

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 157-2024

A By-law to amend City of Vaughan By-law 001-2021, as amended.

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 it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from the OS2 Private Open Space Zone, subject to site-specific exception 14.801, to the R2A(H) Second Density Residential Zone, R3A(H) Third Density Residential Zone, R4(H) Fourth Density Residential Zone, R4A(H) Fourth Density Residential Zone, RT1(H) Townhouse Residential Zone, all subject to the Holding Symbol "(H)", and the OS1 Public Open Space Zone in the manner shown on the said Schedule "1".
 - b) Deleting Subsection 14.801 of Part 14 Exception Zone in its entirety and replacing it as follows:

Exception Number 801	Municipal Address:
Applicable Parent Zone: R2A, R3A, R4, R4A, RT1, OS1, OS2, EP	11063 and 11191 Highway 27 Legal Description:
Schedule A Reference: 216, 217, 218, 236, 237, 238	Part Lots 28, 29, and 30, Concession 8, Vaughan
By-law 157-2024	

14.801.1 Permitted Uses

1. The following provisions shall apply to all lands labelled “OS2 Private Open Space Zone” on Figure E-1268 in the area within the Toronto and Region Conservation Authority (TRCA) Fill Regulation Line (Ontario Regulation 41/24):
 - a. No buildings or structures shall be permitted, except a clubhouse, two pedestrian bridges, and pumphouse or other minor related structures; and
 - b. All future developments shall be reviewed in accordance with Ontario Regulation 41/24, as may be amended, and TRCA’s policies for implementing the regulation.

2. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figures E-1268 and E-1268A:
 - 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 001-2021; and
 - b. The Holding Symbol “(H)” shall not be removed until such time as:
 - i. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;
 - ii. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (KSPS), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
 - iii. That one of the following are met to the satisfaction of the City:
 - a) The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment; or
 - b) The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district.

- iv. External lands are required to provide service and access to the Subject Lands, therefore, the following conditions must be satisfied:
 - a) The Owner shall enter into a Developers' Group Agreement, or provide acknowledgement from the other landowners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - b) The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
 - c) The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and stormwater management facility, land conveyances, including the construction of streets and roads south of the Subject Lands or fronted the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management facility, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
- v. The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks (MECP) Record of Site Condition (RSC) for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City's satisfaction.

14.801.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned R2A Second Density Residential Zone, as shown on Figure "E-1268":

- a. The minimum required yards shall be:
 - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
 - ii. Interior Side Yard = 2.4 m abutting a walkway, greenway or stormwater management facility
 - iii. Exterior Side Yard = 2.4 m
 - iv. Sight Triangle = 1.2 m

- b. The maximum building height shall be 11 m
2. The following provisions shall apply to the lands zoned R3A Third Density Residential Zone, as shown on Figure "E-1268":
 - a. The minimum required yards shall be:
 - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
 - ii. Exterior Side Yard = 2.4 m
 - iii. Sight Triangle = 1.2 m
 - b. The maximum building height shall be 11 m
3. The following provisions shall apply to the lands zoned R4 Fourth Density Residential Zone, as shown on Figure "E-1268":
 - a. The minimum required yards shall be:
 - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
 - ii. Interior Side Yard = 2.4 m abutting a non-residential use, including a walkway, greenway, or stormwater management facility
 - iii. Exterior Side Yard = 2.4 m
 - iv. Sight Triangle = 1.2 m
 - b. The maximum driveway width shall be 6.1 m for lots with a lot frontage of 11.6 m or greater
4. The following provisions shall apply to the lands zoned R4A Fourth Density Residential Zone, as shown on Figure "E-1268":
 - a. The lot will be accessed by a rear lane;
 - b. The minimum lot frontage shall be 8 m;
 - c. The minimum lot area shall be 215 m²;
 - d. The minimum required yards shall be:
 - i. Front Yard = 2 m
 - ii. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
 - v. Interior Side Yard = 2.4 m abutting a non-residential use, including a walkway, greenway, or stormwater management facility
 - iii. Sight Triangle = 1.2 m
 - iv. Rear Yard = 0.6 m
 - e. The minimum distance between an Attached Rear Yard Garage and the rear wall of the principal dwelling shall be 4.5 m
 - f. The maximum lot coverage shall be 75%
 - g. The maximum building height of a dwelling shall be 12.5 m
 - h. The maximum building height of an Attached Rear Yard Garage shall not exceed the height of the principal dwelling
 - i. No maximum driveway width shall apply to the driveways located in the rear yard and accessed by a lane
5. The following provisions shall apply to the lands zoned RT1 Townhouse

Residential Zone, as shown on Figure “E-1268”:

- a. The minimum required yards shall be:
 - i. Front Yard = 3 m
 - ii. Sight Triangle = 1.2 m
- b. The maximum lot coverage shall be 60%;
- c. The following residential accessory structure permissions shall apply:
 - i. The maximum gross floor area shall not exceed 6 m²;
 - ii. The minimum interior side yard shall be 0.6 m;
 - iii. The maximum height shall be 4.5 m;
 - iv. The maximum encroachment into an interior side yard or exterior side yard for an eave or gutter shall not exceed 0.3 m

