

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 046-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 158-2017.

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 R5 Residential Zone and OS1 Open Space Conservation Zone to R2 Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Exception (1454) in Section 9.0 “EXCEPTIONS” in its entirety, and replacing with the following:

“(1454) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the definitions of “Front Lot Line”, “Side Lot Line”, “Lot” and “Street Line”;
 - b) Subsection 3.14 b) and c) respecting Permitted Yard Encroachments and Restrictions;
 - c) Subsection 3.20, 4.1.7 and 4.4 respecting Use of Residential Lots and Permitted Uses in the R2 Residential Zone;
 - d) Subsection 4.1.1 j) respecting the Maximum Height of a Retaining Wall;

- e) 4.1.2 respecting Minimum Landscaped Area;
- f) Subsection 4.1.9 and Schedule “A” respecting the zone standards in the R2 Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1584”:

- ai) For the purposes of this By-law, the following definitions shall apply:

LOT - A parcel of land fronting on a public street or private condominium road separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, CP. 13 would not be required for its conveyance. For the purpose of this paragraph land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.

STREET LINE - The dividing line between a lot and a street, a private condominium road, or a lot and a reserve abutting a street;

- a ii) For the purposes of this By-law, for Lots 1 and 13 only, the front lot line and interior side lot line shall be as shown on Schedule “E-1584”;
- bi) The maximum front yard encroachment for exterior stairways shall be 2.5 m;
- bii) Porches and balconies which are covered, excavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required front to a maximum of 1.8 m;
- biii) The maximum rear yard encroachment for an uncovered deck shall be 1.83 m;

- ci) A maximum of 13 single detached dwellings shall be permitted;
- di) The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be 2 m. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall shall have a minimum setback of 0 m. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two;
- ei) Subsection 4.1.2 shall not apply to Lots 1 to 5 and 9 to 13;
- fi) The minimum lot area shall be:
 - 380 m² for Lot 4 and;
 - 337 m² for Lot 5;
- fii) The maximum building height shall be:
 - 9.85 m for Lots 1 to 5 and 9 to 13;
 - 9.5 m for Lots 6, 7, and 8;
- fiii) The maximum lot coverage shall be 52% for Lots 1 to 5 and 9 to 13;
- fiv) The minimum front yard setback shall be:
 - 2.2 m for Lot 1 only;
 - 4.3 m for Lot 7 only;
 - 6 m to a garage for all lots;
- fv) The minimum interior side yard setback shall be:
 - 0.9 m for Lot 1;
 - 0.6 m for Lot 13;
- fvi) The minimum exterior side yard setback shall be 2.7 m for Lot 7 only."

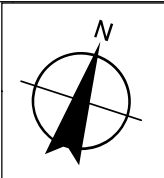
- c) Deleting Schedule “E-1584” and substituting therefor Schedule “E-1584” attached hereto as Schedule “2”.
- d) Deleting Key Map 8E and substituting therefor the Key Map 8E attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” 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



