

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 012-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 100-2023.**

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands, being Part of Blocks 1 & 3 on Plan 65M-3972 and Part of Lot 16, Concession 3 have been addressed to the satisfaction of the City;

**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 Parts “iii).r.” and “iii.ri). to Exception 9(1226), thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(1226).
  - b) Deleting Schedule “E-1352A” and substituting therefore the Schedule “E-1352A” attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on Blocks 1 to 85 as shown on Schedule “E-1352A”; and effectively zoning Blocks 1 to 85 as shown on Schedule “E-1352A” “Residential Townhouse Zone”, subject to Exception 9(1226).
  - c) Deleting Schedule “E-1352” and substituting therefore the Schedule “E-1352” attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on Blocks 1 to 85 as shown on Schedule “E-1352A”; and effectively zoning

- Blocks 1 to 85 as shown on Schedule “E-1352A” “Residential Townhouse Zone”, subject to Exception 9(1226).
- d) Deleting Key Map 3D and substituting therefore the Key Map 3D attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on Blocks 1 to 85 as shown on Schedule “E-1352A”; and effectively zoning Blocks 1 to 85 as shown on Schedule “E-1352A” “Residential Townhouse Zone”, subject to Exception 9(1226).
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 30th day of January, 2024.

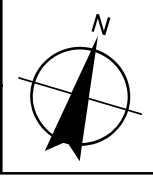
---

Steven Del Duca, Mayor

---

Todd Coles, City Clerk

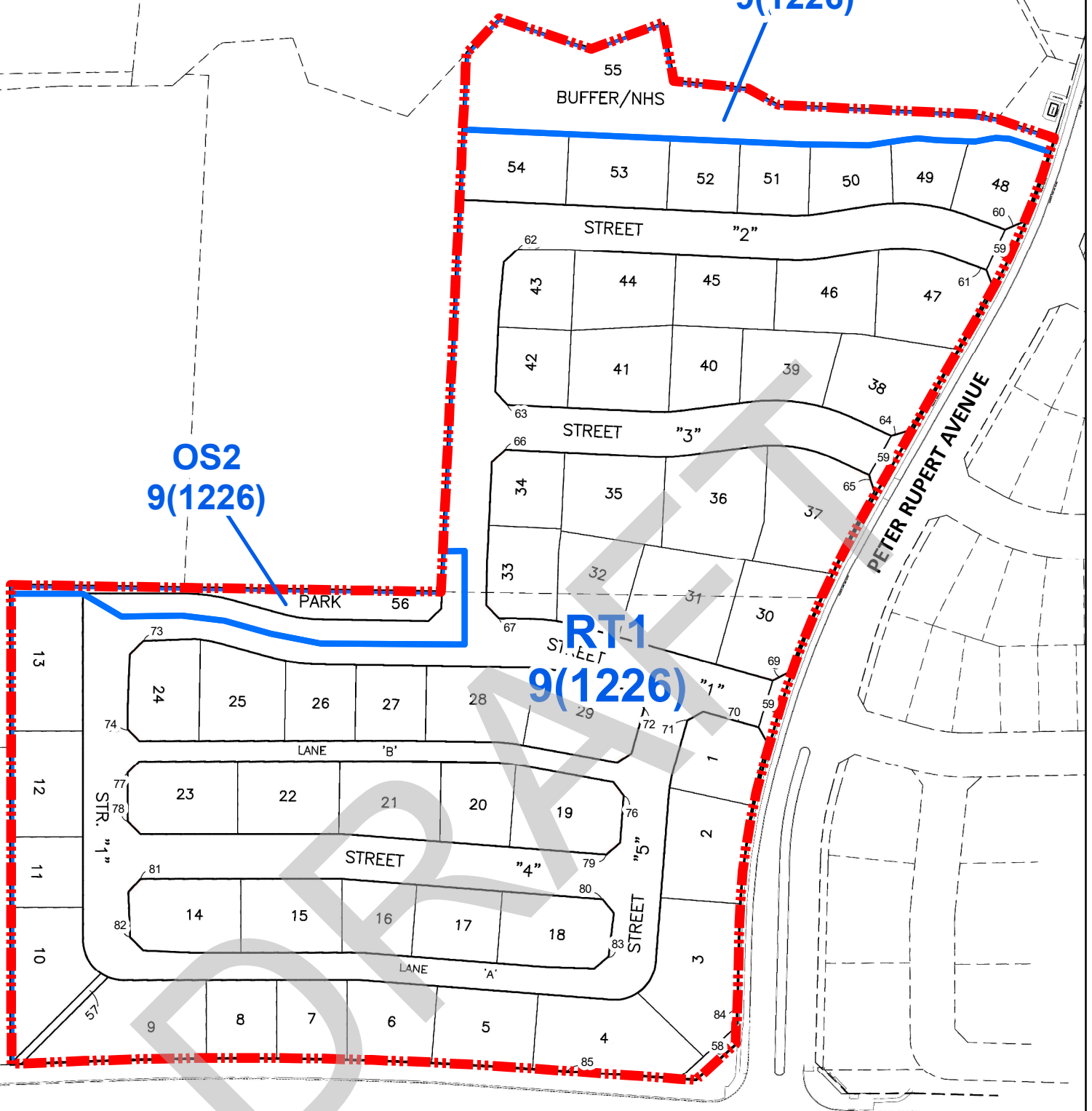
Authorized by Item No. 2 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 20, 2023.  
City Council voted in favour of this by-law on January 30, 2024.  
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.  
**Effective Date of By-Law: January 30, 2024**




