

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 085-2025**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 104-2015.**

**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 10G and substituting therefor Key Map 10G attached hereto as Schedule "1", thereby removing the Holding Symbol "(H)" on Lot 12A(2) as shown on Schedule "E-240", and effectively zoning Lot 12A(2), Registered Plan M89, "RR Rural Residential Zone", subject to Exception 9(237).
  - b) Deleting Part "A" to Exception 9(237), thereby deleting reference to the Holding Symbol "(H)" in the said Exception 9(237).
  - c) Deleting Schedules "E-240" and "E-240A" and substituting therefor Schedule "E-240" and "E-240A" attached hereto as Schedule "2" and Schedule "3", 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 25<sup>th</sup> day of March, 2025.

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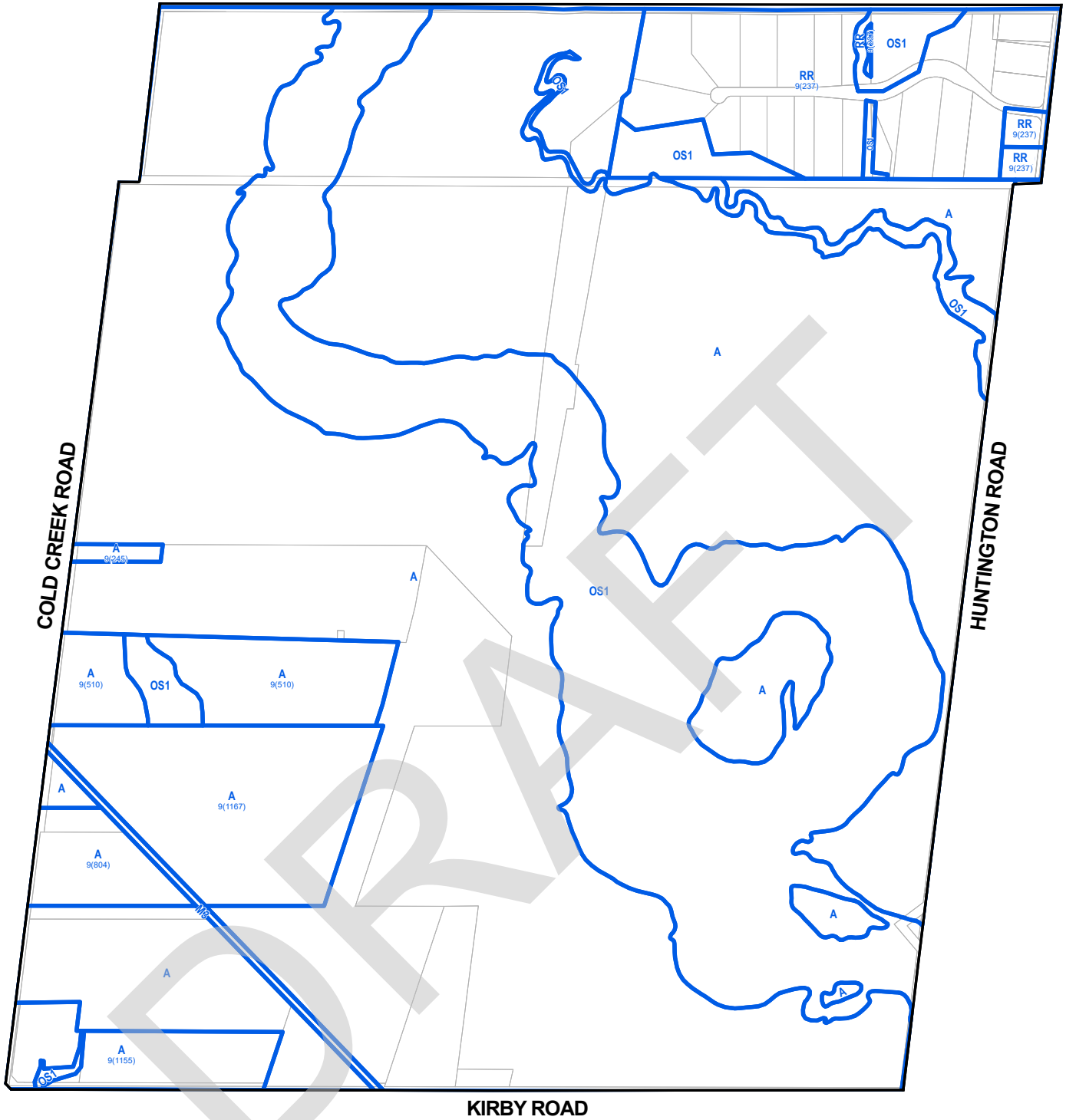
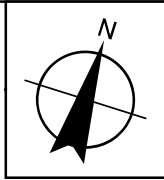
Steven Del Duca, Mayor

