

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 022-2020

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from RR Rural Residential Zone, A Agricultural Zone and M3 Transportation Industrial Zone to RR(H) Rural Residential Zone, RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four all with the addition of the Holding Symbol “(H)” and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1489) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1620”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 022-2020, or the production of field crops.

ii) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion of thereof, shall be contingent on the following:

- 1) The proposed water, wastewater and stormwater servicing scheme for the Subject Lands, as detailed in a Functional Servicing Report, shall be approved to the satisfaction of the Development Engineering Department; and
- 2) That Lot 27 and Block 51 are to develop with the abutting 101 m² York Region Well lands.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of Rear Lot Line;
- b) Subsection 4.1.1 respecting Accessory Buildings and Structures, Subsections 4.1.9 and 4.22.3 respecting Residential Zone Requirements and Schedules “A” and “A3” respecting the Zone Requirements for the Setback of a Building or Structure from the Canadian Pacific Railway (“railway”) right-of-way in a RR Rural Residential Zone, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;
- c) Subsection 4.1.4 f) i), ii), iii) and v) respecting the Dimensions of Driveways;
- d) Subsection 4.1.9 respecting Residential Zone Requirements and Schedule “A” respecting the Zone Requirements in a RR Rural Residential Zone;
- e) Subsection 4.22.3 respecting Residential Zone Requirements and Schedule “A3” respecting the Zone Requirements in a RD3 Residential Detached Zone Three;

- f) Subsection 4.22.3 respecting Residential Zone Requirements and Schedule “A3” respecting the Zone Requirements in a RD4 Residential Detached Zone Four;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1620”:

- ai) For the purposes of this By-law, the following definition shall apply for Lot 29:
“Lot Line, Rear” - Means the east lot line;
- bi) The minimum setback from the railway right-of-way for a building or structure, either temporary or permanent, or above or below grade above or below grade swimming pool shall be 30 m;
- ci) The maximum driveway width with or without a street curb shall be 10 m for Lot 29;
- di) The minimum lot frontage shall be 32 m for Lots 49 and 50;
- dii) The minimum lot area shall be 1,400 m² for Lot 49 and 1,500 m² for Lot 50;
- diii) The minimum front yard setback shall be 12 m for Lot 49 and 14 m for Lot 50;
- div) The minimum rear yard setback shall be 8 m for Lot 49 and 11 m for Lot 50;
- dv) The minimum interior side yard setback shall be 2.5 m to the west lot line for Lot 49 and 1 m to the west lot line for Lot 50;
- dvi) The maximum lot coverage shall be 22% for Lots 49 and 50;
- ei) The minimum lot frontage shall be 24.5 m for Lot 29, 15 m for Lot 30 and 16 m for Lot 31;

- eii) The minimum lot area shall be 700 m² for Lot 29, 980 m² for Lot 30 and 770 m² for Lot 31;
- eiii) The minimum front yard setback shall be 7.5 m for the main building and attached garage that faces the front lot line for Lots 29, 30 and 31 and Specific Zone Note 1 shall not apply;
- eiv) The minimum interior side yard setback shall be 1.2 m on one side and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a frontage between 15 m and 25 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;
- fi) The minimum lot frontage shall be as follows:
 - 11.5 m for Lots 6, 7, 9, 10, 12, 13, 14, 22, 23, 24, 25, 26 and 41
 - 12 m for Lots 1, 2, 4, 5, 32, 33, 34, 35, 36, 42, 43, 44 and 45
 - 13 m for Lots 3, 8, 11, 15, 16, 19, 20, 21, 38, 39 and 47
 - 15 m for Lots 17, 18 and 48
 - 16 m for Lots 27, 28, 37, 40 and 46
- fii) The minimum front yard setback shall be 3 m for the main building and attached garage that faces the front lot line for Lots 27 and 28 and Specific Zone Note 1 shall not apply for Lots 27 and 28.
- fiii) The minimum rear yard setback shall be 2.5 m for Lots 27 and 28;
- fiv) The minimum interior side yard setback shall be 0.6 m on one side and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot or corner lot with a frontage

between 11.5 m and 18 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;

fv) The minimum lot depth shall be 11 m for Lot 27 and 15 m for Lot 28;

fvi) The maximum interior garage width for a lot frontage between 11.5 m to 11.99 m and a lot frontage for a corner lot or a lot abutting a greenway or buffer block between 14.5 m to 14.99 m shall be 5.5 m;

fvii) The minimum interior garage width shall be 3 m for Lots 8, 17, 18, 37, 40, 46 and 48;”

c) Adding Schedule “E-1620” attached hereto as Schedule “1”.

d) Deleting the text in Exception 9(896) and substituting therefor the word “Deleted”.

e) Deleting Schedule “E-980” from By-law 1-88.

