

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 027-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 041-2020.

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;

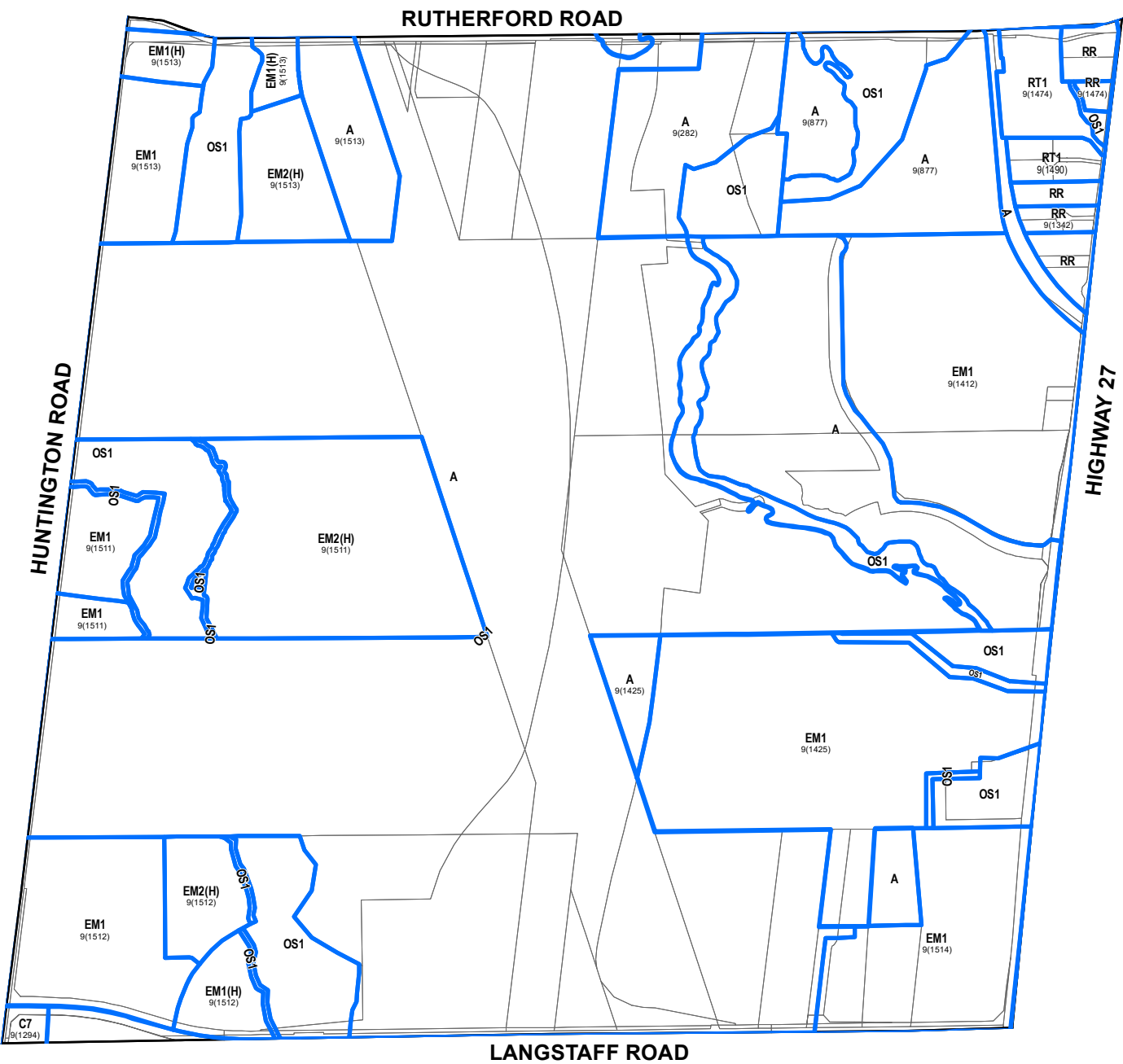
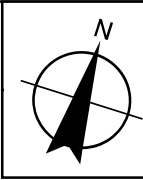
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1621”; and effectively zoning the Subject Lands, RT1 Residential Townhouse Zone, subject to Exception 1490.
 - b) Deleting Part “A” to Exception 9(1490), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1490);
 - c) Deleting Schedule “E-1621” and substituting therefor the Schedule “E-1621” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

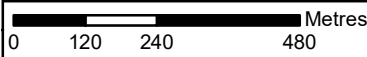
Enacted by City of Vaughan Council this 15th day of February, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



KEY MAP 9C
BY-LAW 1-88



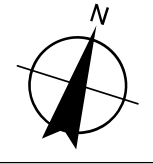
THIS IS SCHEDULE '1'
TO BY-LAW 027 - 2022
PASSED THE 15TH DAY OF FEBRUARY, 2022

FILE: Z.21.050
RELATED FILES: OP.18.019, Z.18.031,
19T-18V012, 19CDM-18V004
LOCATION: Part of Lot 15, Concession 9
APPLICANT: Rutherford Heights Inc.
CITY OF VAUGHAN

