

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 A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD5 Residential Detached Zone Five, RT1 Residential Townhouse Zone, 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 RT1 Residential Townhouse Zone, 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) The minimum lot depth for Lot 158 shall be 29 metres;

- e) The zoning requirements in a RD2 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 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;

- g) 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;
 - b) Lots 32 and 59 shall be required to provide a minimum of 2 vehicular parking spaces.
- h) The zoning requirements in a RD5 Residential Detached Zone shall be as follows:
 - a) The lot shall be accessed by a lane;
 - b) The minimum lot frontage in a RD5 Residential Detached Zone Five shall be 8.0 m;
 - c) The minimum lot area in a RD5 Residential Detached Zone Five shall be 220 m²;
 - d) The minimum setback from the main rear wall of the dwelling unit to the rear lot line shall be 12.5 m;
 - e) The minimum interior side yard for Lots 118 and 133 may be reduced on one side to 0.6 m, where it abuts a yard of 1.2 m.
 - f) The minimum lot depth in a RD5 Residential Detached Zone Five shall be 28.5 m.
 - g) Lot 16 shall be required to provide a minimum of 2 vehicular parking spaces.
- i) 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 building height for the main dwelling shall not exceed 11.5 m;
 - 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:

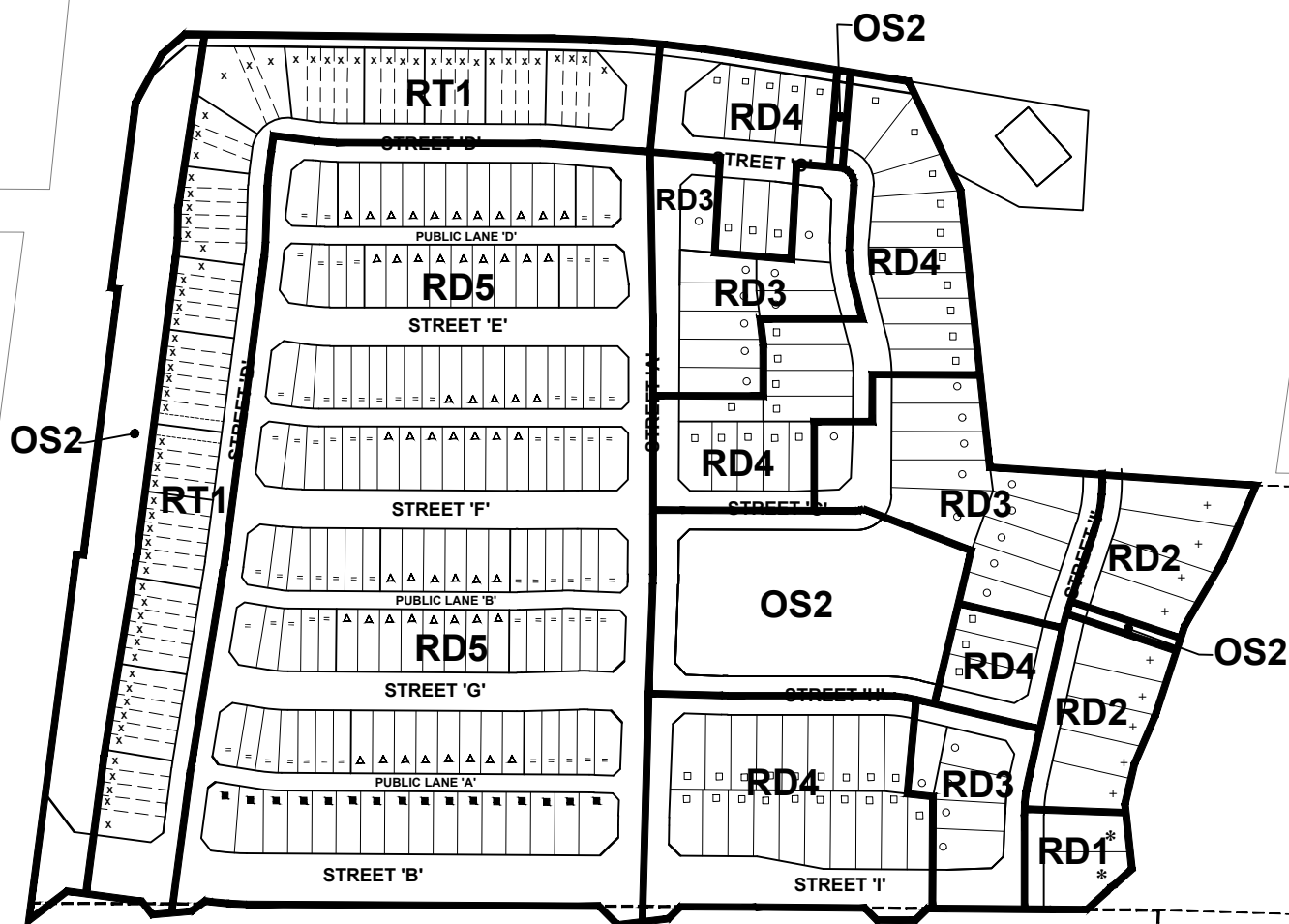
- 1) The maximum size shall not exceed 6 m²;
 - 2) The minimum setback from the interior lot line shall be 0.6 m;
 - 3) The minimum exterior side yard required shall be equal to that required for the main building on the lot;
 - 4) The maximum building height shall not exceed 2.5 m from finished grade to the highest point of the structure;
 - 5) The maximum encroachment for an eave or gutter shall not exceed 0.3 m;
- 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



THIS IS SCHEDULE '1'
TO BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW _____ - 2022
PASSED THE _____ DAY OF _____, 2022

FILE No. Z13.041
LOCATION: LOTS 29 & 30, CONCESSION 8
APPLICANT: COPPER KIRBY DEVELOPMENTS LIMITED AND
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, Kirby Road and existing rural residential uses to the north, rural residential and open space to the east, and Copper Creek Golf Club to the south. The lands are described as part lot 30, Concession 8, Vaughan, being part 1, 65R-39718. The lands have an area of approximately 17.28 ha.

The purpose of this By-law is to rezone the lands subject to this By-law from A Agricultural to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD5 Residential Detached Zone Five, RT1 Residential Townhouse Zone, and OS2 Open Space Park. The subject lands are proposed to contain 291 residential units.