

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 042-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 67-2018.

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:

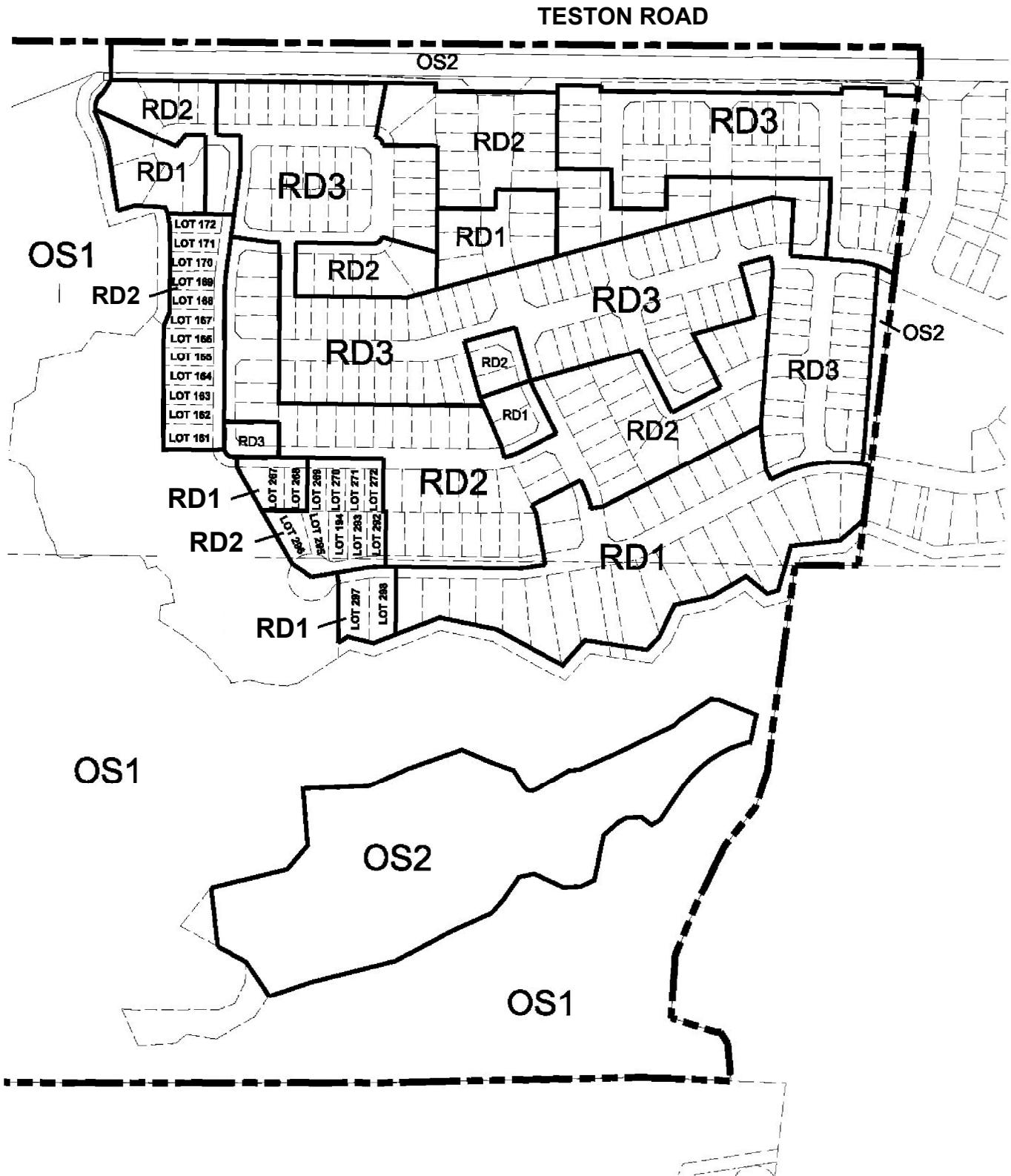
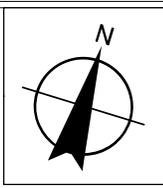
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule 1 and effectively zoning the Subject Lands RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three.
 - b) Deleting Schedule “E-1585B” and substituting therefor the Schedule “E-1585B” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
 - c) Deleting Paragraph A, Exception 9(1455) in its entirety.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 22nd. day of March, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No.11 of Report No.29
of the Committee of the Whole
Adopted by Vaughan City Council on
July 16, 2015.



