

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 172-2018

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 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 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting the text in Exception 9(1107-A) and substituting therefor the word “Deleted”.
 - b) Deleting Schedule “E-1217” from By-law 1-88.
 - c) Deleting Key Map 3F and substituting therefor the Key Map 3F attached hereto as Schedule “1”.
 - d) Rezoning the lands shown as “Subject Lands” on Schedule “2” attached hereto from R1 Residential Zone to R1 Residential Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule “2”.
 - e) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1470) Notwithstanding the provisions of:

 - a) Subsection 3.14 b) and c) respecting Permitted Yard Encroachments;
 - b) Subsection 4.1.2 respecting Minimum Soft Landscaped Area;
 - c) Subsection 4.1.4 f) v) Note (2) respecting Minimum Landscaped Front or Exterior side yard; and
 - d) Schedule “A” respecting the zone standards in the R1 Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1600”:

 - ai) Exterior stairs, with or without foundations, may encroach into the interior side yard a maximum of 0.5 m, and a maximum of 3.6 m into the required front and rear yards;
 - aii) Balconies may encroach into the required interior side yard a maximum of 0.5 m;
 - aiii) Bay and box windows, or similar projections, with or without foundations, may encroach into the required interior side yard a maximum of 0.5 m, and a maximum of 1.8 m into the required front and rear yards;

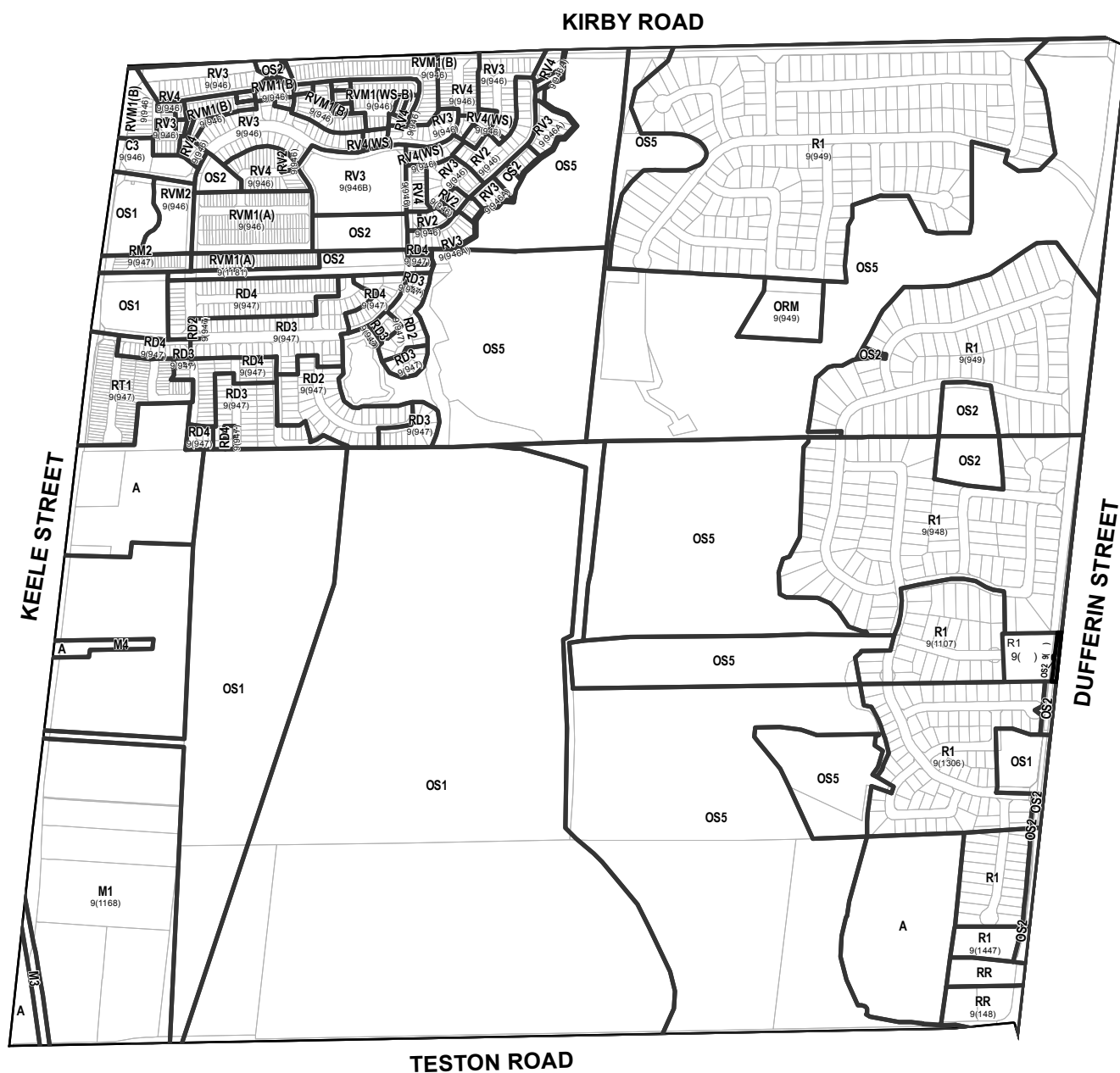
- aiv) Covered porches and porticos, with or without cold cellars, may encroach into the required interior side yard a maximum of 0.5 m, and a maximum of 1.8 m into the required front and rear yards;
- bi) A minimum of 50% of the required minimum landscaped front or exterior yard shall be composed of soft landscaping;
- bii) Where the area of a rear yard of a lot is greater than 135 m², a minimum of 40% of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping;
- ci) The front yard of a lot with a frontage of 12 m or greater shall be comprised of a minimum of 40% landscaped front or exterior side yard (Lots 1 to 6, inclusive);
- di) The maximum building height shall be: - 10.82 m (Lot 1);
- 10.5 m (Lot 8);
- 11 m (Lots 2 to 7 inclusive);
- dii) The maximum lot coverage for Lot 5 shall be 36.7%; and
- diii) The minimum front yard setback for Lots 5 and 6 shall be 6 m.”

