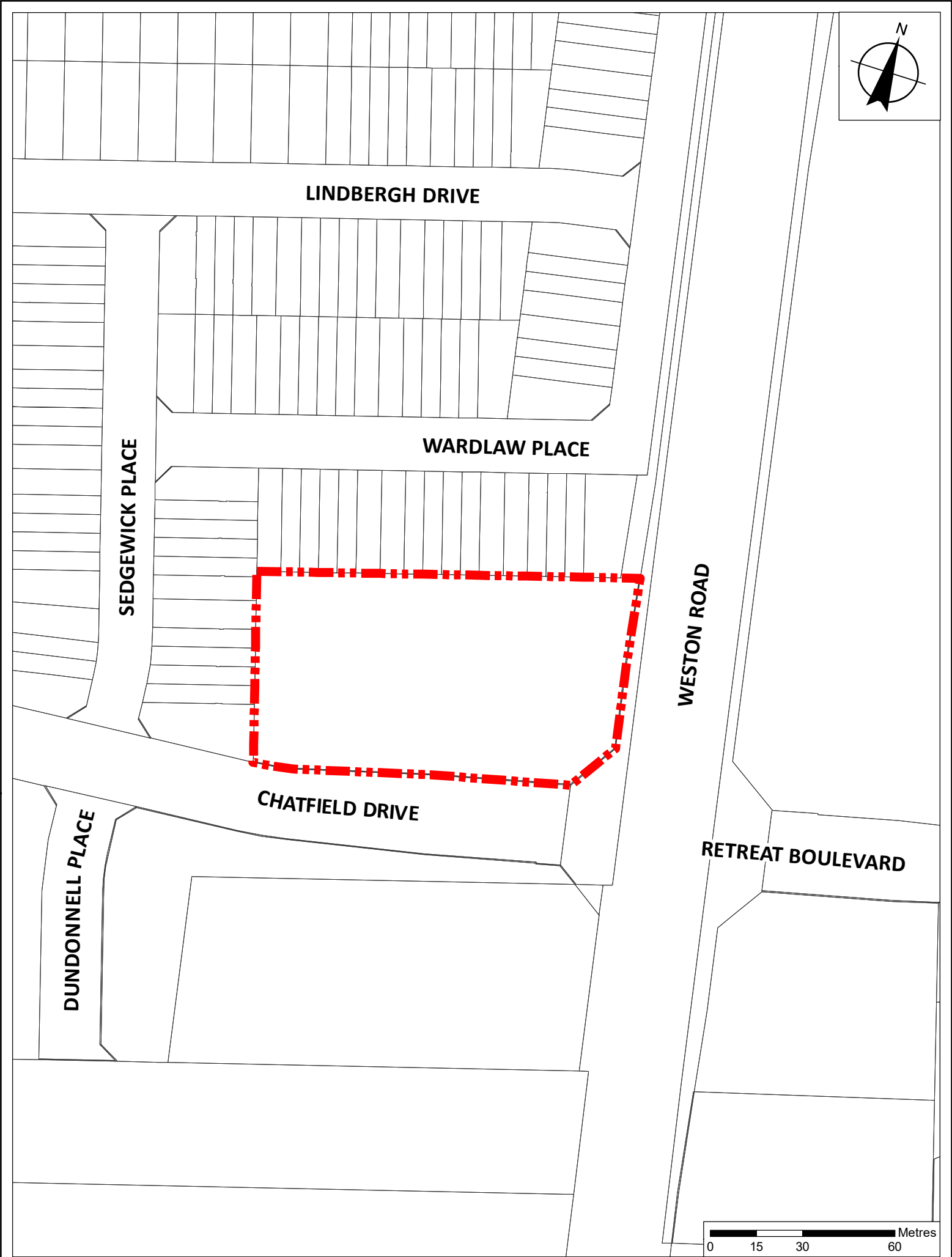
The purpose of this by-law is to rezone the subject lands as shown in Schedule “1” from C3(H) Local Commercial Zone with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to RT1 Residential Townhouse Zone together with site-specific exceptions and remove the Holding Symbol “(H)” from the subject lands. The By-law will facilitate the proposed development of 30 3-storey townhouse dwellings accessed by a common element road.

The subject lands were zoned with the Holding Symbol “(H)” until such time that allocation of water and sewage servicing capacity for the subject lands is available and a Site Development Application is approved by Vaughan Council.

The Vaughan Development Engineering (‘DE’) Department has confirmed servicing capacity is available for a total of 30 residential townhouse units on the subject lands. On January 25, 2022, Vaughan Council approved the allocation of water and sewage servicing capacity for the subject lands and approved the related Site Development Application File DA.20.009.

Therefore, the Holding Symbol “(H)” can be removed on the Subject Lands shown on Schedule “1”.

This By-law also provides for site-specific development standards including exceptions to the definitions, minimum lot area, minimum yard requirements, maximum encroachment, height, and driveway width



LOCATION MAP TO BY-LAW 024-2022

FILE: Z.20.003
RELATED FILE: DA.20.009
LOCATION: Part of Lot 22, Concession 6
APPLICANT: Belmont Properties (Weston) Inc.
CITY OF VAUGHAN