KELLAM STREET

NAPIER STREET

STEGMAN'S MILL ROAD

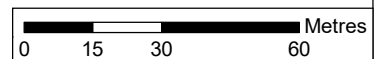
ISLINGTON AVENUE

R2

OS1



SUBJECT LANDS



THIS IS SCHEDULE '1'
TO BY-LAW 046-2022
PASSED THE 22ND DAY OF MARCH, 2022

FILE: Z.21.020

RELATED FILES: DA.21.023,
19CDM-21V003, 19T-21V005

LOCATION: Part of Lot 24, Concession 8

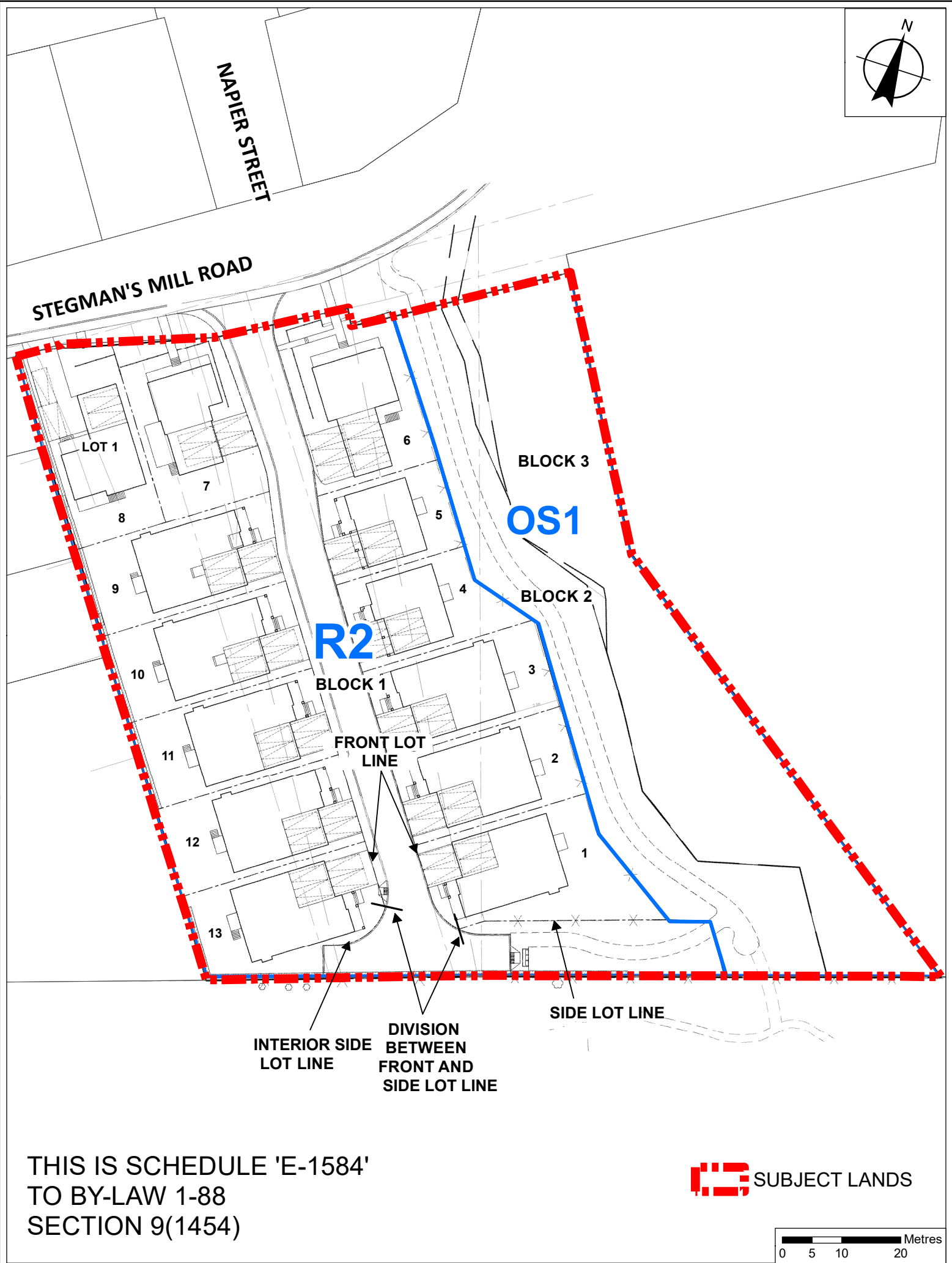
APPLICANT: Kleinburg Village Development Corp.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1584'
TO BY-LAW 1-88
SECTION 9(1454)