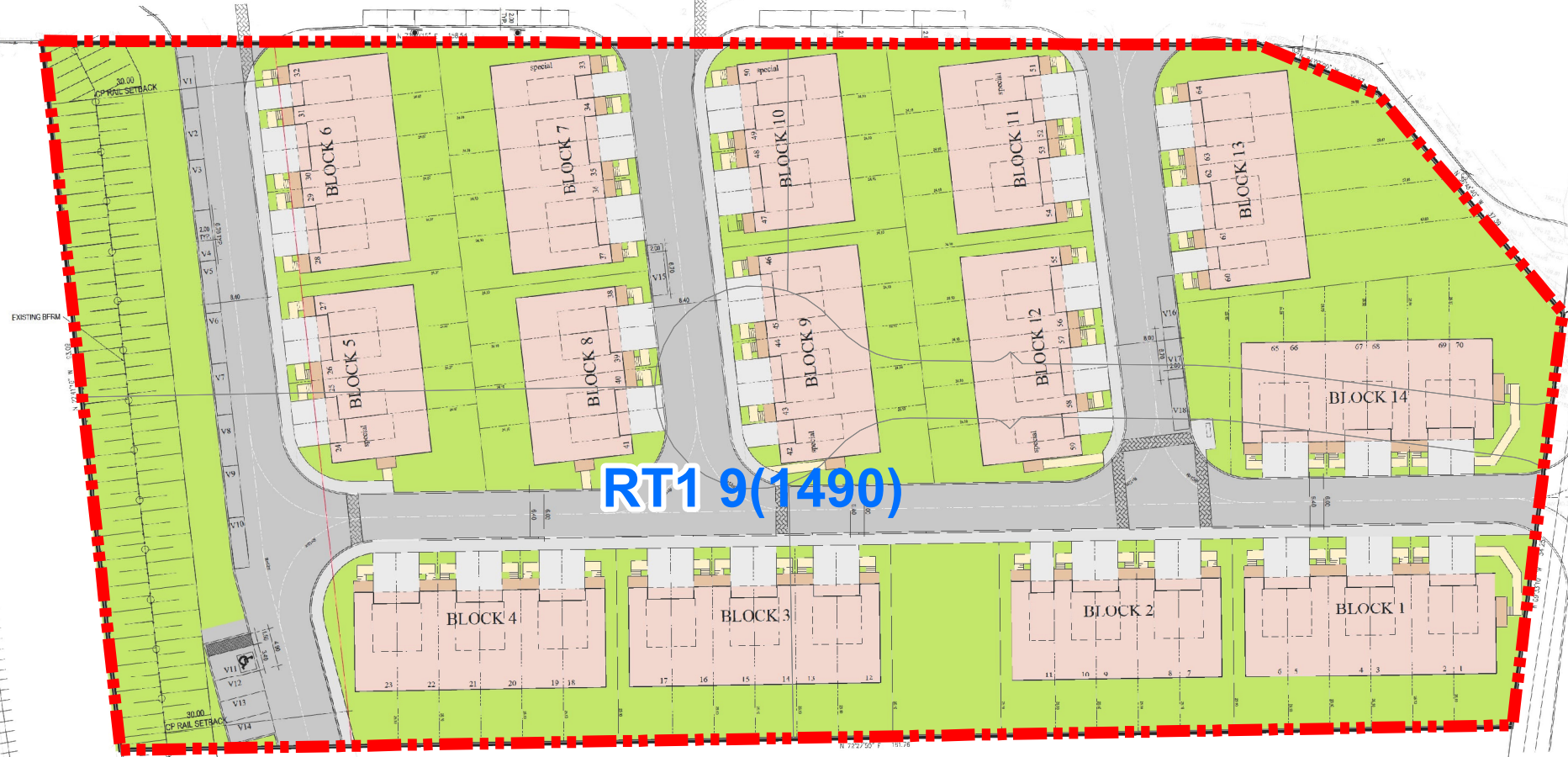
SIGNING OFFICERS

MAYOR

CLERK



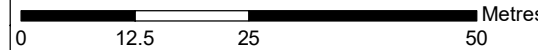
CANADIAN PACIFIC RAILWAY



SIMMONS STREET

THIS IS SCHEDULE 'E-1621'
TO BY-LAW 1-88
SECTION 9(1490)

 **SUBJECT LANDS**



FILE: Z.21.050
RELATED FILES: OP.18.019, Z.18.031,
19T-18V012, 19CDM-18V004
LOCATION: Part of Lot 15, Concession 9
APPLICANT: Rutherford Heights Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 027 - 2022
PASSED THE 15TH DAY OF FEBRUARY, 2022