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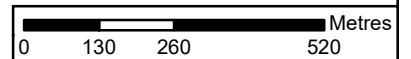
Todd Coles, City Clerk

DRAFT

Authorized by Item No. 33 of Report No. 17 of the Committee of the Whole.  
Report adopted by Vaughan City Council on April 21, 2015.  
City Council voted in favour of this by-law on March 25, 2025.  
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.  
**Effective Date of By-Law: March 25, 2025**



**Key Map 10G**  
**By-Law No. 1-88**



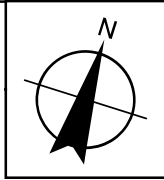
This is Schedule '1'  
 To By-Law 085-2025  
 Passed the 25th Day of March, 2025

**File:** Z.24.009  
**Location:** 12280 Huntington Road  
 Part of Lot 1, Concession 10  
**Applicant:** Gita Gaur  
**City of Vaughan**

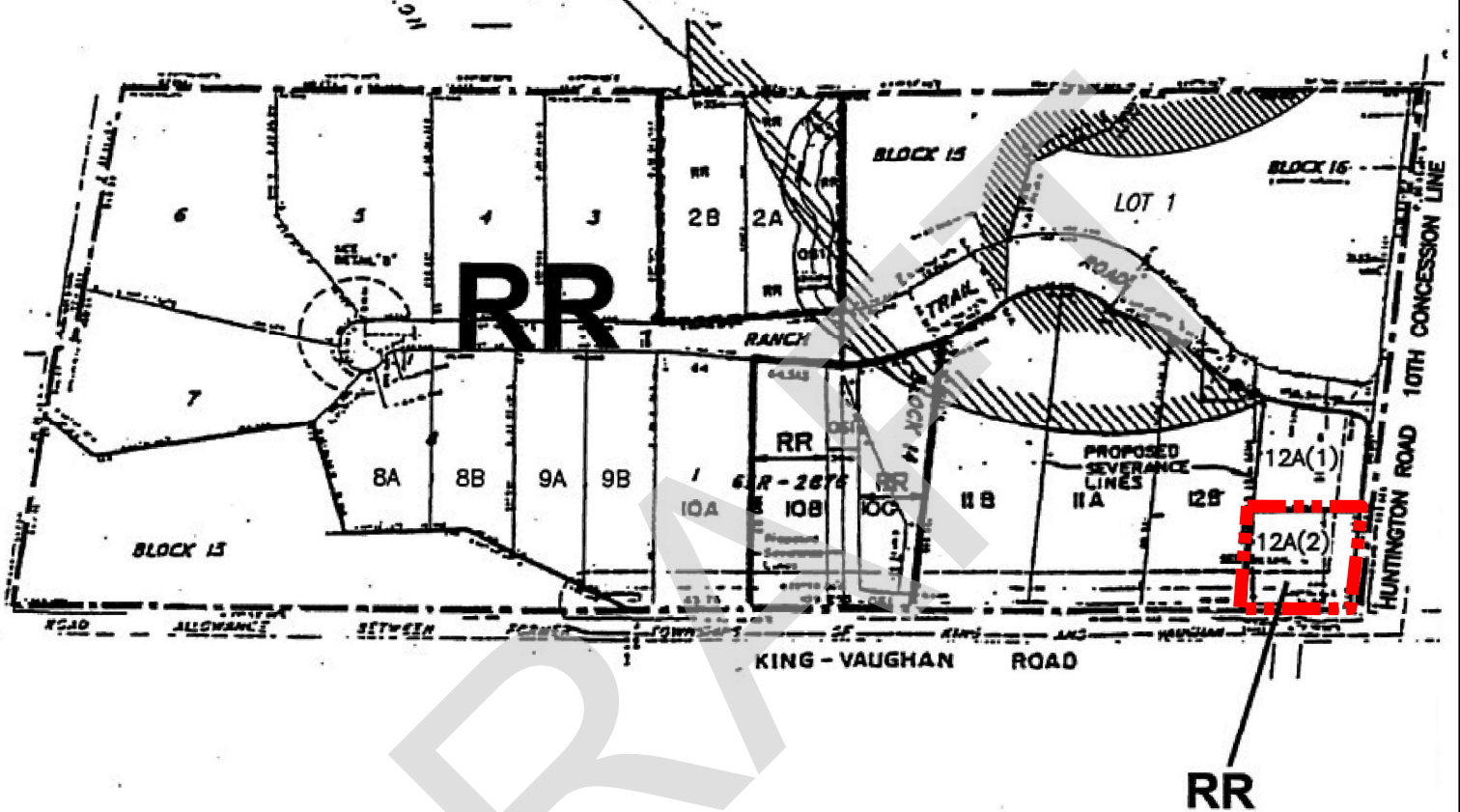
Signing Officers

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

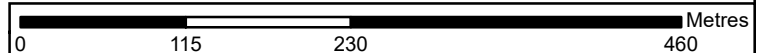


'R' LINE ZONE OF 000UR  
ATTENUATION PRESCRIBED  
BY THE MINISTRY OF  
AGRICULTURE AND FOOD



This is Schedule 'E-240'  
To By-Law 1-88  
Section 9(237)

 Subject Lands



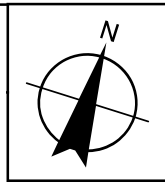
This Is Schedule '2'  
To By-Law 085-2025  
Passed the 25th Day of March, 2025

