

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 162-2024**

**A By-law to exempt Block 69 on Registered Plan of Subdivision 65M-4558 from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, c. P.13 (the “Act”).**

**WHEREAS** the Council of The Corporation of the City of Vaughan deems it appropriate to enact a By-law pursuant to subsection 50(7) of the Act, to exempt the lands hereinafter described from the part-lot control provisions in subsection 50(5) of the Act;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. Subsection 50(5) of the Act shall not apply to the following lands:

<u>Plan</u>	<u>Description</u>
65M-4558	Block 69
2. Pursuant to subsection 50(7.3) of the Act, this By-law shall expire upon two (2) years from the effective date of this By-law, unless it is repealed or extended by the Council of The Corporation of the City of Vaughan prior to the expiration date herein, in accordance with the Act.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by By-law 144-2018, as amended being a By-law to delegate authority regarding certain matters to Staff.

Adopted by Vaughan City Council on June 19, 2018.

City Council voted in favour of this by-law on October 29, 2024.

Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.

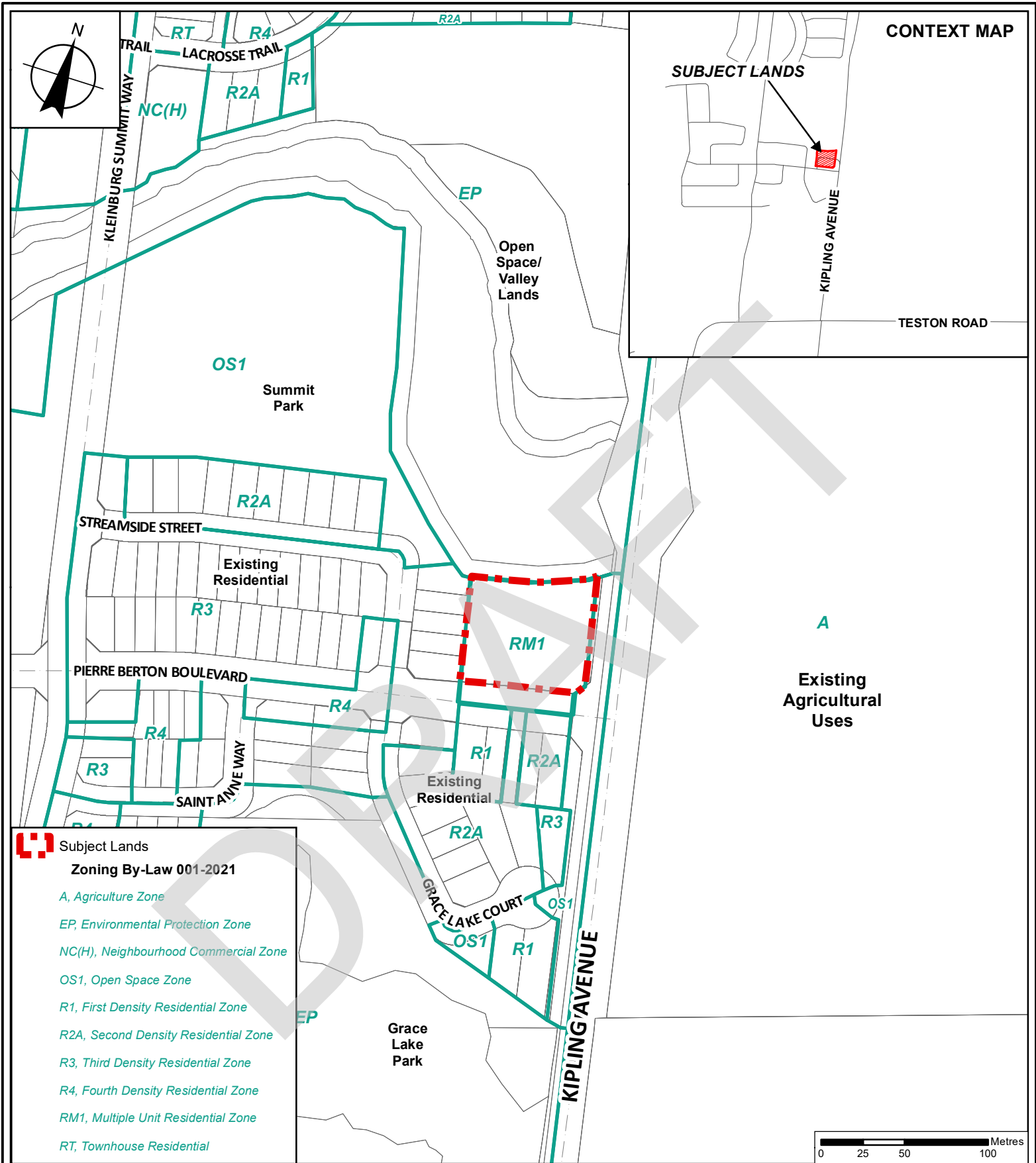
**Effective Date of By-Law: October 29, 2024**

