

*THE CITY OF VAUGHAN*

*BY-LAW*

**BY-LAW NUMBER 106-2023**

**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 is hereby further amended by:
- a) Deleting Map 238 in Schedule “A” and substituting therefor the Map 238 attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on Lots 19 and 20, Registered Plan 65M-4634, as shown on Figure “E-1579”; and effectively zoning the Subject Lands “R4 Fourth Density Residential Zone”, subject to Exception 14.1074.

b) Deleting Part “3” to Exception 14.1074.3 Other Provisions, therein and replace with new Part “3” to Exception 14.1074.3 Other Provisions as follows:

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: 1074	Legal Description: 5315-5760 Kirby Road
Applicable Parent Zone: EP, FD, OS1, R3, R4	
Schedule A Reference: 238, 239	Figure E Link (if applicable):
By-law / Tribunal Decision Reference:	Figure T Link (if applicable):
14.1074.3 Other Provisions	
3. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)"	

as shown on Figure “E-1579”, until the Holding Symbol “(H)” is removed pursuant to Section 36 of the Planning Act:

- a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 090-2017, or the production of field crops;
- b. Removal of the Holding Symbol “(H)” from the Subject Lands, or a portion thereof, shall be contingent on the following:
  - i. Until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond for Lots 21-26 in the manner shown on Figure “E-1579”. The Holding Symbol “(H)” will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.

- c) Deleting Figure “E-1579” and substituting therefor the Figure “E-1579” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)” on Lot 20.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

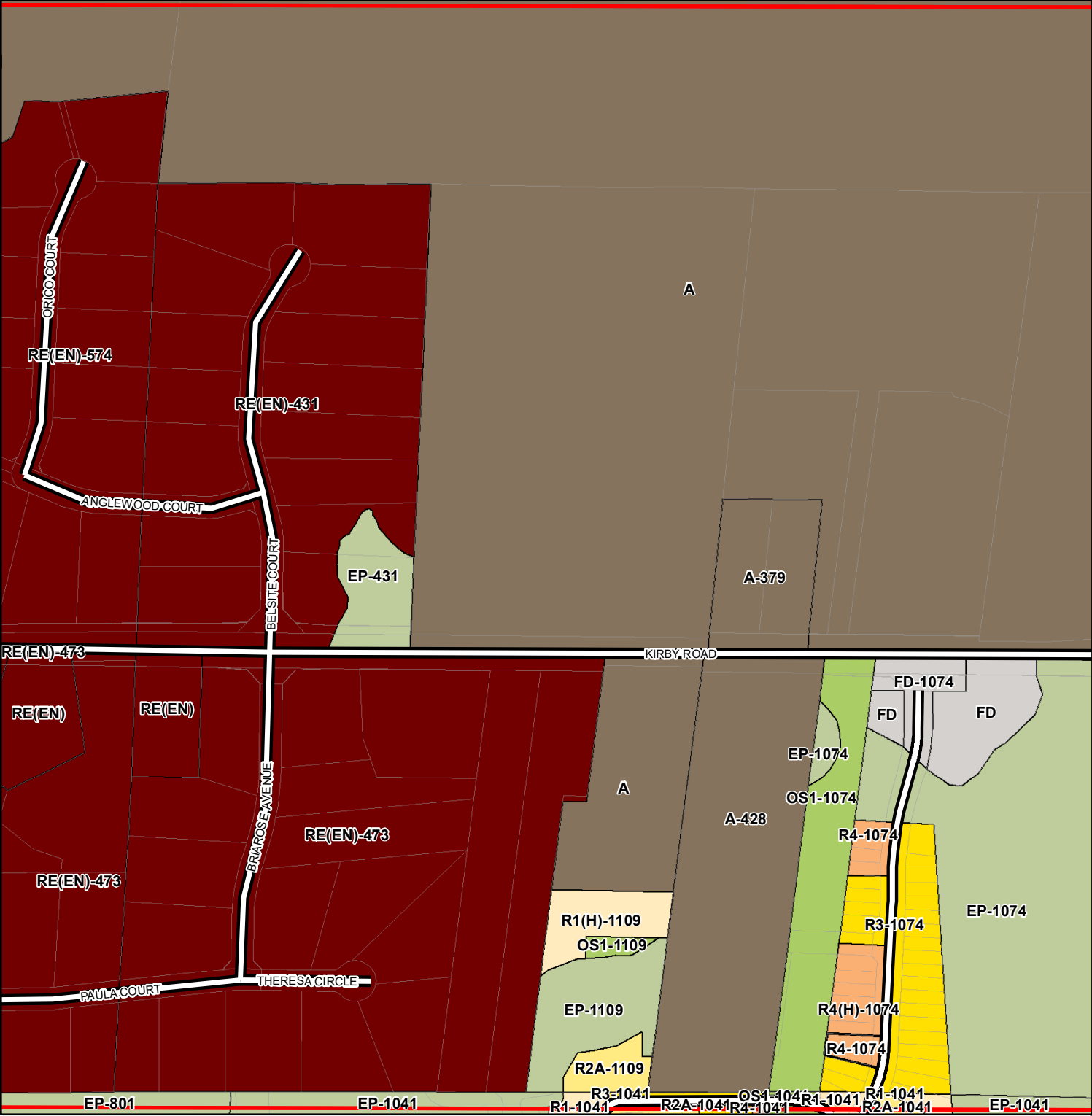
Enacted by City of Vaughan Council this 20<sup>h</sup> day of June, 2023.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Zoning By-law 001 - 2021