**File:** Z.24.009  
**Location:** 12280 Huntington Road  
Part of Lot 1, Concession 10  
**Applicant:** Gita Gaur  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



RANCH TRAIL ROAD

EXISTING DWELLING  
(15 RANCH TRAIL ROAD)

RR

RETAINED LOT  
AREA = 6000m<sup>2</sup>

EXISTING SHED

LOT 12A(1)

NATURAL SELF-SUSTAINING VEGETATION AREA

RR

LOT 12A(2)

RR

PROPOSED LOT  
AREA = 6000m<sup>2</sup>

VEGETATION PROTECTION ZONE

HUNTINGTON ROAD

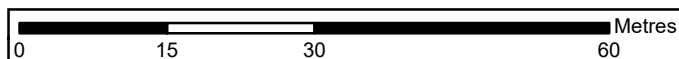
BLOCK 16  
(STREET WIDENING)

VACANT/NATURAL AREA

NATURAL SELF-SUSTAINING VEGETATION AREA

This is Schedule 'E-240A'  
To By-Law 1-88  
Section 9(237)

Subject Lands



This Is Schedule '3'  
To By-Law 085-2025  
Passed the 25th Day of March, 2025

File: Z.24.009  
Location: 12280 Huntington Road  
Part of Lot 1, Concession 10  
Applicant: Gita Gaur  
City of Vaughan

Signing Officers

Mayor

Clerk

## **SUMMARY TO BY-LAW 085-2025**

The lands subject to this By-law are located west of Huntington Road, north of King-Vaughan Road, municipally known as 12280 Huntington Road, being Lot 12A(2) on Registered Plan M89, in Lot 1, Concession 10, City of Vaughan.