THIS IS SCHEDULE 'E-1585B'
 TO BY-LAW 1-88
 SECTION 9(1455)

----- SUBJECT LANDS

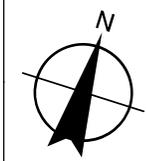
THIS IS SCHEDULE '1'
 TO BY-LAW 042-2022
 PASSED THE 22ND DAY OF MARCH, 2022

FILE: Z.18.036
RELATED FILES: 19T-03V05 and Z.03.026
LOCATION: Part of Lots 24 and 25, Concession 6
APPLICANT: Prima Vista Estates Inc. and 840999 Ontario Limited
CITY OF VAUGHAN

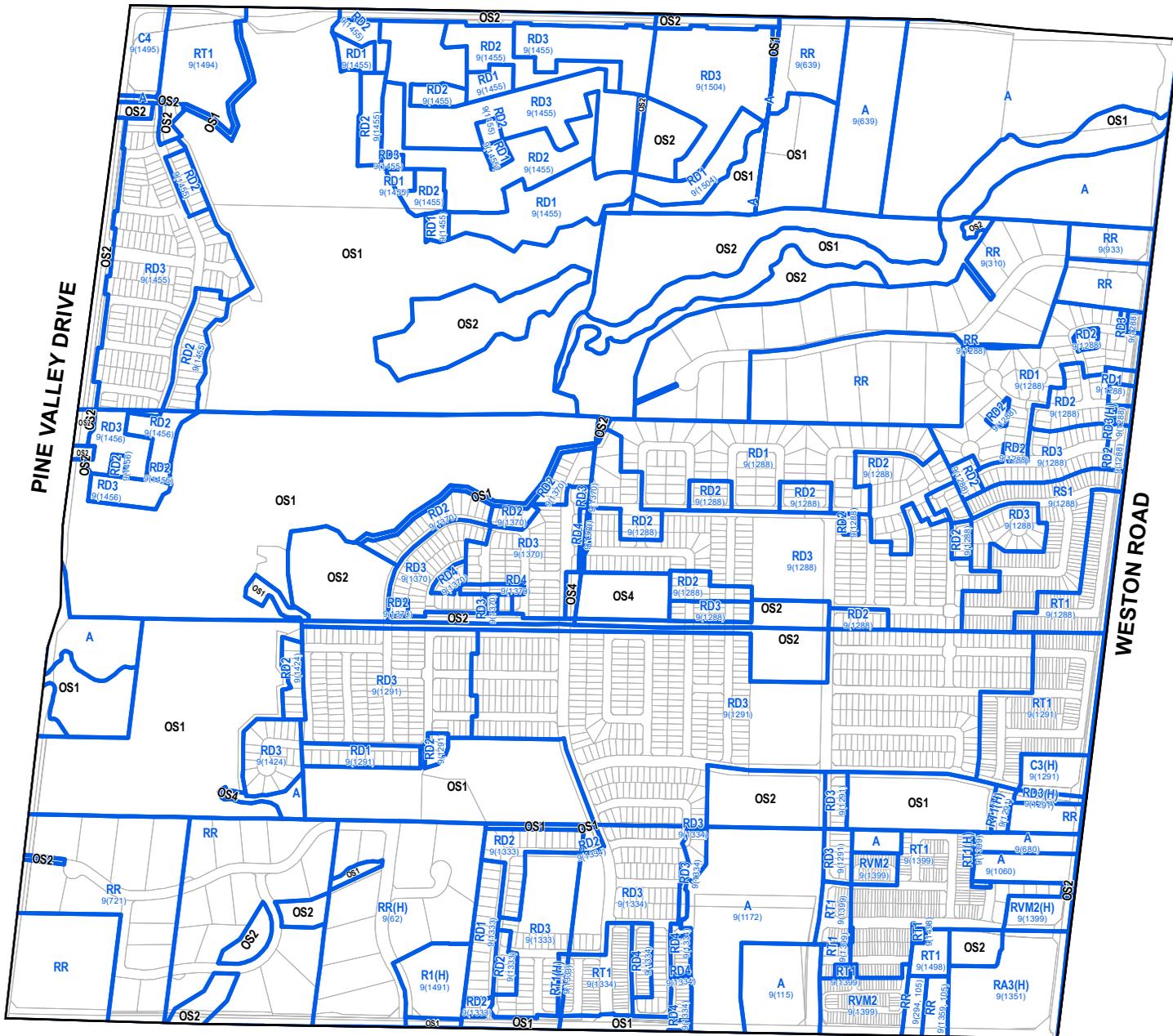
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

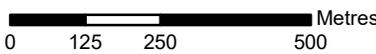


TESTON ROAD



MAJOR MACKENZIE DRIVE

KEY MAP 6E
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 042-2022
PASSED THE 22ND DAY OF MARCH, 2022

FILE: Z.18.036
RELATED FILES: 19T-03V05 and Z.03.026
LOCATION: Part of Lots 24 and 25, Concession 6
APPLICANT: Prima Vista Estates Inc. and 840999 Ontario Limited
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

SUMMARY TO BY-LAW 042-2022

The lands subject to this By-law are located east of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan. The subject lands are located within Plan of Subdivision 19T-03V05 Phases 2 and 3 (Prima Vista Estates Inc. and 840999 Ontario Limited).