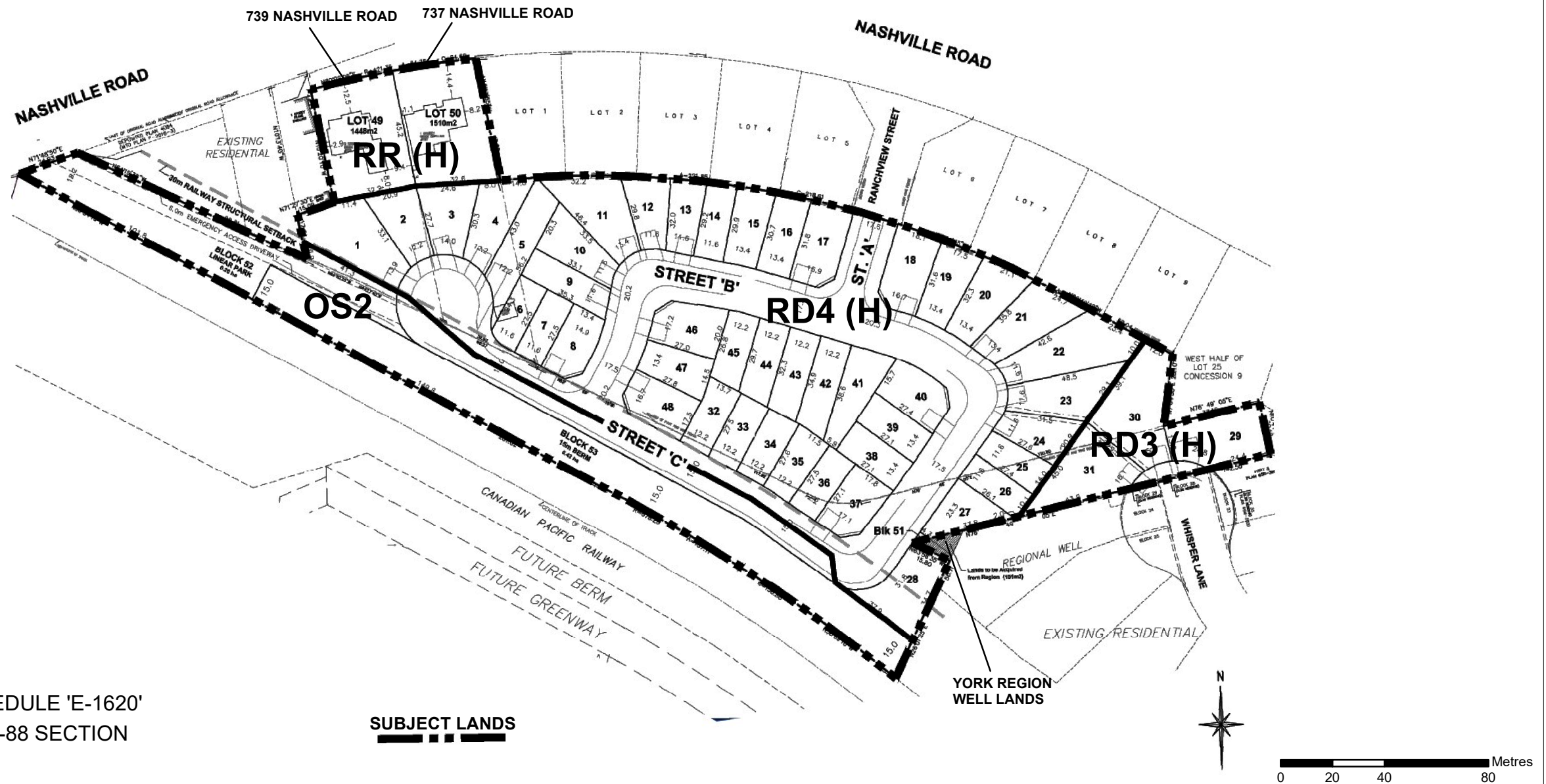
f) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 11th day of March, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1620'
TO BY-LAW 1-88 SECTION
9(1489)