## **SUMMARY TO BY-LAW 162-2024**

The lands subject to this By-law are located west of Kipling Avenue and north of Teston Road, being Block 69 on Registered Plan 65M-4558, Part of Lot 27, Concession 8, in the City of Vaughan.

The purpose of this by-law is to exempt the subject lands from the part-lot control provisions of the Act for the purpose of creating 28 condominium townhouse units and required maintenance easements.

DRAFT



## Context and Location Map

**LOCATION:** 2 to 22 Pierre Berton Boulevard and  
 12 to 58 Arbour Green Crescent  
 Part of Lot 27, Concession 8

**APPLICANT:**  
 TH (Kleinburg) Developments (BT) Corp.



## Attachment

**FILE:** PLC.24.007  
**RELATED FILES:** Z.13.041,  
 Z.23.015, 19T-13V008,  
 19CDM-24V005, DA.22.051

**DATE:** October 29, 2024

# 1

**PLAN OF SURVEY OF  
BLOCK 69  
PLAN 65M-4558  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:200  
10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

THE INTENDED PLOT SIZE OF THIS PLAN IS 713 mm IN WIDTH BY 612 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- PL DENOTES PLAN 65M-4558
- (WT) DENOTES WITNESS
- F DENOTES CENTRELINE OF WALL
- F DENOTES FACE OF WALL
- SCP DENOTES SPECIFIED CONTROL POINT
- CALC'D DENOTES CALCULATED
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.  
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.  
ALL TIES TO CONCRETE FOUNDATION

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 10519980027 AND 10519980037, UTM ZONE 17 (NAD-1983; CSRS: CBNV6-2010.0).  
COORDINATES ARE UTM ZONE 17 (NAD-1983; CSRS: CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
POINT ID                      NORTHING                      EASTING  
SCP 10519980027              4857858.037              609114.455  
SCP 10519980037              4856313.708              611717.713  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999723.