Schedule A | Map 238



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

**Mixed-Use Zones**

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

276	277	278	279	280
256	257	258	259	260
236	237	238	239	240
216	217	218	219	220
196	197	198	199	200

Final: June, 2023

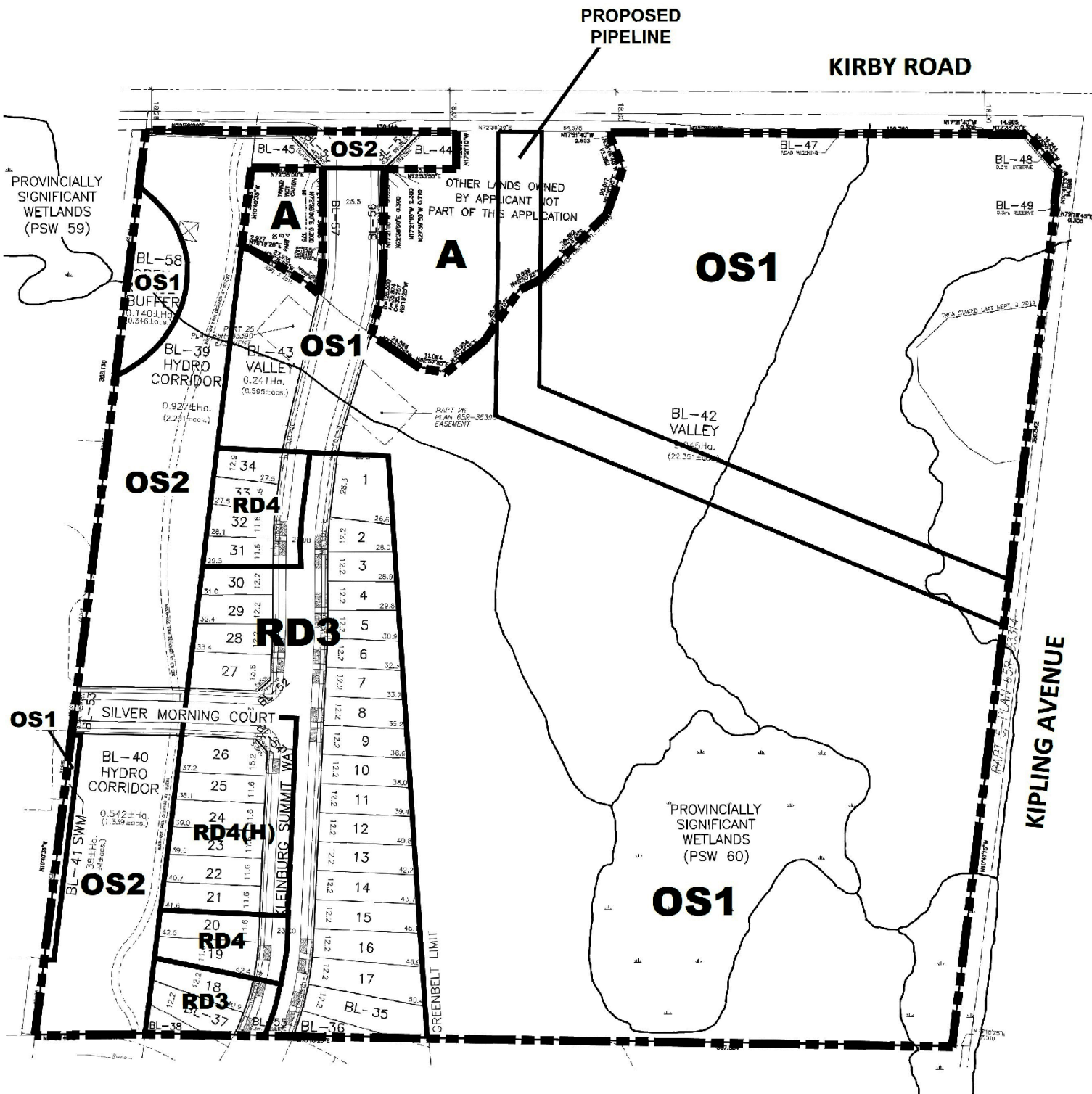
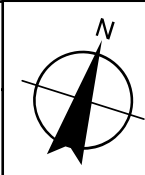
THIS IS SCHEDULE '1'  
TO BY-LAW 106-2023  
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.23.009  
RELATED FILES: Z.14.072 and 19T-14V011  
LOCATION: Part of Lot 30, Concession 8  
APPLICANT: Sunfield Kleinburg JV Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