14.801.3 Other Provisions

1. The following definitions shall apply to the lands zoned R4A Fourth Density Residential Zone, as shown on Figure “E-1268”:
 - a. Lane – Means a public or private right-of-way providing a means of access to lots abutting thereon, which may be owned by a public authority.
 - b. Attached Rear Yard Garage - Means a private garage which is accessed from the rear of a lot via a lane and is connected to the principal dwelling with an Attachment. An Attached Rear Yard Garage may have part of the principal dwelling unit or a secondary suite above the ground floor; and
 - c. Attachment - Means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the principal dwelling. The width of an Attachment shall not exceed 50% of the lot frontage.

14.801.4 Figures

Figure E-1268

Figure E-1268A

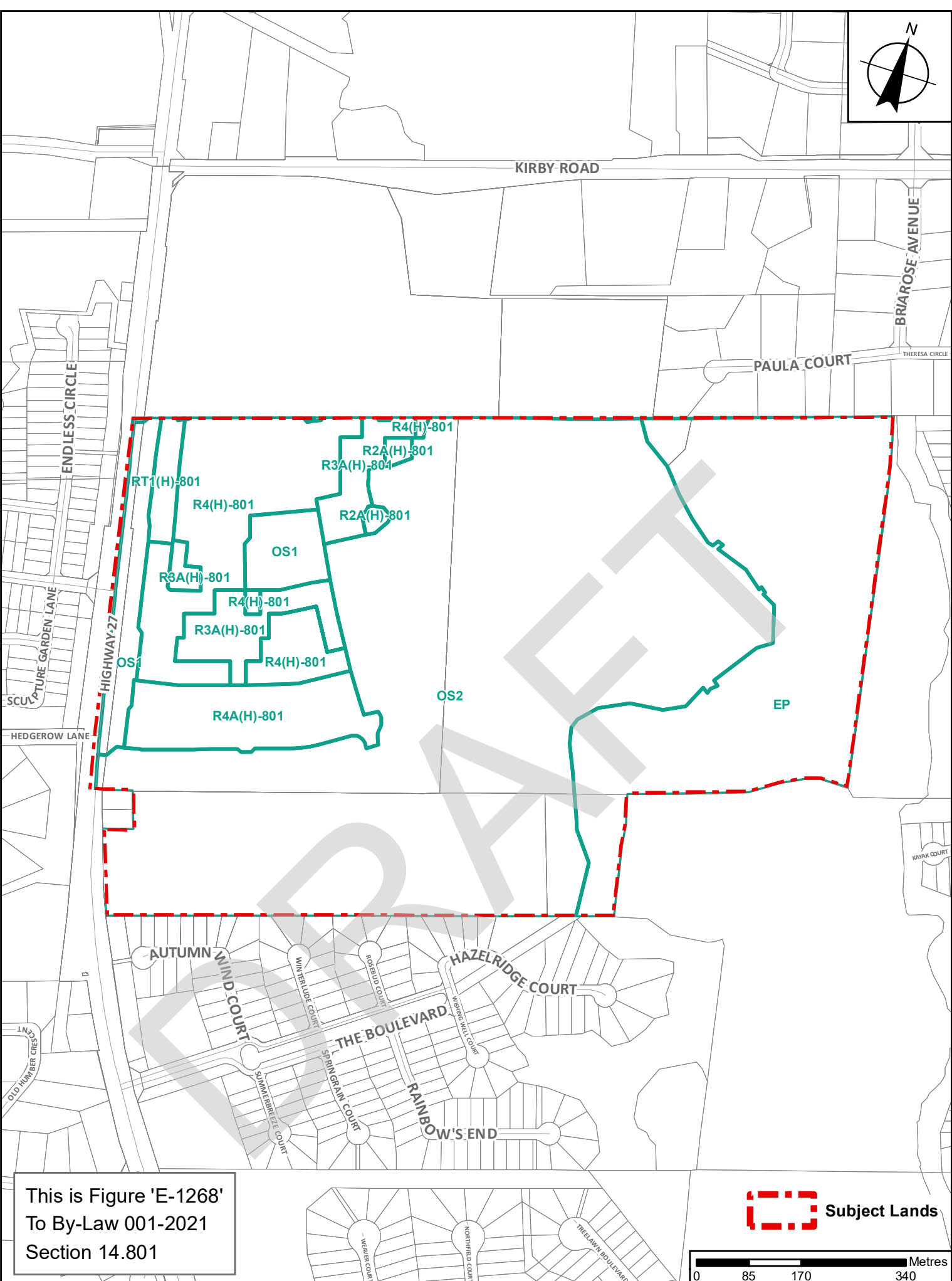
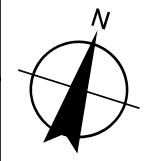
- c) Deleting Figure E-1268 in Subsection 14.801 and substituting therefore Figure E-1268 attached hereto as Schedule “1”.
 - d) Adding Figure E-1268A to Subsection 14.801 attached hereto as Schedule “2”.
 - e) Deleting Map 216 in Schedule A and substituting therefore Map 216 attached hereto as Schedule “3”.
 - f) Deleting Map 217 in Schedule A and substituting therefore Map 217 attached hereto as Schedule “4”.
 - g) Deleting Map 236 in Schedule A and substituting therefore Map 236 attached hereto as Schedule “5”.
 - h) Deleting Map 237 in Schedule A and substituting therefore Map 237 attached hereto as Schedule “6”.
2. Schedules “1”, “2”, “3”, “4”, “5” and “6” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of September, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 27 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 24, 2024.
City Council voted in favour of this by-law on September 24, 2024.
Approved by Mayoral Decision MDC 010-2024 dated September 24, 2024.
Effective Date of By-Law: September 24, 2024