**SURVEYOR'S CERTIFICATE**

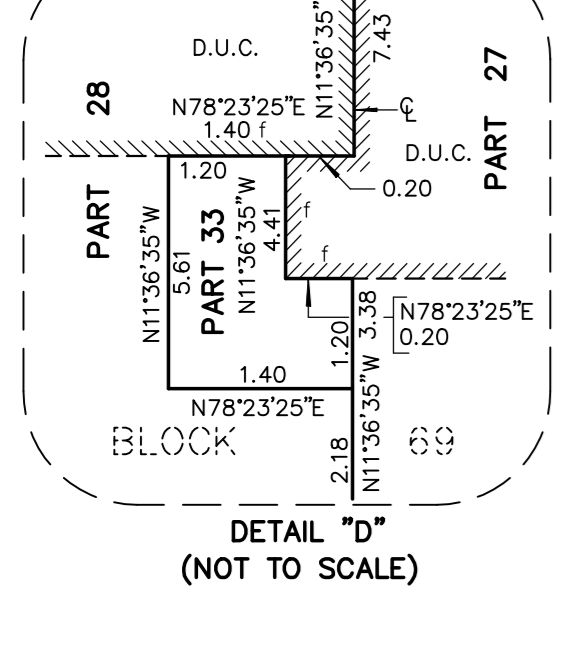
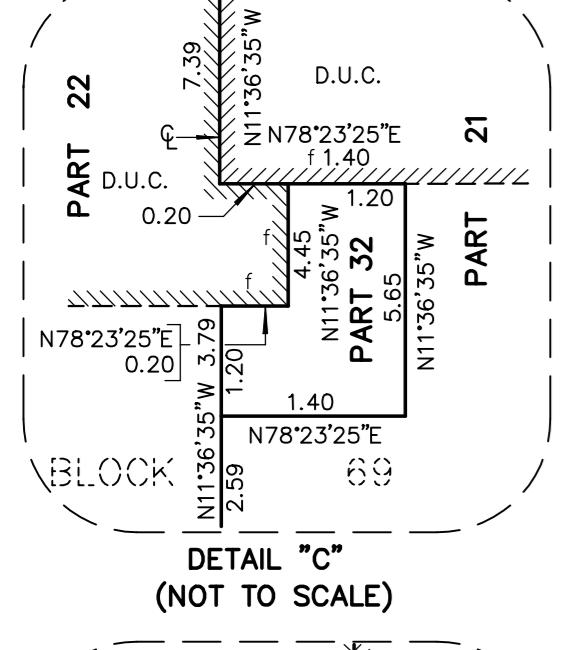
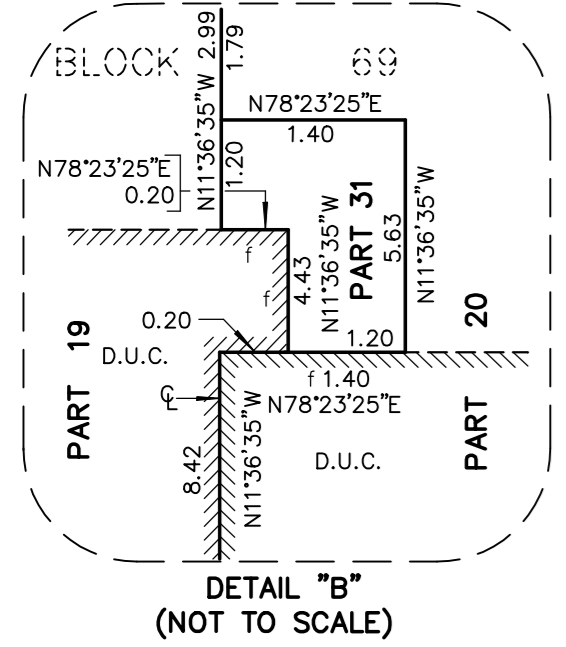
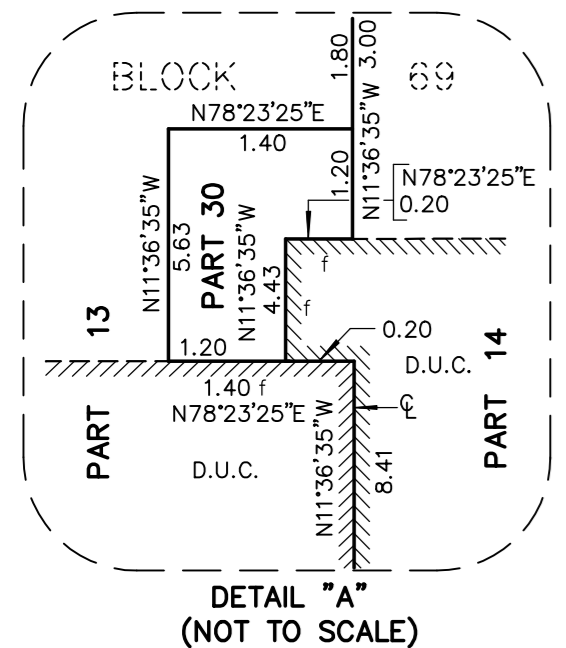
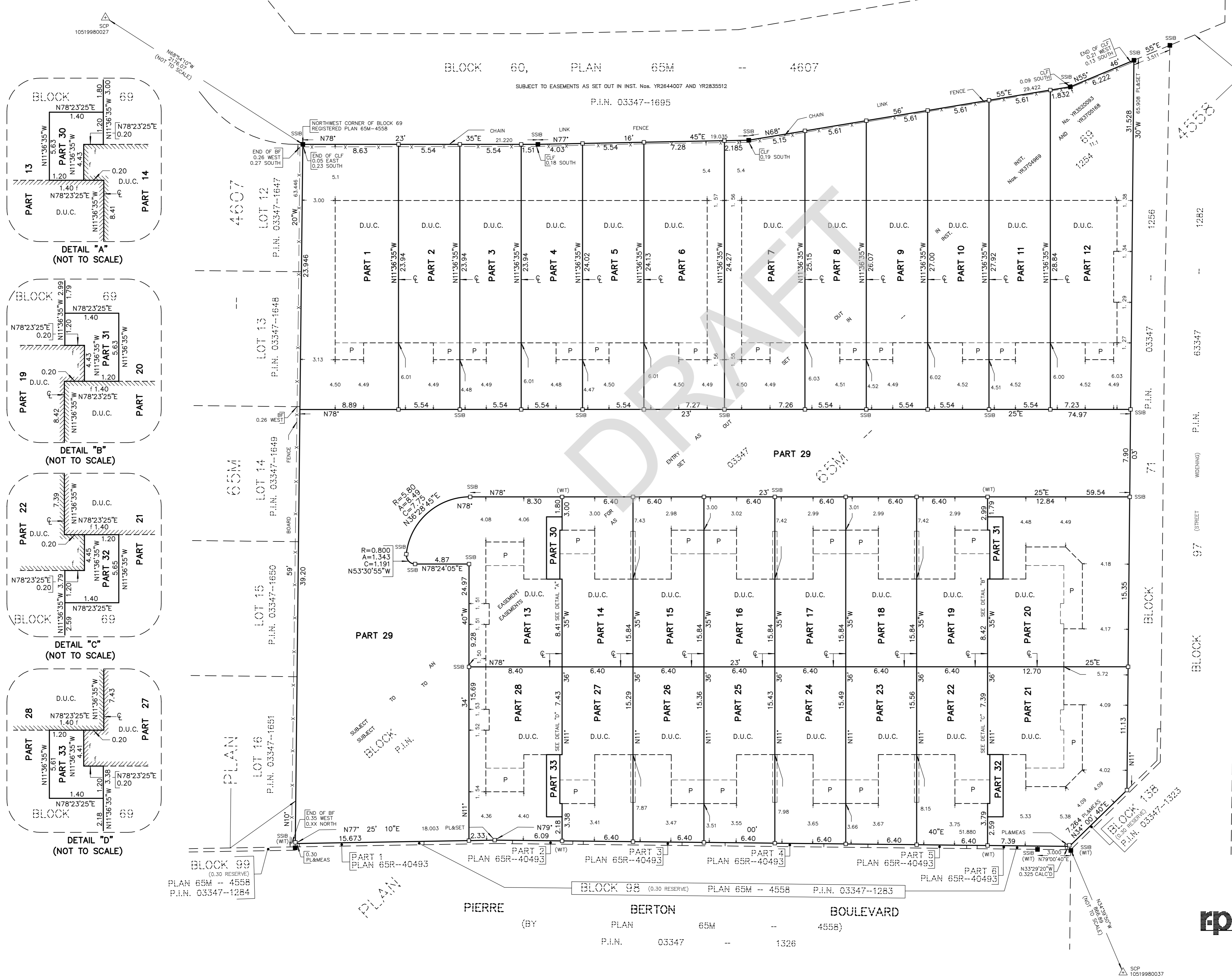
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 23<sup>rd</sup> DAY OF JULY, 2024.  
DATE AUGUST 12, 2024

T. SINGH  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS  
PLAN SUBMISSION FORM NUMBER V-

SCHEDULE			
PARTS	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 33 (BOTH INCLUSIVE)	69	65M-4558	03347-1254

PARTS 1 TO 33, (INCLUSIVE) ARE SUBJECT TO EASEMENTS AS SET OUT IN INST. Nos. YR3704969 AND YR3705168.  
PARTS 1 TO 33, (INCLUSIVE) ARE SUBJECT TO AN EASEMENT FOR ENTRY AS SET OUT IN INST. No. YR3520093



BLOCK 69 (0.30 RESERVE)  
PLAN 65M -- 4558  
P.I.N. 03347-1284

PLAN 65M -- 4558  
P.I.N. 03347-1284

PIERRE BERTON BOULEVARD  
(BY PLAN 65M -- 4558)  
P.I.N. 03347 -- 1326

**rpe R-PE SURVEYING LTD.**  
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Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.H. CHECKED: I.A.A./T.S.  
JOB No. 24-002 CAD FILE No. 24-002R01-POTL