 SUBJECT LANDS

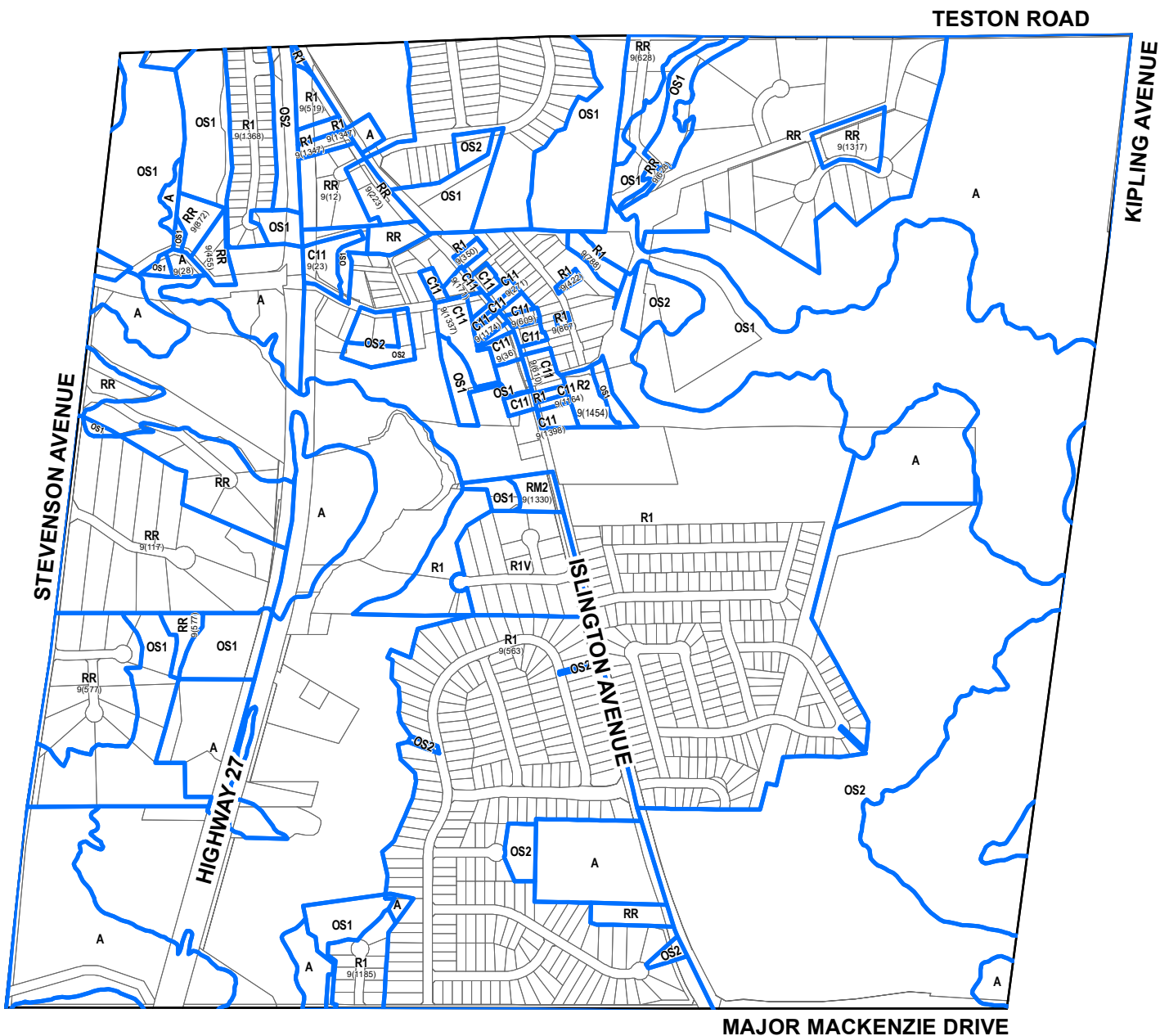
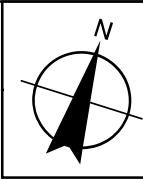
THIS IS SCHEDULE '2'
TO BY-LAW 046-2022
PASSED THE 22ND DAY OF MARCH, 2022

FILE: Z.21.020
RELATED FILES: DA.21.023,
19CDM-21V003, 19T-21V005
LOCATION: Part of Lot 24, Concession 8
APPLICANT: Kleinburg Village Development Corp.
CITY OF VAUGHAN

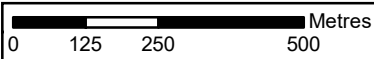
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 8E
BY-LAW 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 046-2022
PASSED THE 22ND DAY OF MARCH, 2022

FILE: Z.21.020
RELATED FILES: DA.21.023,
19CDM-21V003, 19T-21V005
LOCATION: Part of Lot 24, Concession 8
APPLICANT: Kleinburg Village Development Corp.
CITY OF VAUGHAN