This is Figure 'E-1268'
 To By-Law 001-2021
 Section 14.801

 Subject Lands

0 85 170 340 Metres

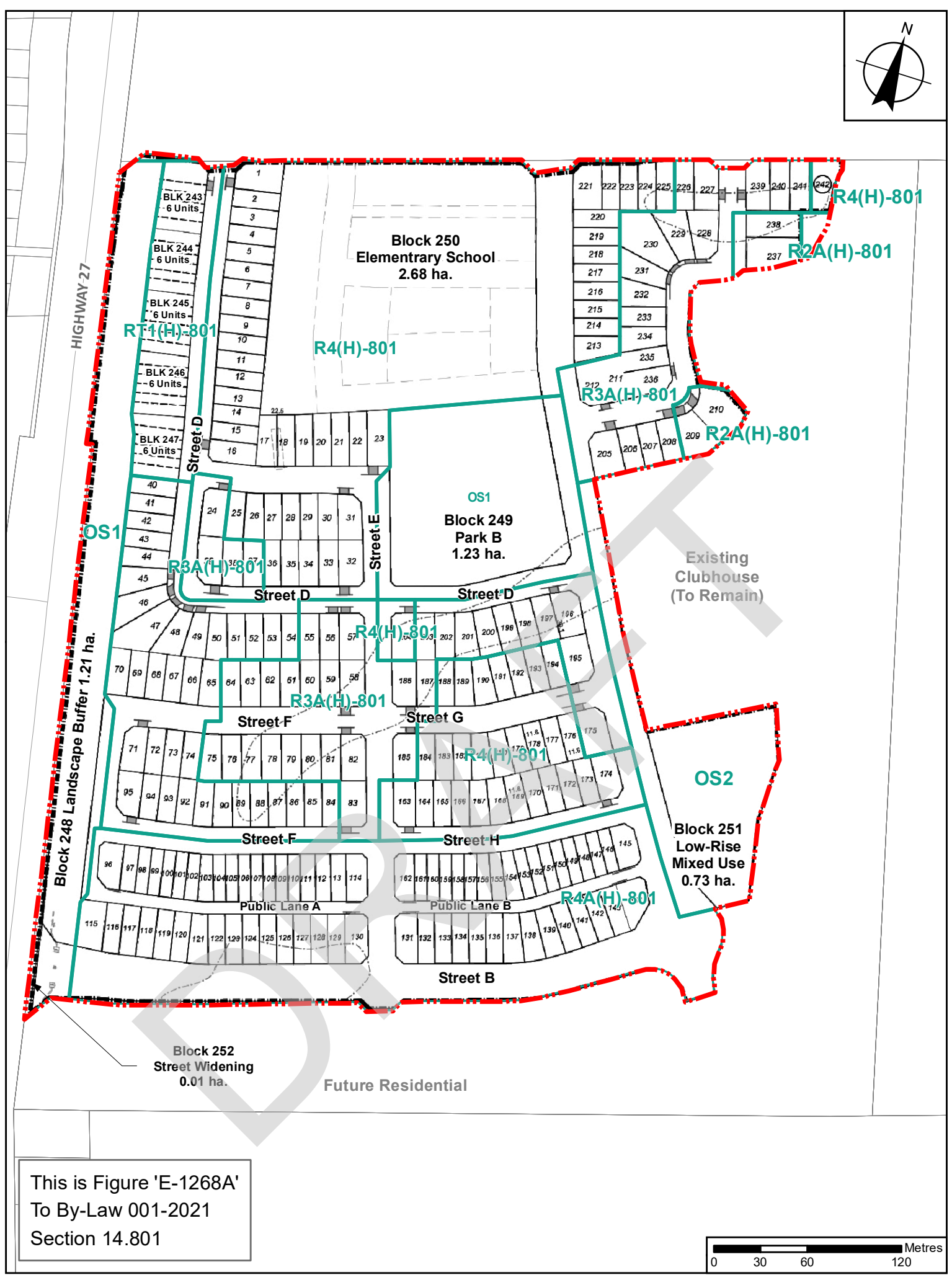
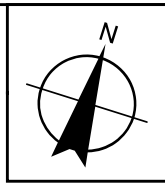
This is Schedule '1'
 To By-Law 157-2024
 Passed the 24th Day of September, 2024

