

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 228-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 262-2022.**

**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 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 Key Map 9E and substituting therefor Key Map 9E attached hereto as Schedule "3", thereby removing the Holding Symbol "(H)" on the lands identified as "Subject Lands" on Schedule "E-1504(F)", and effectively zoning the Subject Lands RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, and RT1 Residential Townhouse Zone in the manner shown on Schedule "2".
  - b) Deleting sub-clause ii) j) in Paragraph A, Exception 9(1376) and substituting therefor with the word "Deleted", thereby deleting reference to the Holding Symbol "(H)" in the said Exception 9(1376).
  - c) Deleting Schedule "E-1504" in Exception 9(1376) and substituting therefor with Schedule "E-1504" attached hereto as Schedule "1", thereby deleting

the Holding Symbol “(H)”.

d) Deleting Schedule “E-1504(F)” in Exception 9(1376) and substituting therefor with Schedule “E-1504(F)” attached hereto as Schedule ‘2”, thereby deleting the Holding Symbol “(H)”.

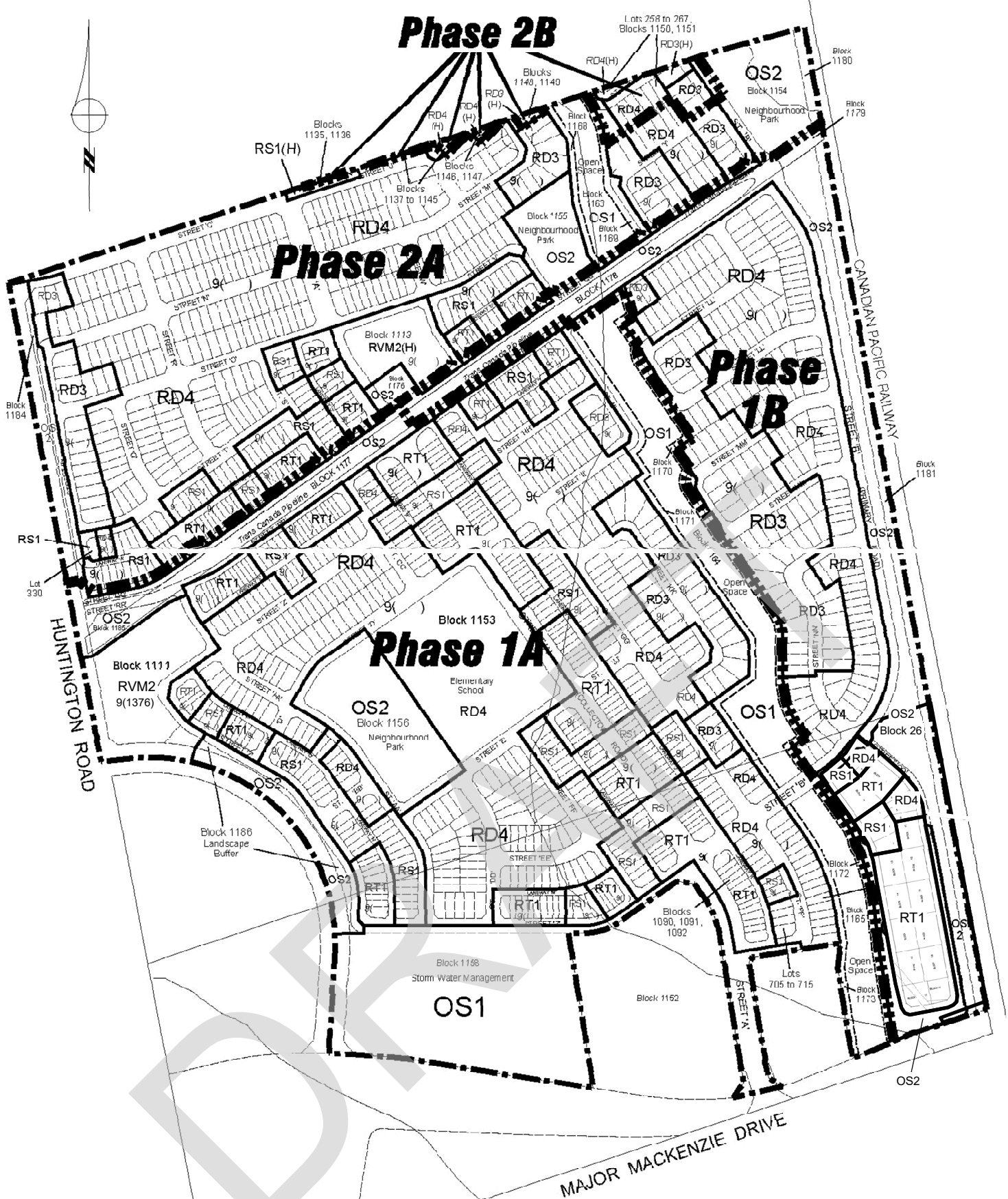
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 17 of Report No. 30 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 28, 2022.  
City Council voted in favour of this by-law on dated December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**