SUBJECT LANDS

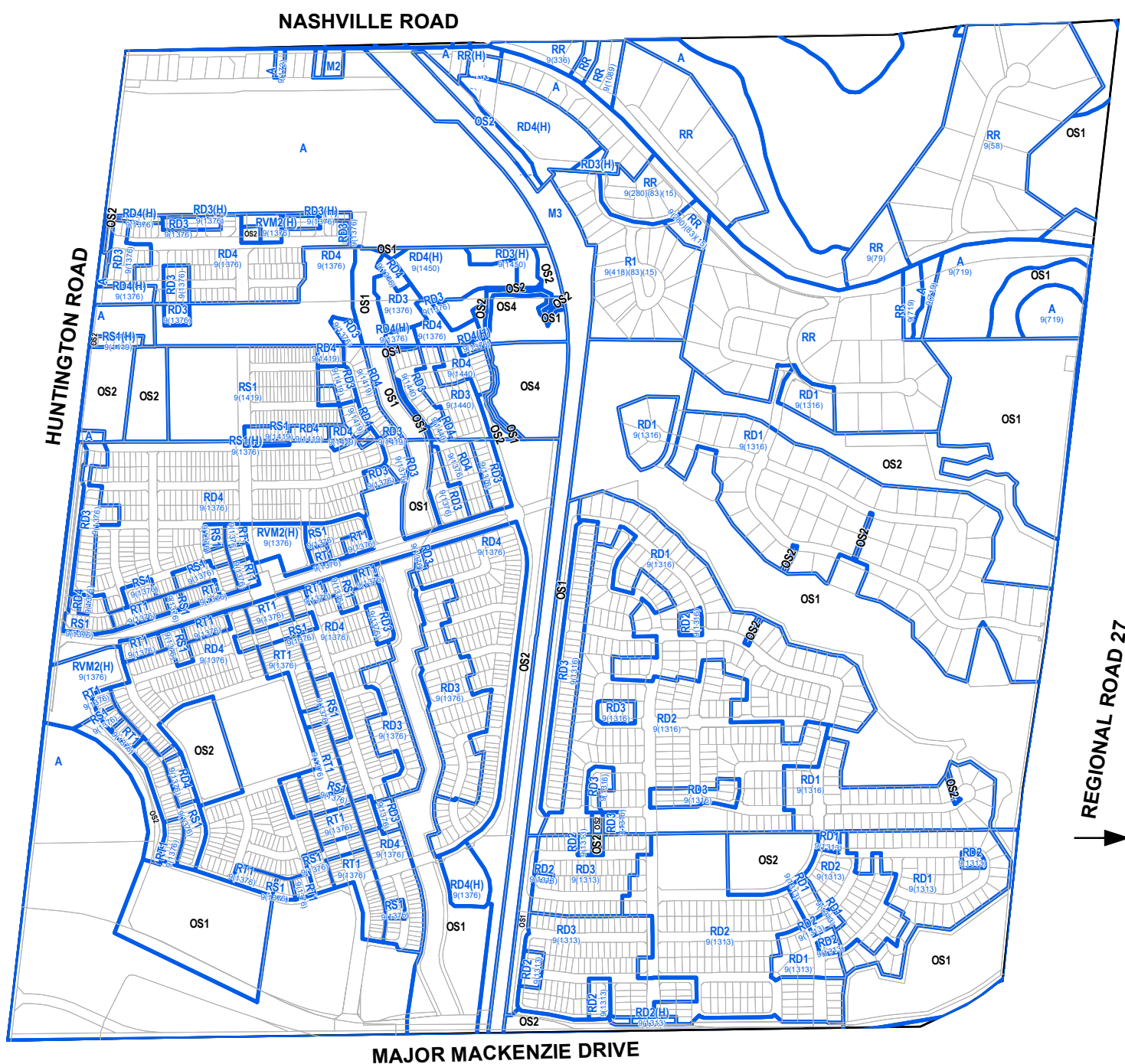
FILE: Z.17.024
RELATED FILE: 19T-17V008
LOCATION: PART OF LOT 25, CONCESSION 9
APPLICANT: NASHVILLE DEVELOPMENTS (BARONS) INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 022-2020
PASSED THE 11TH DAY OF MARCH, 2020