File: Z.22.030
Related File: 19T-22V007
Location: 11063 and 11191 Highway 27
Applicant: 1045501 Ontario Limited and
 East Kleinburg Developments Inc.
City of Vaughan

Signing Officers

 Mayor

 Clerk



This is Figure 'E-1268A'
 To By-Law 001-2021
 Section 14.801

This is Schedule '2'
 To By-Law 157-2024
 Passed the 24th Day of September, 2024

File: Z.22.030
Related File: 19T-22V007
Location: 11063 and 11191 Highway 27
Applicant: 1045501 Ontario Limited and
 East Kleinburg Developments Inc.
City of Vaughan

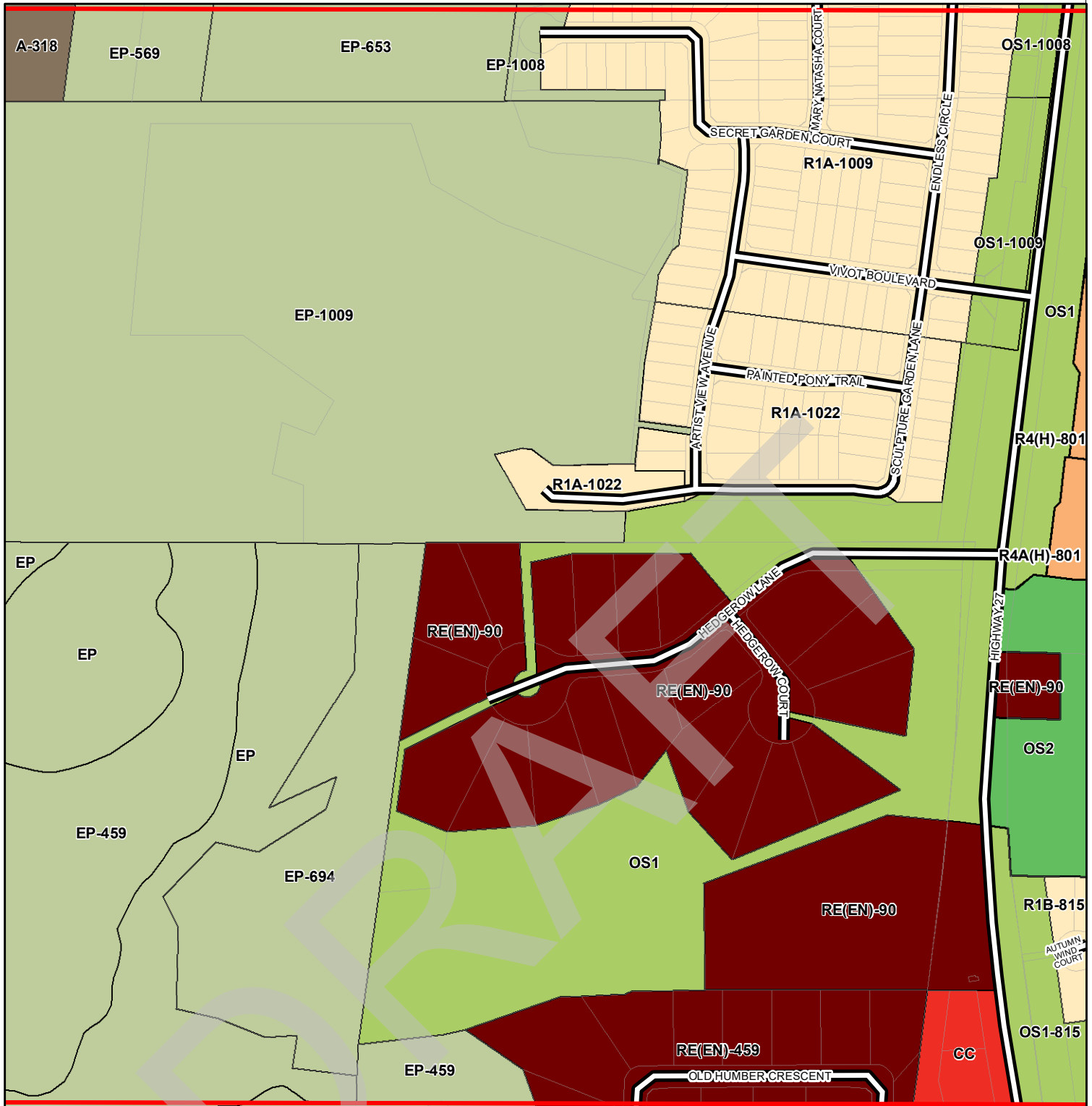
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 216



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- 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 Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge 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

254	255	256	257	258
234	235	236	237	238
214	215	216	217	218
194	195	196	197	198
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September 2024

**THIS IS SCHEDULE '3'
TO BY-LAW 157-2024
PASSED THE 24TH DAY OF SEPTEMBER, 2024**

File: Z.22.030

Related File: 19T-22V007

Location: 11063 and 11191 Highway 27

Applicant: 1045501 Ontario Limited and East Kleinburg Developments Inc.