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

Enacted by City of Vaughan Council this 27th day of September, 2018.

Hon. Maurizio Bevilacqua, Mayor

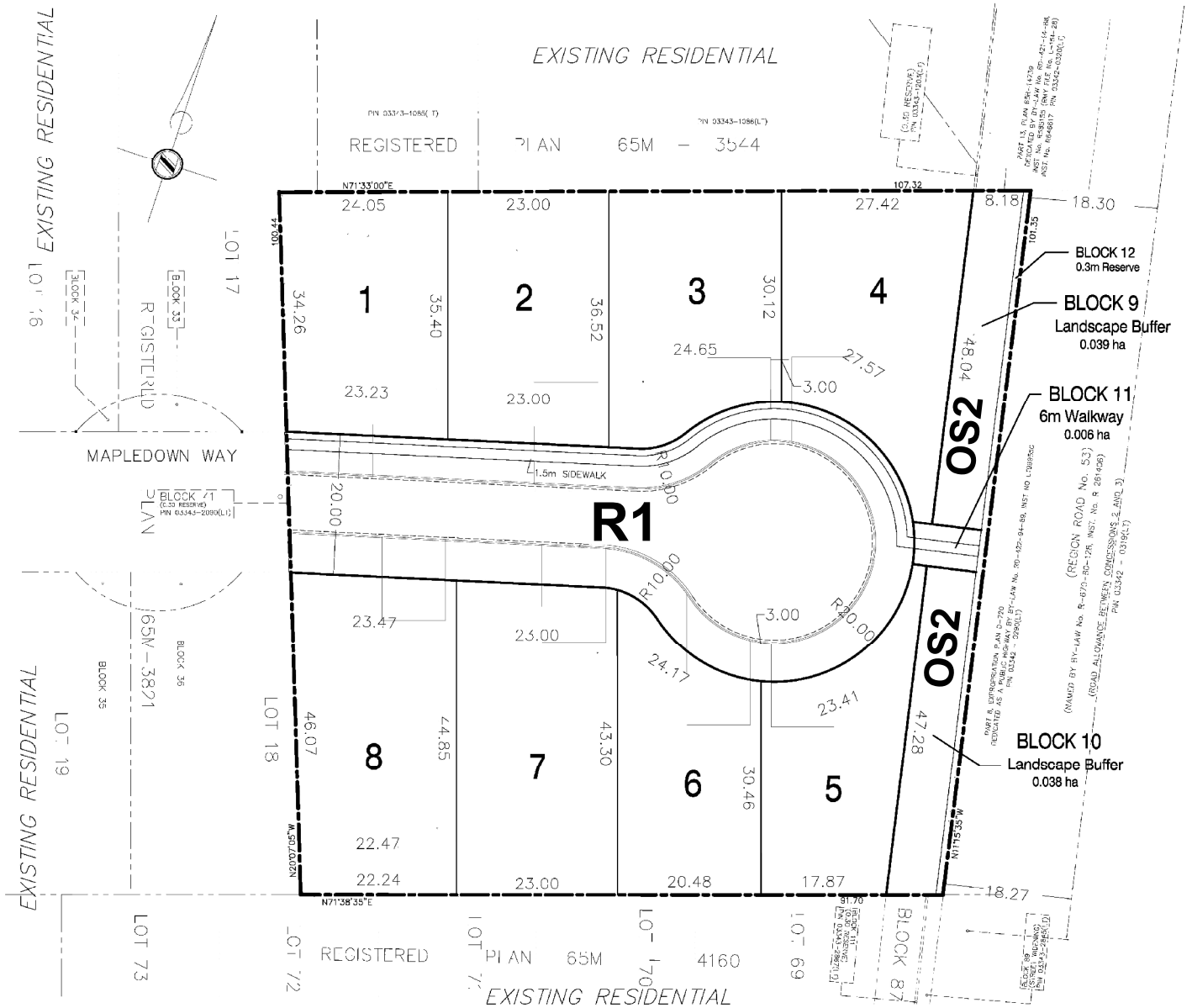
Todd Coles, City Clerk




0 130 260 520 Metres

FILE: Z.17.038
RELATED FILES: 19T-17V013
LOCATION: PART OF LOT 27, CONCESSION 3
APPLICANT: NULOOK DEVELOPMENTS INC.
CITY OF VAUGHAN

CLERK



THIS IS SCHEDULE 'E-1600'
TO BY-LAW 1-88
SECTION 9(1470)

 Subject Lands
R1, Residential Zone
OS2, Open Space Park Zone
Not to Scale

THIS IS SCHEDULE '2'
TO BY-LAW 172-2018
PASSED THE 27TH DAY OF SEPTEMBER, 2018

FILE: Z.17.038
RELATED FILES: 19T-17V013
LOCATION: PART OF LOT 27, CONCESSION 3
APPLICANT: NULOOK DEVELOPMENTS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

BY-LAW NUMBER 172-2018

The lands subject to this By-law are located on the west side of Dufferin Street, north of Teston Road, municipally known as 11,000 Dufferin Street, in Part of Lot 27, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from R1 Residential Zone to R1 Residential Zone and OS2 Open Space Zone to facilitate a residential draft plan of subdivision for 8 lots for detached dwellings with the following site-specific exceptions:

- Permitted yard encroachments
- Minimum soft landscaped area
- Front and exterior yard landscaped area
- Maximum building height
- Maximum lot coverage
- Minimum front yard setback



LOCATION MAP TO BY-LAW 172-2018

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