OS5  
9(1226)

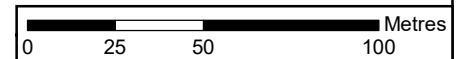
OS2  
9(1226)

RT1  
9(1226)



THIS IS SCHEDULE 'E-1352A'  
TO BY-LAW 1-88  
SECTION 9(1226)

 Subject Lands



This is Schedule '1'  
To By-Law 012-2024  
Passed the 30th Day of January, 2024

File: Z.23.025

Related Files: Z.20.039, 19T-20V008

Location: Part of Lots 16 and 17 Concession 3  
Block 1 and Part of Block 3, Plan 65M-3972,

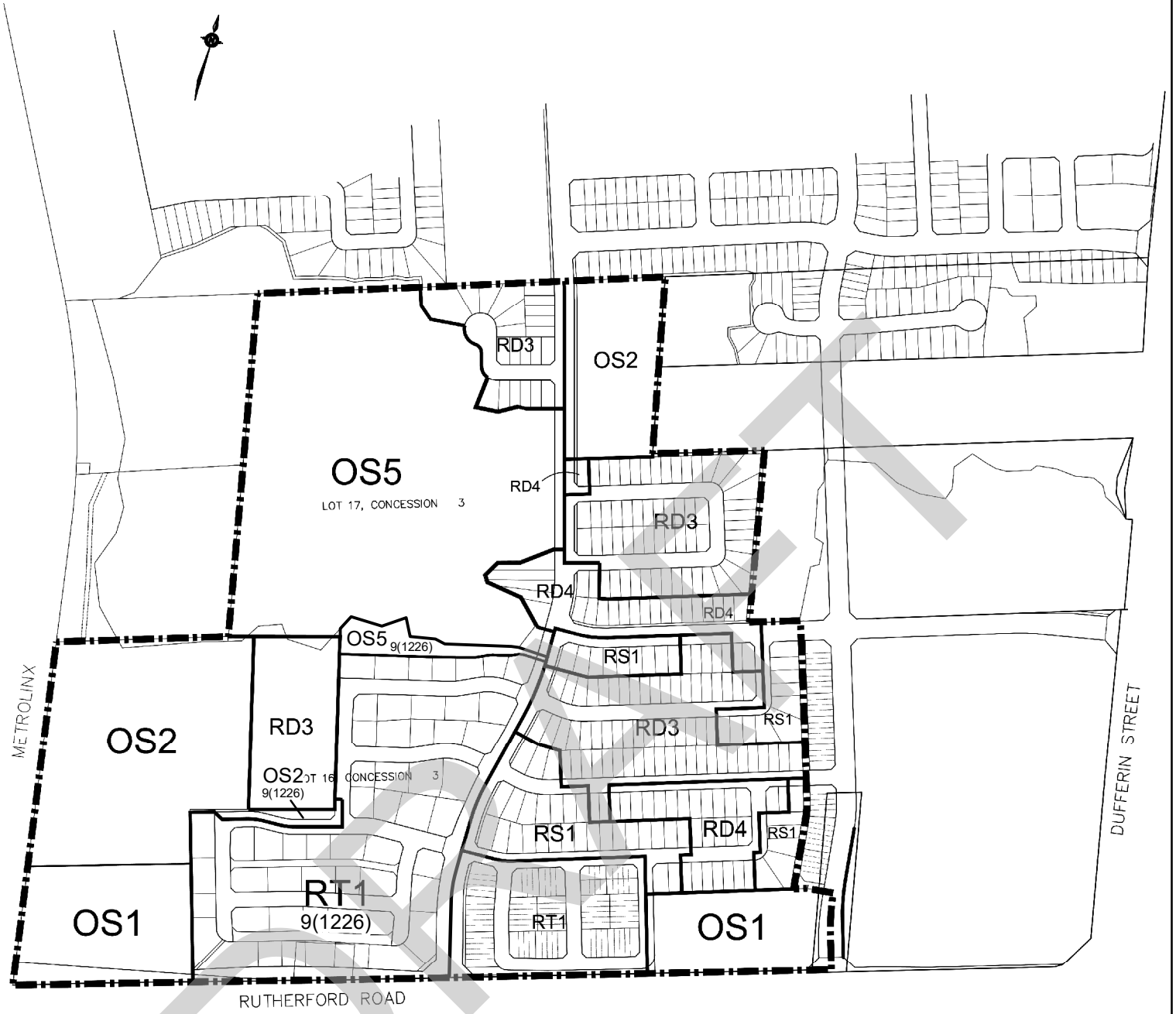
Applicant: Block 18 Properties Inc. and Block 18 (Rutherford) Inc.