City of Vaughan

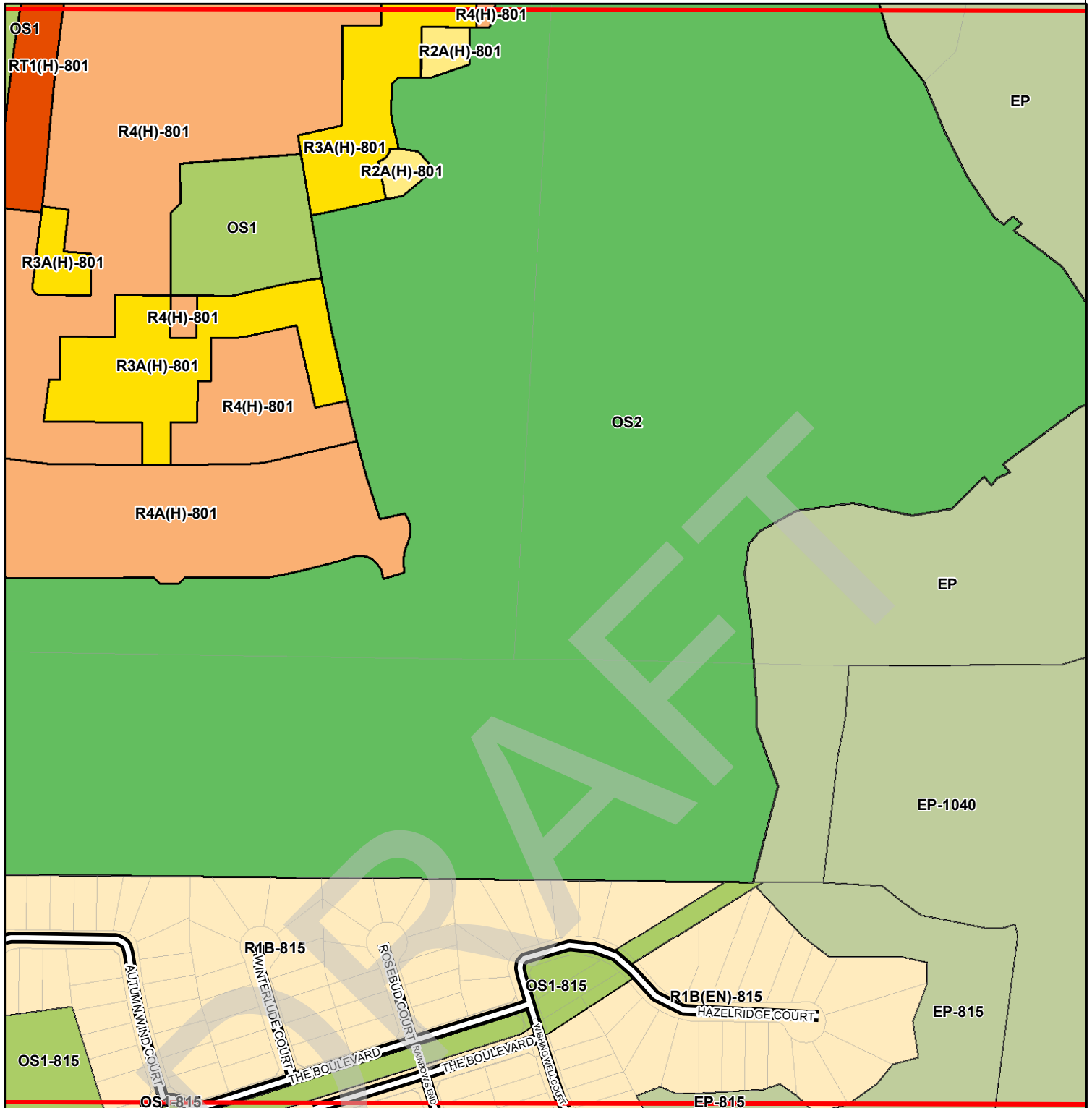
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 217



Conservation, OpenSpace and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
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Residential Zones

- R1 (First Density Residential Zone)
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- RE (Estate Residential Zone)

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

Commercial Zones

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

Mixed-Use Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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)

Employment Zones

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

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

VAUGHAN

255	256	257	258	259
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September 2024

THIS IS SCHEDULE '4'
TO BY-LAW 157-2024
PASSED THE 24TH DAY OF SEPTEMBER, 2024

File: Z.22.030

Related File: 19T-22V007

Location: 11063 and 11191 Highway 27

Applicant: 1045501 Ontario Limited and East Kleinburg Developments Inc.