SIGNING OFFICERS

MAYOR

CLERK



0 115 230 460 Metres

THIS IS SCHEDULE '2'
TO BY-LAW 022-2020
PASSED THE 11TH DAY OF MARCH, 2020

SIGNING OFFICERS

MAYOR

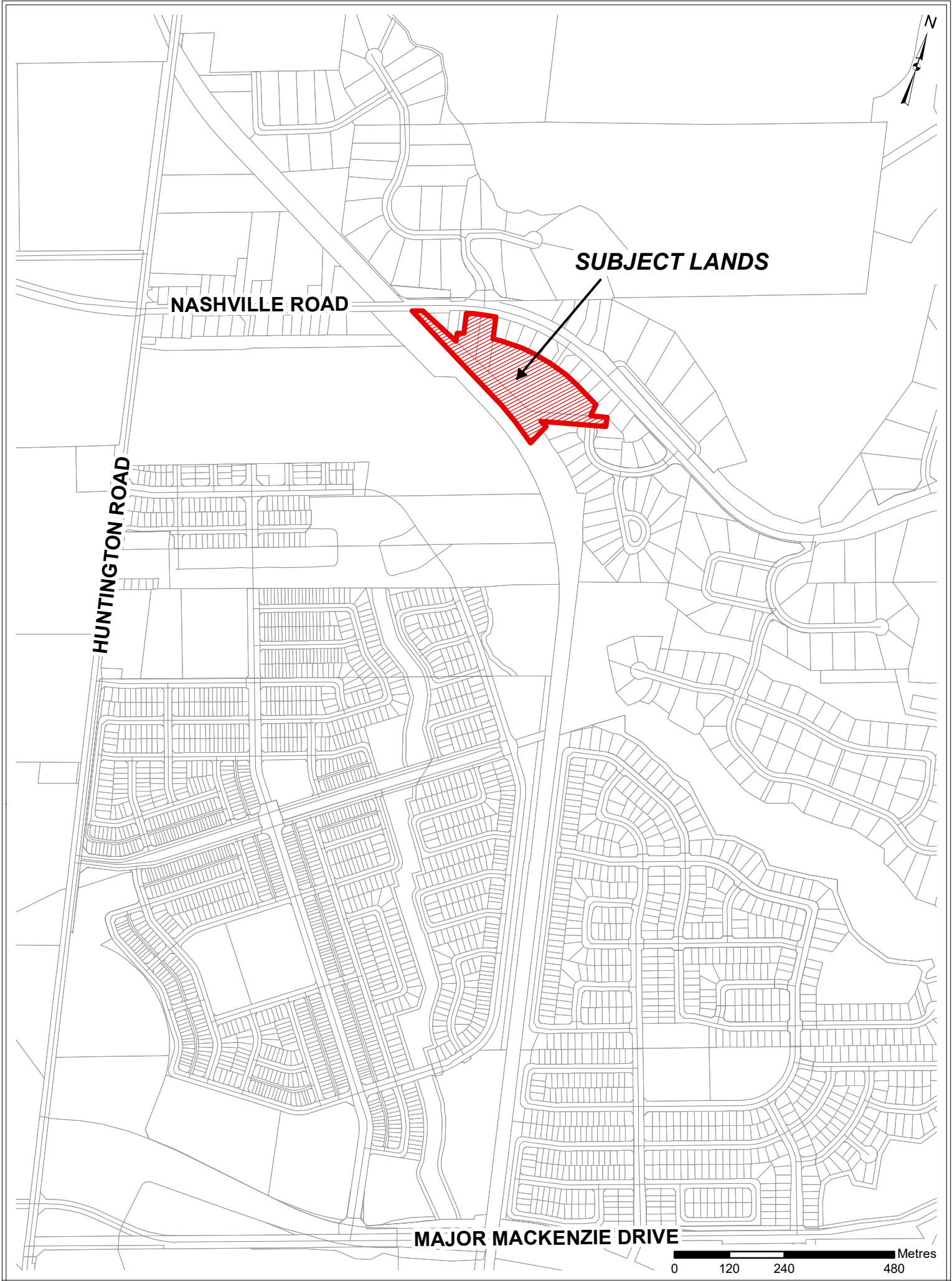
CLERK

SUMMARY TO BY-LAW 022-2020

The lands subject to this By-law are located east of Huntington Road and south of Nashville Road, in Part of Lot 25, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RR Rural Residential Zone, A Agricultural Zone and M3 Transportation Industrial Zone to RR(H) Rural Residential Zone, RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four all with the addition of the Holding Symbol “(H)” and OS2 Open Space Park Zone to facilitate lots for 47 detached dwelling units, one lot and one block to be developed with the adjacent York Region Well lands for one detached dwelling unit, an open space/linear park, and to retain two detached dwelling units fronting onto Nashville Road on 4.25 ha in Plan of Subdivision 19T-17V008.

The By-law further provides exceptions to the definition of rear lot line, minimum setback from the railway-right-of-way, minimum lot frontage, minimum lot area, minimum front yard, minimum rear yard, minimum interior side yards, minimum lot depth, maximum lot coverage and minimum and maximum interior garage widths, and conditions for the removal of the Holding Symbol “(H)”.



**LOCATION MAP
TO BY-LAW 022-2020**

FILE: Z.17.024
RELATED FILE: 19T-17V008
LOCATION: PART OF LOT 25, CONCESSION 9
APPLICANT: NASHVILLE DEVELOPMENTS (BARONS) INC.
CITY OF VAUGHAN