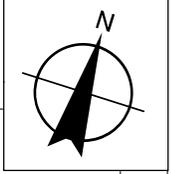
The purpose of this By-law is to remove the Holding Symbol “(H)” from the subject lands that are zoned RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two and RD3(H) Residential Detached Zone Three all with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1455). Removal of the Holding Symbol “(H)” from Lots 1 to 160 inclusive in Phase 2 and Lots 1 to 121 and Blocks 123 to 129 in Phase 3 both in Plan 19T-03V05 will facilitate the development of 281 detached dwelling units and 7 blocks to be developed with the adjacent lands in Plan of Subdivision 19T-07V01 for 7 detached dwelling units. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 67-2018, until such time that the following condition was satisfied:

- “2. Prior to the removal of the Holding Symbol “(H)” from the Subject Lands as shown on Schedule “E-1585B”, the requirements of a Remedial Action Plan and the submission of a record of site condition must be successfully filed with the Ministry of the Environment on the Environmental Site Registry to the satisfaction of the City.”

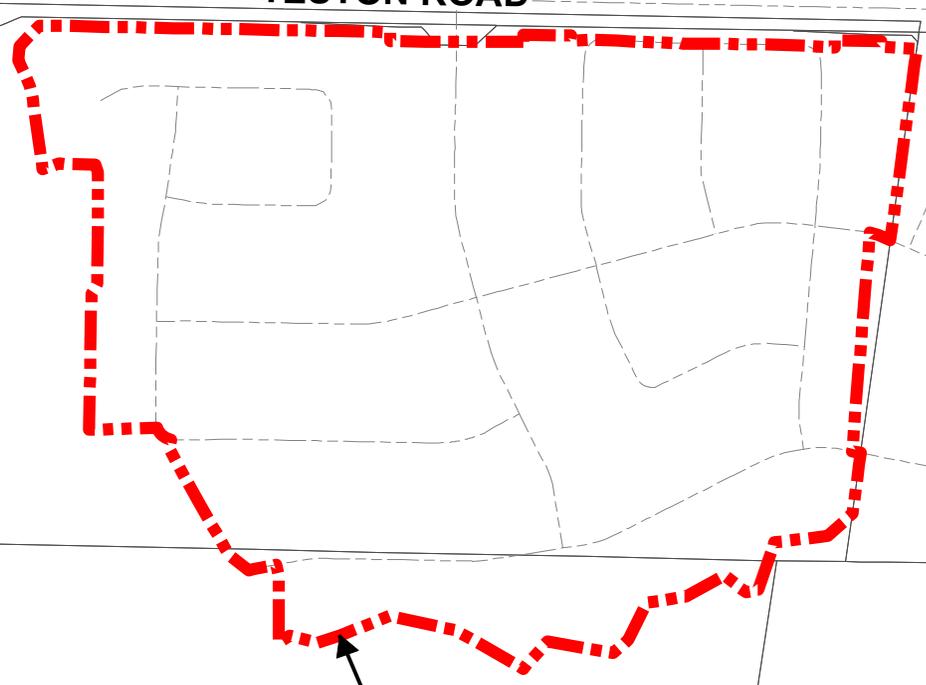
The Holding Symbol “(H)” can be removed from the subject lands as the condition respecting the holding provision has been satisfied, as follows:

- The Development Engineering Department, in correspondence dated February 7, 2022, advised that based on the recommendations of the Phase Two Environmental Site Assessment no further remedial activities or a Remedial Action Plan are required. The Record of Site Condition was successfully filed with the Ministry of the Environment, Conservation and Parks on the Environmental Site Registry to the satisfaction of the City.

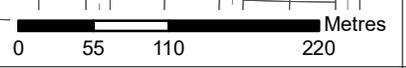
This By-law also deletes Paragraph A in Exception 9(1455) in its entirety as the Holding Symbol “(H)” conditions have been satisfied for the subject lands on Schedule 1 and there are no remaining Holding Symbol “(H)” conditions to satisfy.



TESTON ROAD



SUBJECT LANDS



LOCATION MAP TO BY-LAW 042-2022

FILE: Z.18.036
RELATED FILES: 19T-03V05 and Z.03.026
LOCATION: Part of Lots 24 and 25, Concession 6
APPLICANT: Prima Vista Estates Inc. and 840999 Ontario Limited
CITY OF VAUGHAN