

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 171-2019

A By-law to approve an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal.

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

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal (“LPAT”) Decision dated June 11, 2019, and subsequent Delegation Order dated October 31, 2019 (LPAT File No. PL160819), attached hereto is hereby approved and designated as By-Law Number 171-2019.

Enacted by City of Vaughan Council this 19th day of November, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 171-2019

A By-law to amend City of Vaughan By-law 1-88.

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 a Decision of the Local Planning Appeal Tribunal dated June 11, 2019, with which the matters herein set out are 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 R1V Old Village Residential Zone to R2 Residential Zone, in the manner shown on the said Schedule “1”.
 - b) Notwithstanding Section 3.20, six (6) residential lots shall be permitted on lands shown on Schedule “1” through the consent application process, with a maximum of one (1) single detached dwelling permitted per lot, subject to regulations of this By-law.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1487)”

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1618”:

 - ai) The minimum front yard shall be 7.0 metres;
 - bi) The minimum rear yard shall be 10.3 metres;
 - ci) No platform or balcony shall be permitted on the rear (west) wall of any dwelling that is located at or above the second storey, other than a balcony or railing that projects a maximum of 0.3 metres from the rear wall;

- di) A rear platform or deck that is attached to the rear wall at the ground floor level may be located a maximum of 1.2 metres above grade adjacent to the dwelling;
 - ei) A dwelling on a corner lot shall have windows and an entry door facing the flanking street and the fronting street elevations; and
 - fi) Any garage located in any dwelling shall not project beyond the main wall of the dwelling in which the garage entrance is located.
- c) Adding Schedule "E-1618" attached hereto as Schedule "1".
 - d) Deleting Key Map 3A and substituting therefor the Key Map 3A attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19th day of November, 2019.

Hon. Maurizio B.

**TRIBUNAL
DELEGATION ORDER PL160819
October 31, 2019**

Todd Coles, City Clerk

THE CORPORATION OF THE CITY OF VAUGHAN

SCHEDULE "1" TO BY-LAW NO. 171-2019



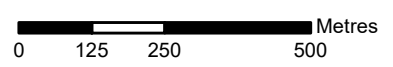


REGIONAL ROAD 7



STEELES AVENUE WEST

KEY MAP 3A
BY-LAW NO. 1-88



**THIS IS SCHEDULE '2'
TO BY-LAW 171-2019
PASSED THE 19TH DAY OF NOVEMBER, 2019**

FILE: Z.15.012
RELATED FILE: OP.15.004
LOCATION: Part of Lot 5, Concession 3
APPLICANT: Rexcon Construction Corp.
CITY OF VAUGHAN

SIGNING OFFICERS

**TRIBUNAL
DELEGATION ORDER PL160819
October 31, 2019**

AYOR
ERK

SUMMARY TO BY-LAW 171-2019

The lands subject to this By-law are located at 23 Rockview Gardens and 10 Southview Drive, being Part 1 Plan of Part of Lot 51 on Registered Plan 2468, City of Vaughan.

The Owner submitted Official Plan Amendment Application File OP.15.004 on June 5, 2015, and Zoning By-law Amendment Application File Z.15.012 on May 27, 2015 to the City of Vaughan. On July 25, 2016, the Owner appealed the Applications citing that the City refused the request to amend the Official Plan and Zoning By-law pursuant to Sections 22(7) and 34(11), respectively, of the *Planning Act*.

A Local Planning Appeal Tribunal Hearing was held from January 28, 2019 to February 1, 2019.

The Decision of the Local Planning Appeal Tribunal to approve the Official Plan Amendment and Zoning By-law Amendment Applications, is dated June 11, 2019 regarding the subject lands located at 10 Southview Drive and 23 Rockview Gardens being located in Part 1 Plan of Part of Lot 51 Registered Plan 2468, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from “R1V Old Village Residential Zone” to “R2 Residential Zone” with site-specific zoning exceptions.

This By-law will provide for six (6) residential lots on the subject lands for the development of single detached residential dwellings.

Approved by LPAT Decision Case No. PL160819, dated June 11, 2019 and Delegation Order dated October 31, 2019 (Case No. PL 160819).