City of Vaughan


SIGNING OFFICERS

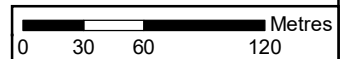
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THIS IS SCHEDULE 'E-1352'  
 TO BY-LAW 1-88  
 SECTION 9(1226)

 Subject Lands



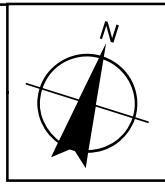
This is Schedule '2'  
 To By-Law 012-2024  
 Passed the 30th Day of January, 2024

**File:** Z.23.025  
**Related Files:** Z.20.039, 19T-20V008  
**Location:** Part of Lots 16 and 17 Concession 3  
 Block 1 and Part of Block 3, Plan 65M-3972,  
**Applicant:** Block 18 Properties Inc. and Block 18 (Rutherford) Inc.  
**City of Vaughan**

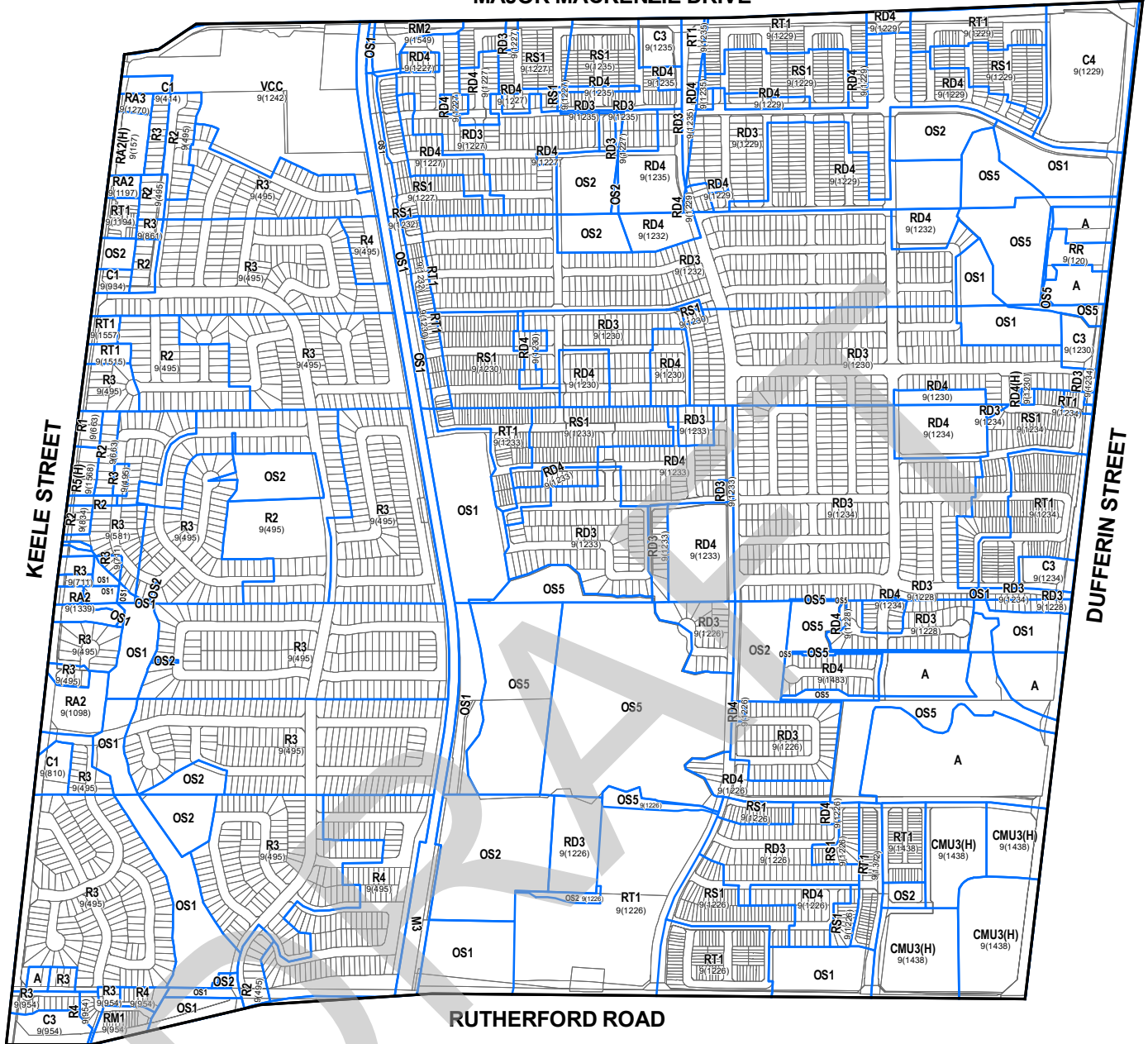
SIGNING OFFICERS

\_\_\_\_\_ MAYOR

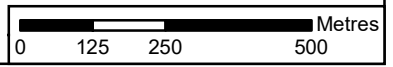
\_\_\_\_\_ CLERK



MAJOR MACKENZIE DRIVE



KEY MAP 3D  
BY-LAW 1-88



This is Schedule '3'  
To By-Law 012-2024  
Passed the 30th Day of January, 2024

File: Z.23.025  
Related Files: Z.20.039, 19T-20V008  
Location: Part of Lots 16 and 17 Concession 3  
Block 1 and Part of Block 3, Plan 65M-3972,  
Applicant: Block 18 Properties Inc. and Block 18 (Rutherford) Inc.  
City of Vaughan