SIGNING OFFICERS

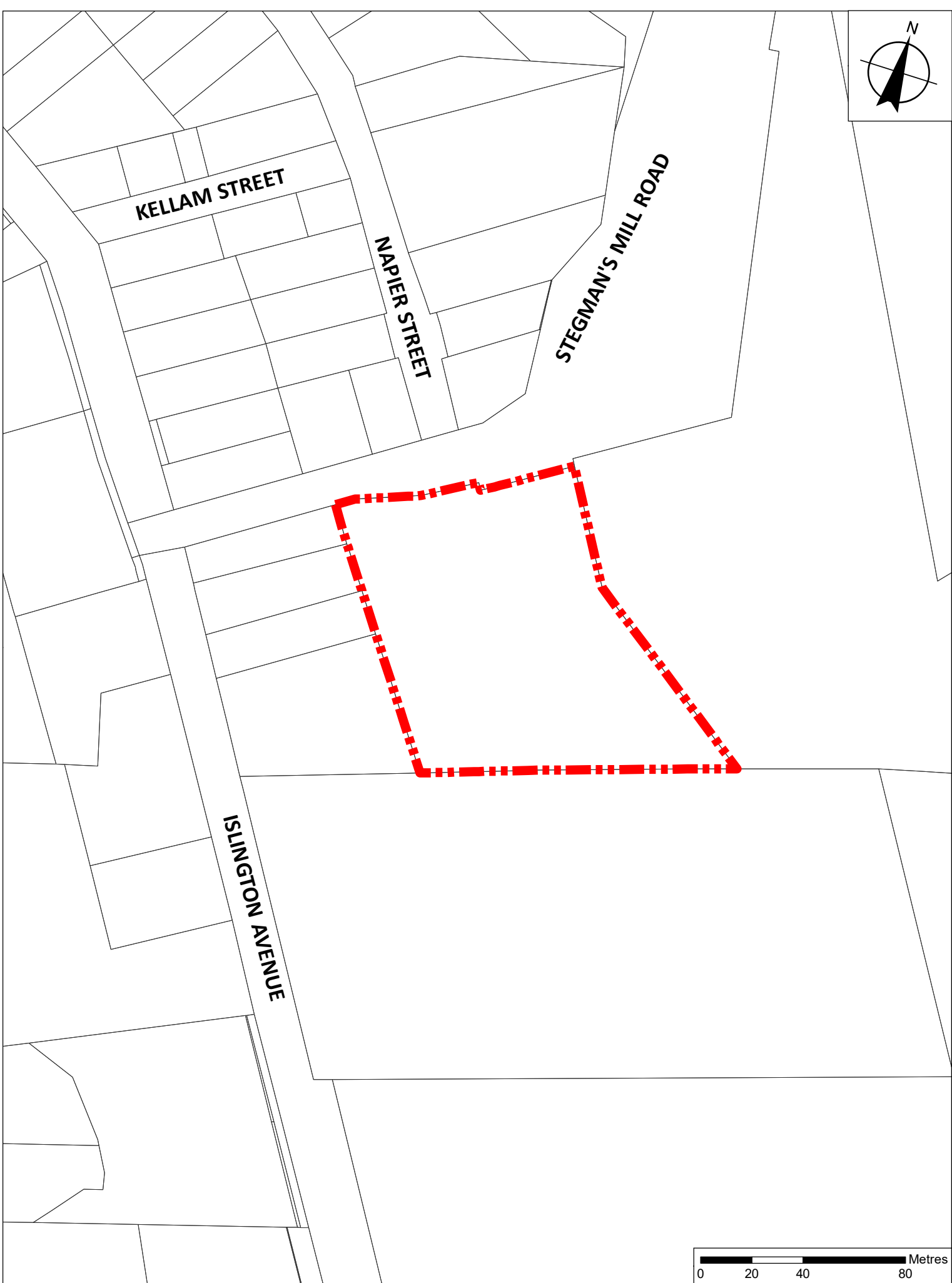
MAYOR

CLERK

SUMMARY TO BY-LAW 046-2022

The lands subject to this By-law are located east of Islington Avenue, on the south side of Stegman's Mill Road, and are known municipally as 357, 365 and 375 Stegman's Mill Road, in Part of Lot 24, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from R5 Residential Zone and OS1 Open Space Conservation Zone to R2 Residential Zone and OS1 Open Space Conservation Zone, to facilitate the development of 1 freehold lot for a single detached dwelling with access from Stegman's Mill Road, and 12 single detached dwellings accessed by a common element condominium road. This by-law also provides site-specific zoning exceptions to the R2 Residential Zone.



LOCATION MAP TO BY-LAW 046-2022

FILE: Z.21.020

RELATED FILES: DA.21.023,
19CDM-21V003, 19T-21V005

LOCATION: Part of Lot 24, Concession 8

APPLICANT: Kleinburg Village Development Corp.

CITY OF VAUGHAN