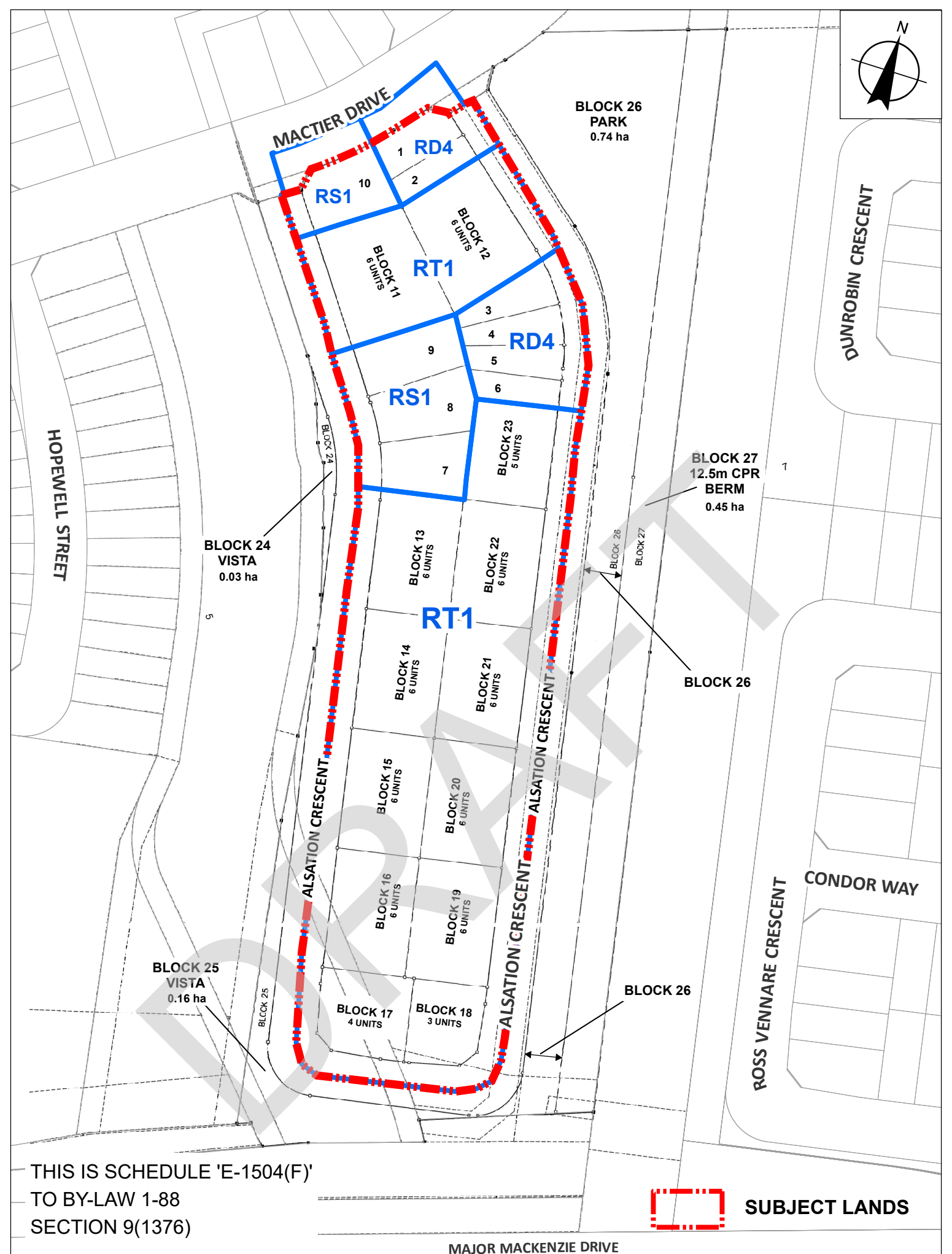
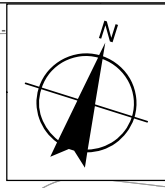
THIS IS SCHEDULE 'E-1504'  
TO BY-LAW 1-88, SECTION 9(1376)