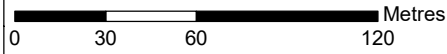
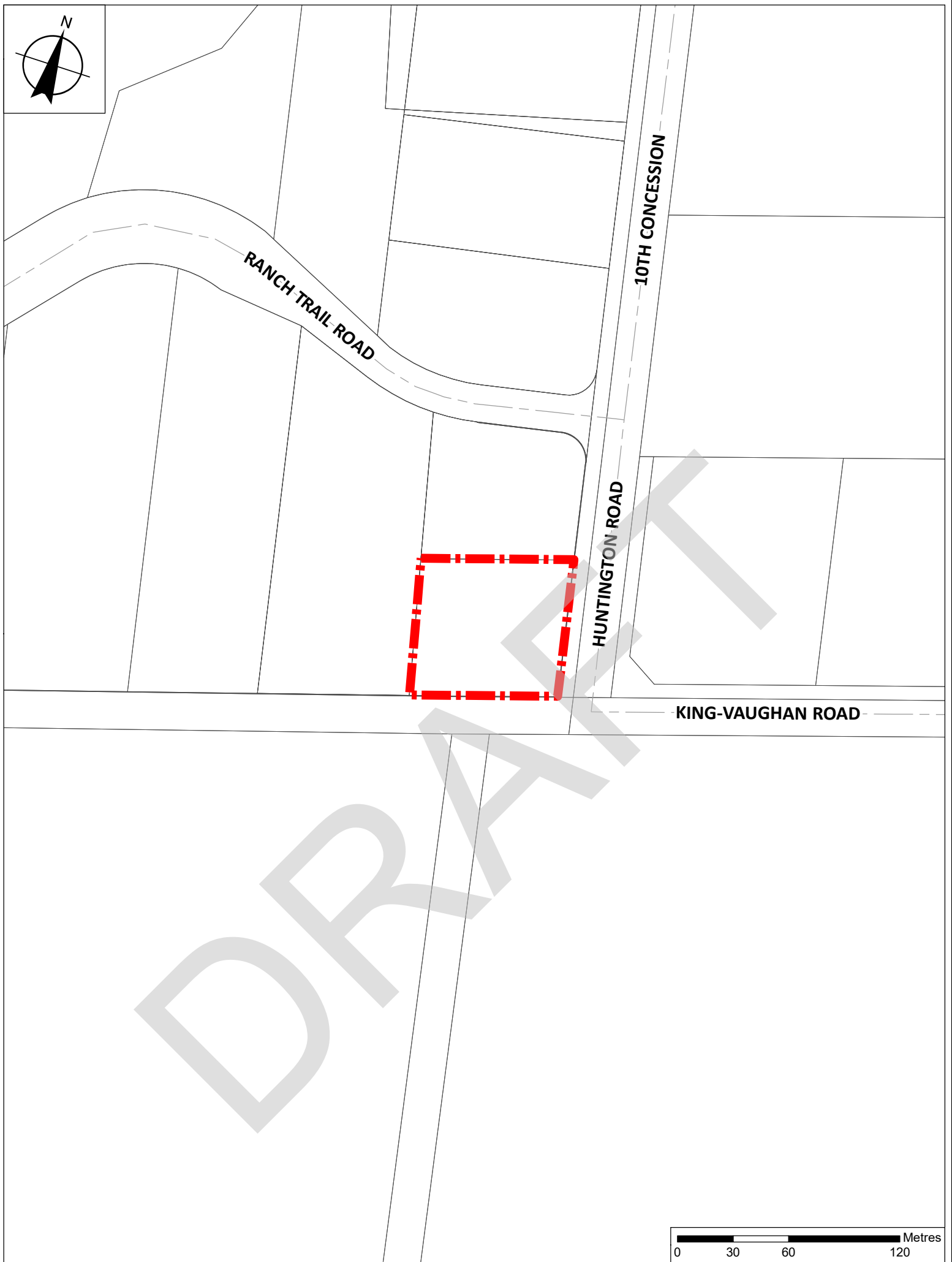
The purpose of this by-law is to remove the Holding Symbol "(H)" from the subject lands, which are zoned "RR(H) Rural Residential Zone" with the Holding Symbol "(H)", subject to Exception 9(237), to facilitate the development of one (1) single detached lot. The subject lands were originally zoned with the Holding Symbol "(H)" by Zoning By-law 104-2015, until such time that the following conditions in Paragraph "A" to Exception 9(237) were satisfied:

- a. The Owner shall successfully obtain approval of a Site Development Application from Vaughan Council for development on the proposed Lot 12A(2) and the Owner shall submit a noise report, functional servicing report for the septic system, and a restoration/tree planting plan, which includes the replacement of one tree for each protected tree that is removed to facilitate development, and any other required studies through the Site Plan Application; and,
- b. The Owner shall successfully obtain approval of a Consent Application to facilitate the severance of the subject lands into two (2) parcels from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of the Committee.

Section 41(1.2) of the *Planning Act* states that the definition of "development" in subsection (1) does not include the construction, erection or placing of a building or structure for residential purposes on a parcel of land if that parcel of land will contain no more than 10 residential units. As such, the condition for a Site Plan Application for the subject lands is no longer supported by the *Planning Act*. Therefore, the removal of the Holding Symbol "(H)" is appropriate.

Vaughan's Development and Parks Planning Department, Development Engineering Department, and Parks, Forestry and Horticulture Operations have reviewed the required studies listed in Exception 9(237) and have confirmed no objection to the removal of the Holding Symbol "(H)".

The Owner has obtained approval of Consent Application File B025/25 from the Vaughan Committee of Adjustment and the Committee's decision was final and binding, to facilitate the creation of 12280 Huntington Road. The Owner satisfied all conditions of the Committee on September 10<sup>th</sup>, 2015. Therefore, the Holding Symbol "(H)" can be removed.



# Location Map To By-Law 085-2025

**File:** Z.24.009  
**Location:** 12280 Huntington Road  
Part of Lot 1, Concession 10  
**Applicant:** Gita Gaur  
**City of Vaughan**