City of Vaughan

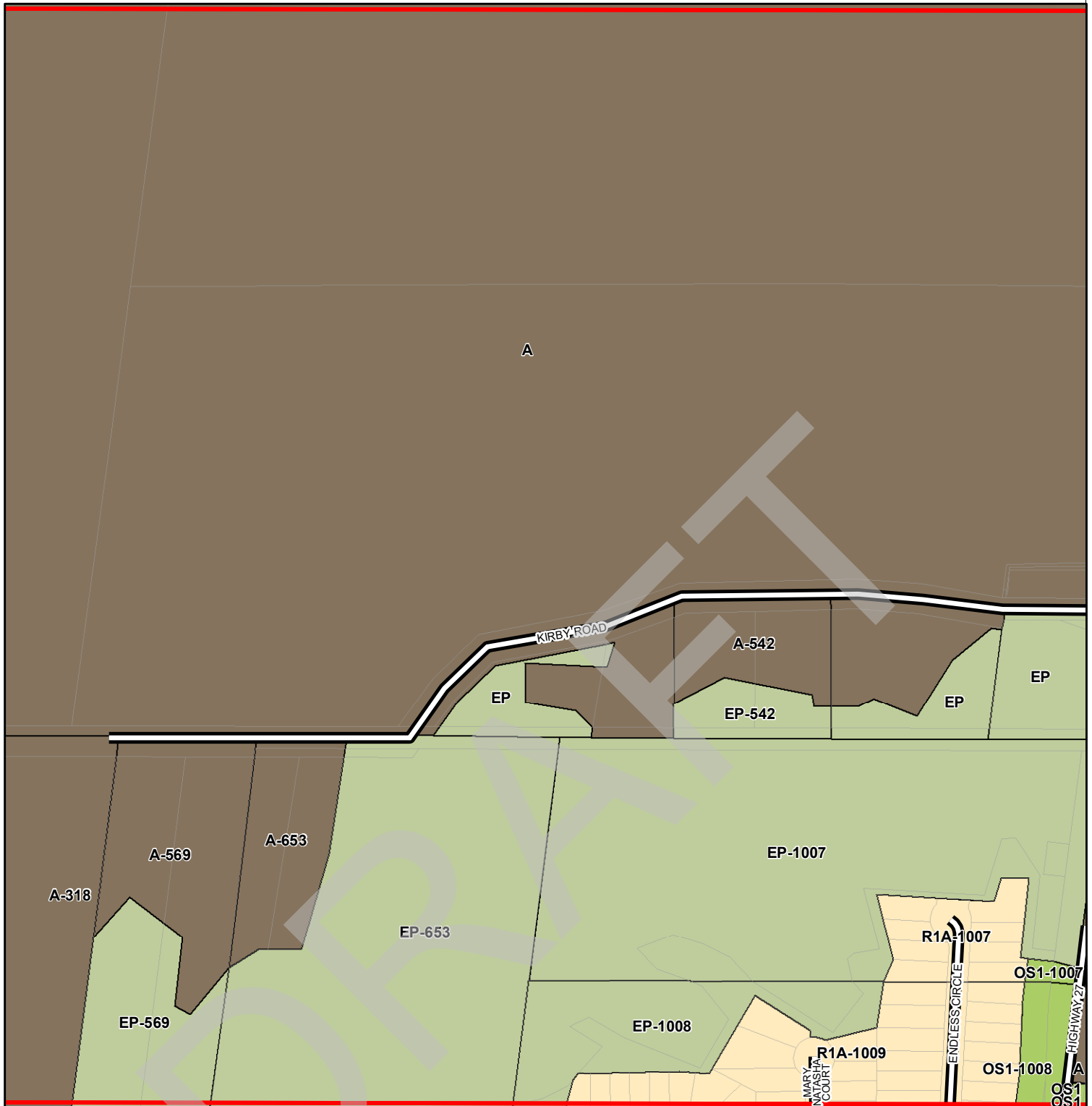
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MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 236



Conservation, OpenSpace and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

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

Residential Zones

- R1 (First Density Residential Zone)
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Commercial Zones

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

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
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Employment Zones

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- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

274	275	276	277	278
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September 2024

**THIS IS SCHEDULE '5'
TO BY-LAW 157-2024
PASSED THE 24TH DAY OF SEPTEMBER, 2024**

File: Z.22.030
Related File: 19T-22V007
Location: 11063 and 11191 Highway 27
Applicant: 1045501 Ontario Limited and East Kleinburg Developments Inc.
City of Vaughan