SIGNING OFFICERS

MAYOR

CLERK

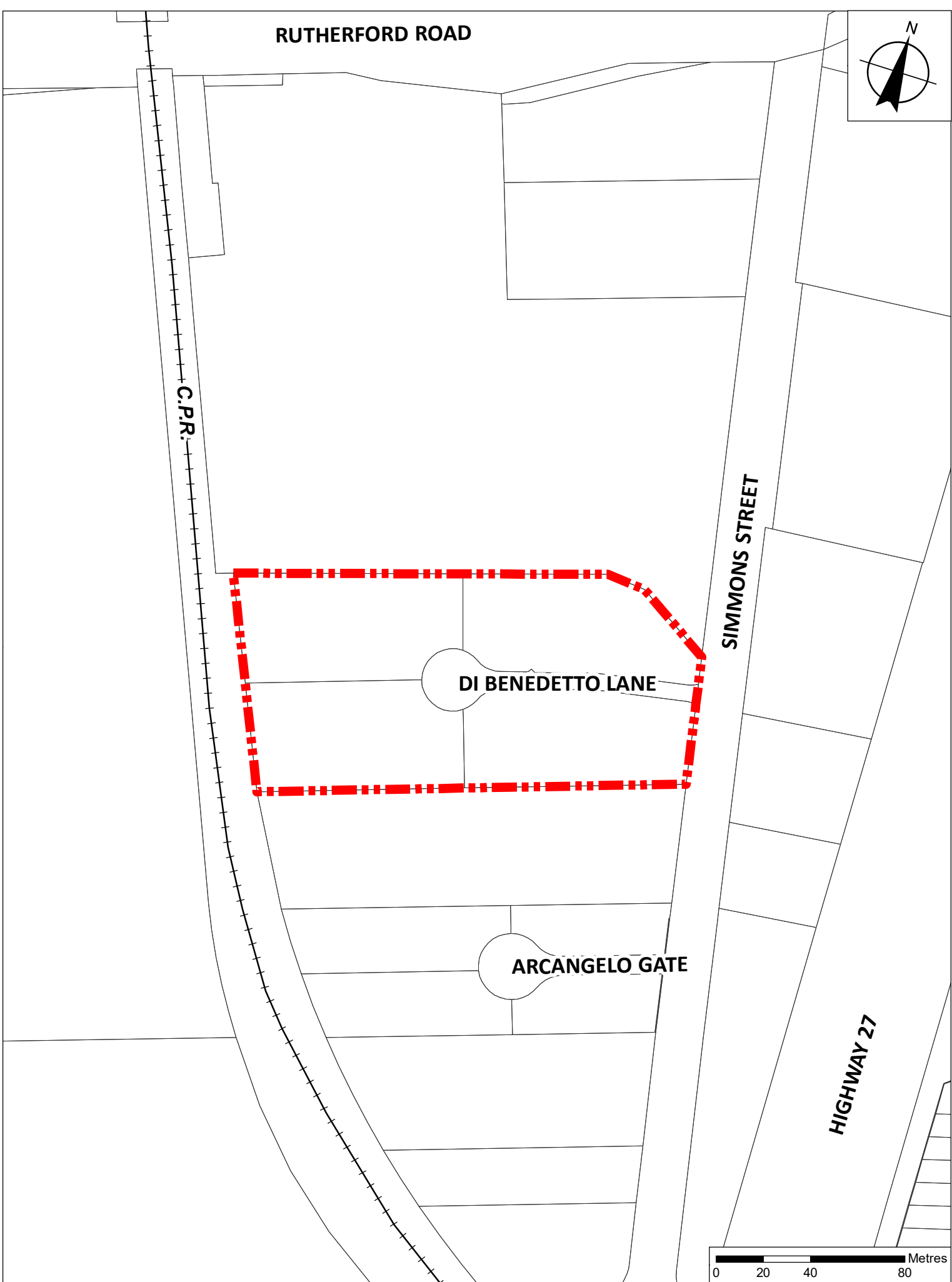
SUMMARY TO BY-LAW 027-2022

The lands subject to this By-law are located south of Rutherford Road, west of Highway 27 and municipally known as 10, 20, 25 Di Benedetto Lane and 110 Simmons Street, being Part of Lot 15, Concession 9, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “RT1 Residential Townhouse Zone”, to facilitate the development of 70 3-storey townhouse dwelling units, within 14 blocks, served by common element condominium roads. The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 041-2020, which amended Zoning By-law 1-88, until such time that:

- a) the sanitary trunk sewer on Highway 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Highway 27; or
- b) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.

The Engineering Department has confirmed that the obligation for the Owner to provide the ultimate sanitary sewer connection and/or suitable alternative as noted in condition b) has been met as the development will connect to an existing sanitary sewer developed through Plan of Subdivision File 19T-17V011 (Gemini Urban Design (W) Corp.) which connects to an existing sanitary sewer on Royalpark Way, located on the east side of Highway 27. An easement exists over 75 Simmons Street, located southeast of the Subject Lands to allow the developments to connect to the sewer on Royalpark Way therefore, the Holding Symbol “(H)” can be removed from the Subject Lands.



LOCATION MAP
TO BY-LAW 027 - 2022

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