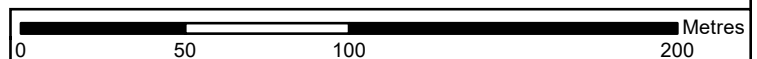
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THIS IS FIGURE 'E-1579'  
TO BY-LAW 001-2021  
SECTION 14.1074

SUBJECT LANDS



THIS IS SCHEDULE '2'  
TO BY-LAW 106-2023  
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.23.009  
RELATED FILES: Z.14.072 and 19T-14V011  
LOCATION: Part of Lot 30, Concession 8  
APPLICANT: Sunfield Kleinburg JV Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

### **SUMMARY TO BY-LAW 106-2023**

The lands subject to this By-law are located south of Kirby Road, west of Kipling Avenue, being Lots 19 and 20 on Registered Plan 65M-4634, in Lot 30, Concession 8, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the Subject Lands, which are zoned "R4 Fourth Density Residential Zone" with the Holding Symbol "(H)", subject to Exception 14.1074. Map 238 in Schedule "A" identifies a Holding Symbol "(H)" on Lot 19 which is not reflected on Exception 14.1074 or Figure "E-1579". Removal of the Holding Symbol "(H)" from Lot 19 will bring Map 238 in Schedule "A" in conformity with Figure "E-1579". Removal of the Holding Symbol "(H)" from Lot 20 will facilitate the development of one (1) single detached lot. The Subject Lands were originally zoned with the Holding Symbol "(H)" by Zoning By-law 090-2017, until such time that the following condition in Paragraph "3" to Exception 14.1074.3 Other Provisions was satisfied:


- i. until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond for Lots 20-26 in the manner shown on Schedule "3". The Holding Symbol "(H)" will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.

The Vaughan Development Engineering Department has confirmed that the completion of the full storage stormwater management pond on additional lands to the west will not be required to facilitate the development of Lot 20 and have no objection to the removal of the Holding Symbol "(H)" on Lot 20. Therefore, the Holding Symbol "(H)" can be removed on Lot 20.



LOCATION MAP  
TO BY-LAW 106- 2023

**FILE:** Z.23.009  
**RELATED FILES:** Z.14.072 and 19T-14V011  
**LOCATION:** Part of Lot 30, Concession 8  
**APPLICANT:** Sunfield Kleinburg JV Inc.  
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 Subject Lands