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

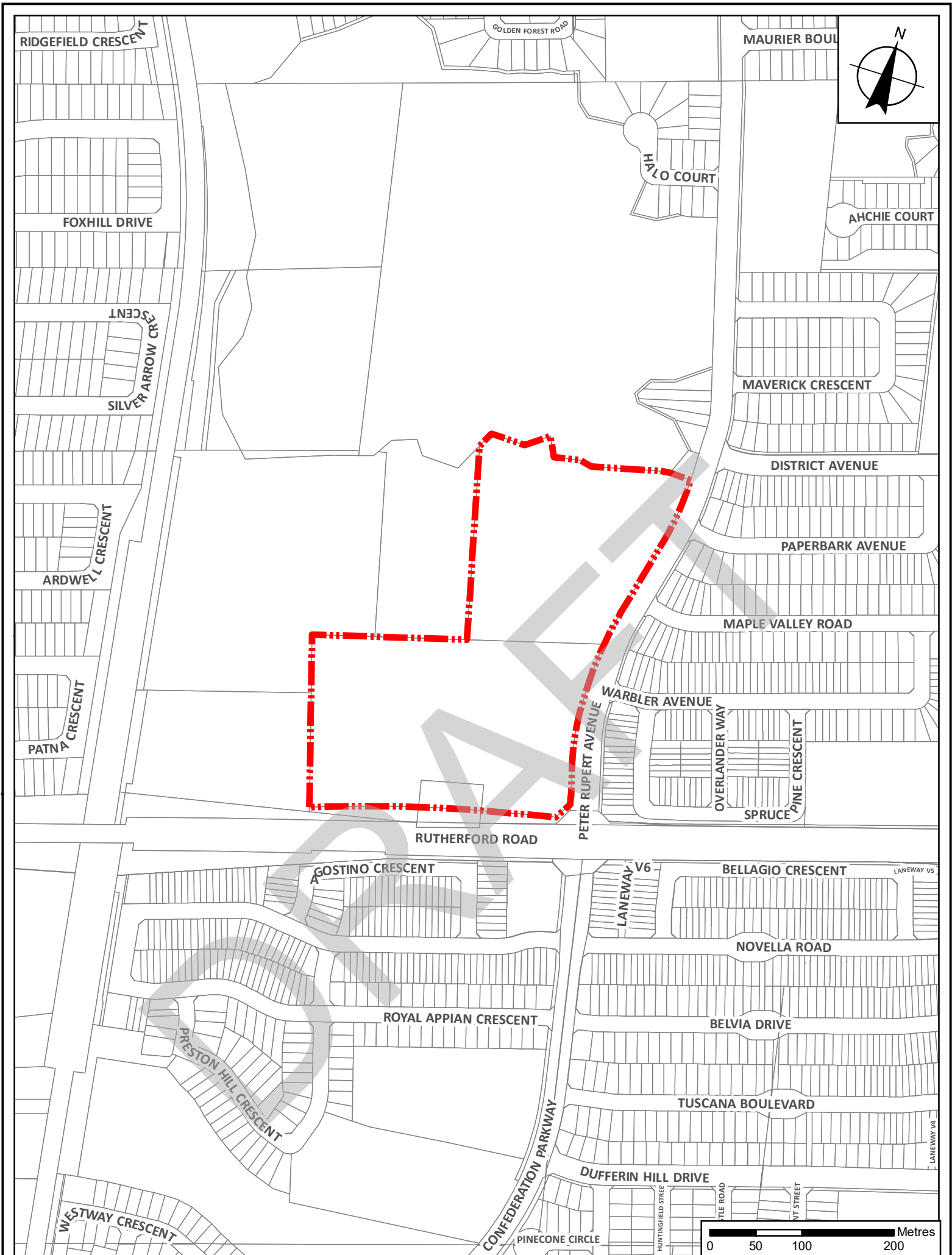
## **SUMMARY TO BY-LAW 012-2024**

The lands subject to this By-law are located north of Rutherford Road, west of Peter Rupert Avenue, being Part of Blocks 1 and 3 of Registered Plan of 65M-3972 and Part of Lot 16, Concession 3.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the Subject Lands, which are zoned "RT1H) Residential Townhouse Zone" with the Holding Symbol "(H)", subject to Exception 9(1226). Removal of the Holding Symbol "(H)" from the Subject Lands will facilitate the development of 54 townhouse blocks with a total of 273 dwelling units. The Subject Lands were originally zoned with the Holding Symbol "(H)" by Zoning By-law 100-2023, until such time that the following condition in Paragraph "iii).ri)" to Exception 9(1226) was satisfied:

Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.

The Vaughan Development Engineering Department has confirmed sewage and water capacity has been assigned to the Subject Lands have no objection to the removal of the Holding Symbol "(H)" on said lands. Therefore, the Holding Symbol "(H)" can be removed on Blocks 1 to 85 as shown on Schedule "E-1352A".



## Location Map To By-Law 012-2024

**File:** Z.23.025

**Related Files:** Z.20.039, 19T-20V008

**Location:** Part of Lots 16 and 17 Concession 3  
Block 1 and Part of Block 3, Plan 65M-3972,

**Applicant:** Block 18 Properties Inc. and Block 18 (Rutherford) Inc.

**City of Vaughan**