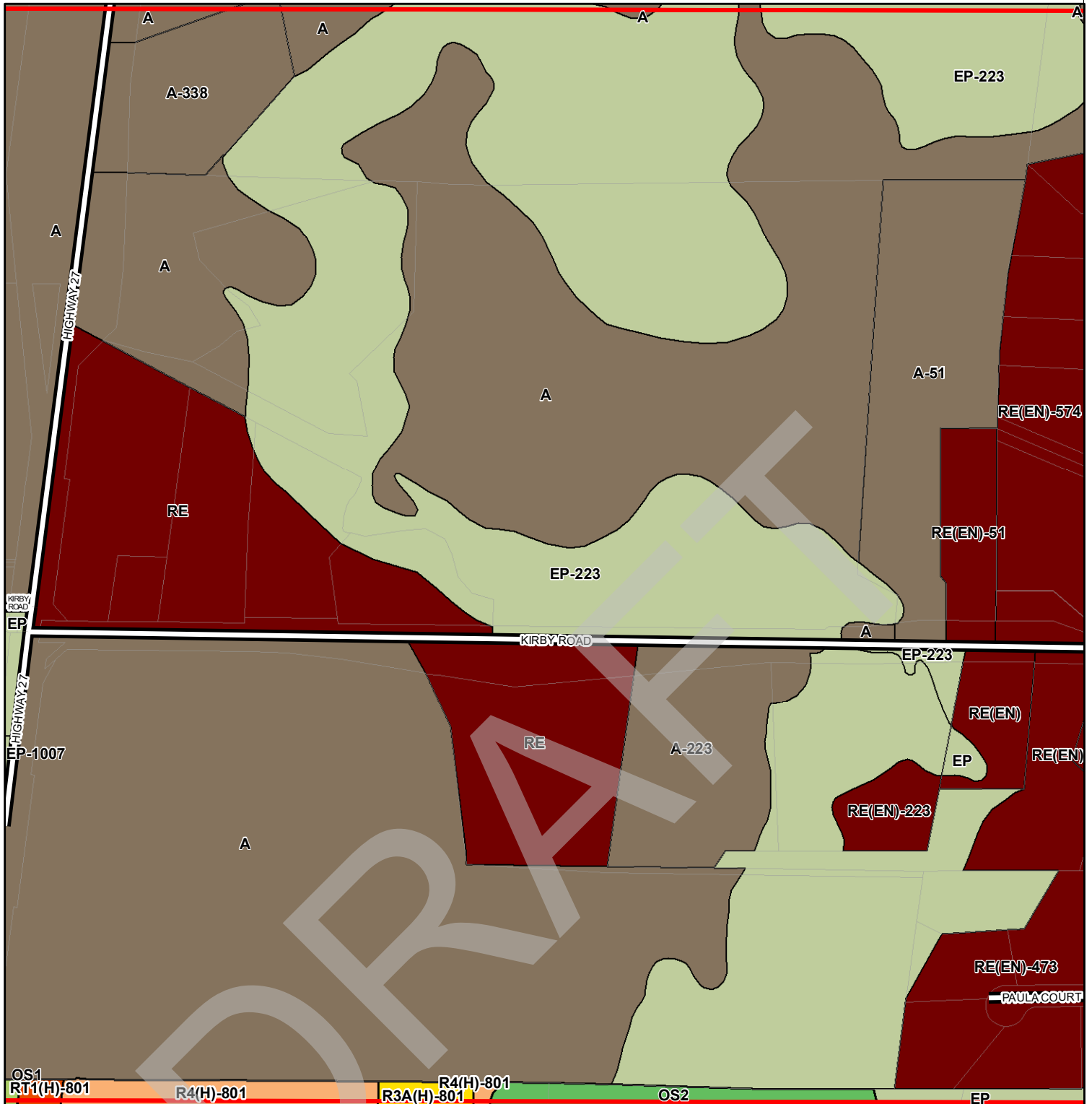
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 237



Conservation, OpenSpace and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
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Residential Zones

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Mixed-Use Zones

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Employment Zones

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Other Zones

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- 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

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September 2024

**THIS IS SCHEDULE '6'
TO BY-LAW 157-2024
PASSED THE 24TH DAY OF SEPTEMBER, 2024**

File: Z.22.030

Related File: 19T-22V007

Location: 11063 and 11191 Highway 27

Applicant: 1045501 Ontario Limited and East Kleinburg Developments Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 157-2024

The lands subject to this By-law are located on the east side of Highway 27 and south of Kirby Road, municipally known as 11063 and 11191 Highway 27, and legally described as described as part lots 28, 29, and 30, Concession 8, Vaughan, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from the OS2 Private Open Space Zone, subject to site-specific exception 14.801, to the R2A(H) Second Density Residential Zone, R3A(H) Third Density Residential Zone, R4(H) Fourth Density Residential Zone, R4A(H) Fourth Density Residential Zone, RT1(H) Townhouse Residential Zone, all subject to the Holding Symbol, and the OS1 Public Open Space Zone. The amendment will permit the development of a residential draft plan of subdivision consisting of 242 single detached and 30 street townhouse units, an elementary school, and a public park.