----- Subject Lands  
 - - - - - Phasing Line

THIS IS SCHEDULE '1'  
TO BY-LAW 228-2024  
PASSED THE 17TH DAY OF DECEMBER, 2024

File: Z.24.036  
 Related Files: Z.20.024, 19T-20V004  
 Location: Part of Lot 21, Concession 9  
 Applicant: Nashville Major Developments Inc.  
 CITY OF VAUGHAN

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



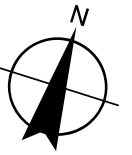
THIS IS SCHEDULE 'E-1504(F)'  
 TO BY-LAW 1-88  
 SECTION 9(1376)

 **SUBJECT LANDS**

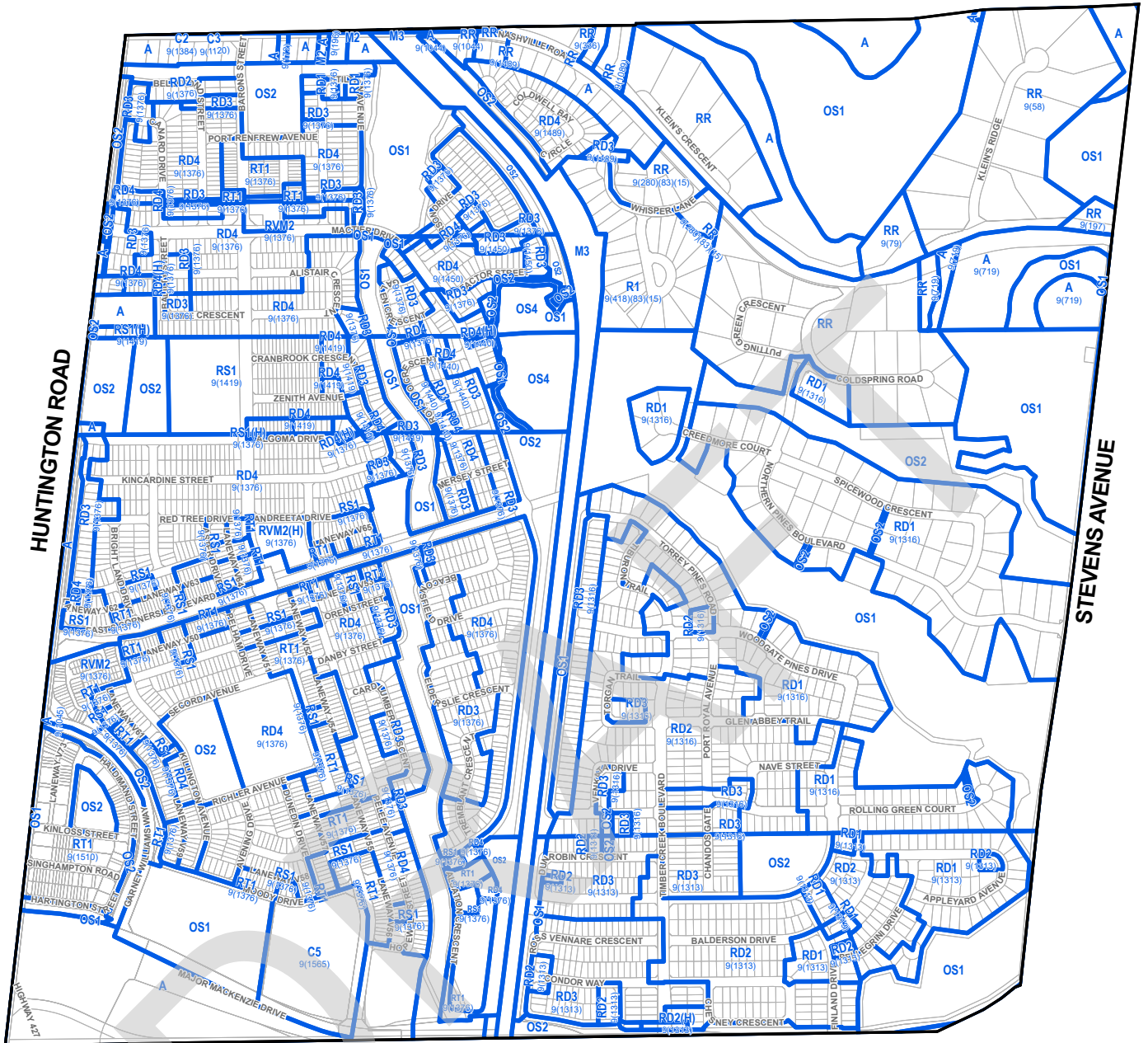
**THIS IS SCHEDULE '2'  
 TO BY-LAW 228-2024  
 PASSED THE 17TH DAY OF DECEMBER, 2024**