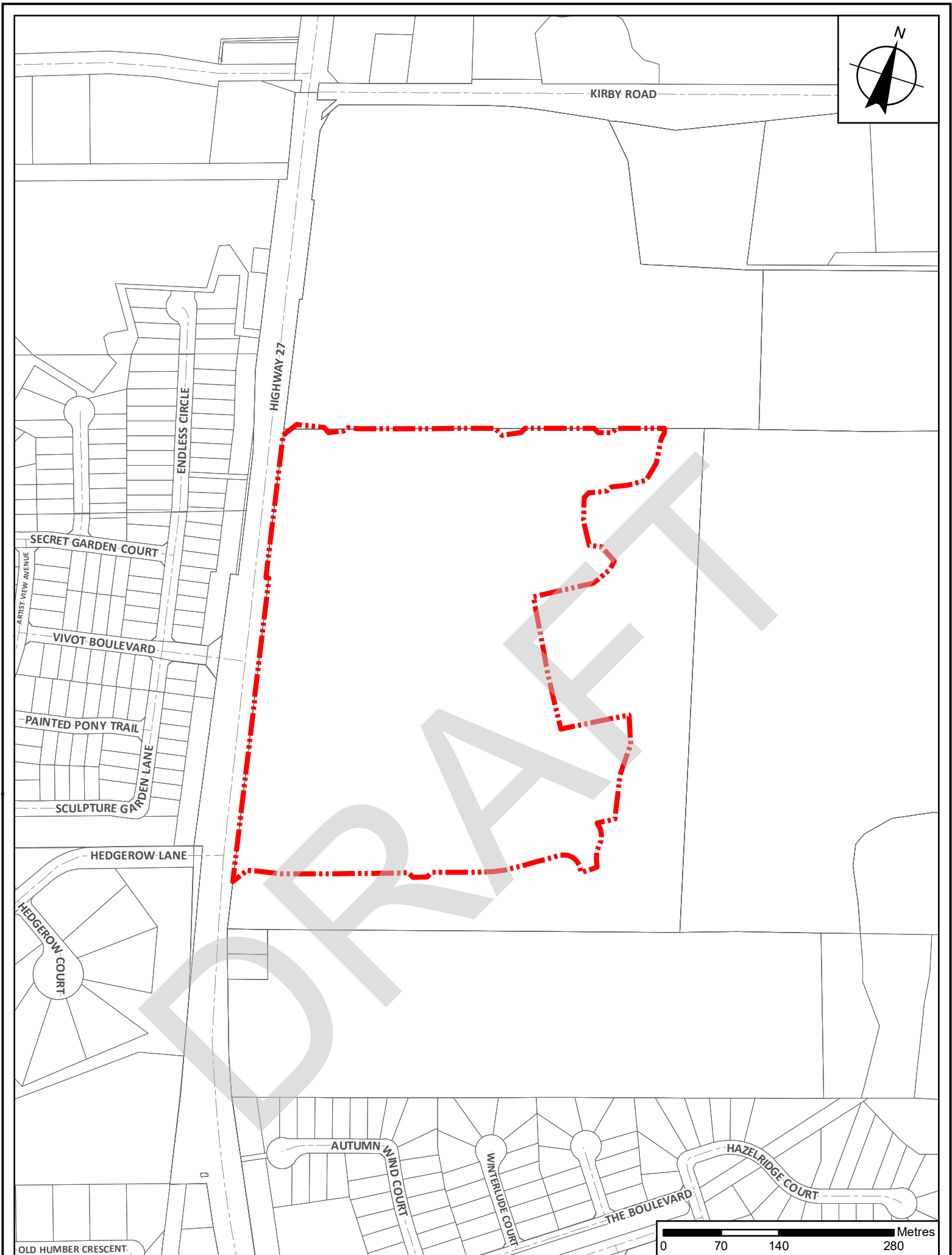
This by-law also makes administrative corrections to site-specific exception 14.801 by carrying over Subsection 14.801.1.1 with the updated reference to Ontario Regulation 41/24, and by deleting Subsection 14.801.1.2 which erroneously removed reference to the OS1 Open Space Conservation Zone under Zoning By-law 1-88 contained in the original site-specific exception 9(1148). As the portion of the Subject Lands that were zoned OS1 under Zoning By-law 1-88 are now zoned EP Environmental Protection Zone under the City's new Comprehensive Zoning By-law 001-2021 and the EP Zone does not permit a golf course, Subsection 14.801.1.2 becomes redundant and can be deleted.

The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- i. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
- ii. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (KSPS), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
- iii. That one of the following are met to the satisfaction of the City:
 - a) The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment; or
 - b) The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district.
- iv. External lands are required to provide service and access to the subject lands, therefore, the following conditions must be satisfied:
 - a) The Owner shall enter into a Developers' Group Agreement, or provide acknowledgement from the other landowners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This

Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;

- b) The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
- c) The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and stormwater management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or fronted the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
- v. The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain an MECP RSC for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated ESA reports to the City's satisfaction.



Location Map To By-Law 157-2024

File: Z.22.030

Related File: 19T-22V007

Location: 11063 and 11191 Highway 27

Applicant: 1045501 Ontario Limited and East Kleinburg Developments Inc.

City of Vaughan



Subject Lands