**File:** Z.24.036  
**Related Files:** Z.20.024, 19T-20V004  
**Location:** Part of Lot 21, Concession 9  
**Applicant:** Nashville Major Developments Inc.  
**City of Vaughan**

**SIGNING OFFICERS**  
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**MAYOR**  
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**CLERK**

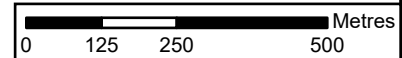


NASHVILLE ROAD



MAJOR MACKENZIE DRIVE

Key Map 9E  
By-Law 1-88



This is Schedule '3'  
To By-Law 228-2024  
Passed the 17th Day of December, 2024

File: Z.24.036  
Related Files: Z.20.024, 19T-20V004  
Location: Part of Lot 21, Concession 9  
Applicant: Nashville Major Developments Inc.  
City of Vaughan

Signing Officers

Mayor

Clerk

## **SUMMARY TO BY-LAW 228-2024**

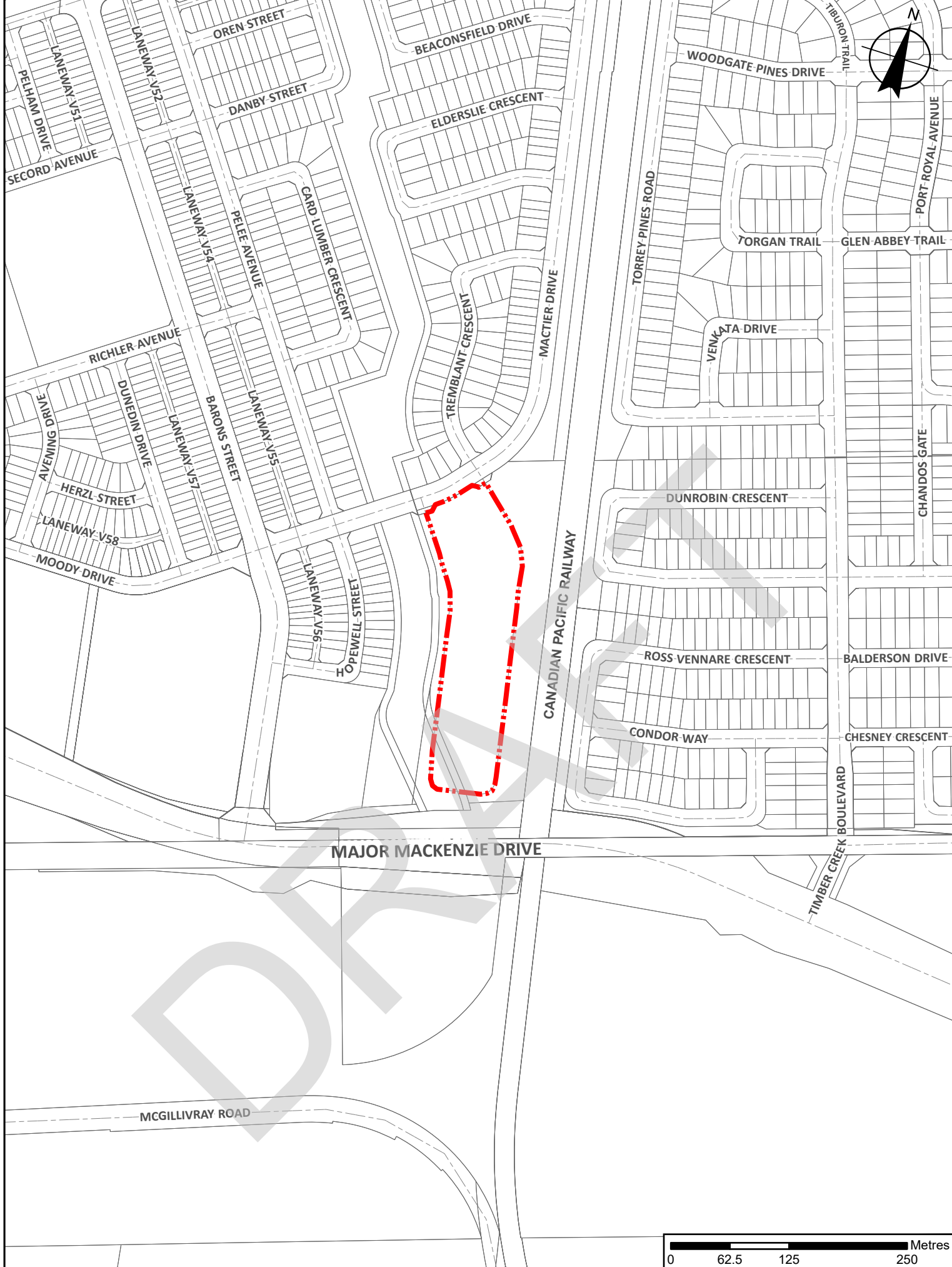
The lands subject to this By-law are located north of Major Mackenzie Drive West and east of Barons Street, being Part of Lot 21, Concession 9, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned RD4(H) Residential Detached Zone Four, RS1(H) Residential Semi-Detached Zone One, and RT1(H) Residential Townhouse Zone, all with the addition of the Holding Symbol “(H)” and subject to site-specific Exception 9(1376), to facilitate the development of six (6) single detached dwellings, four (4) semi-detached blocks, and 13 street townhouse blocks.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 262-2022, until such time that the Owner submit a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the Subject Lands to the satisfaction of the Development Engineering Department.

The Owner has submitted a Phase Two Environmental Site Assessment Report and associated Reliance Letter to the Development Engineering Department. Development Engineering staff are satisfied by the Report, which found that soil and groundwater samples meet the applicable site condition standards. Therefore, the Holding Symbol “H” can be removed.





## Location Map To By-Law 228-2024

**File:** Z.24.036  
**Related Files:** Z.20.024, 19T-20V004  
**Location:** Part of Lot 21, Concession 9  
**Applicant:** Nashville Major Developments Inc.  
**City of Vaughan**

**Subject Lands**