

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 050-2020**

**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 “A Agricultural Zone to RD1(H) Residential Detached Zone One with a Holding Symbol “(H)”, “RD2 Residential Detached Zone Two, “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone and “A Agricultural Zone, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1492) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1623“, 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 for the production of field crops or a use legally existing as of the date of the enactment of this By-law.

B. Removal of the Holding Symbol “(H)” from the Subject lands shall be contingent on the following:

- i) That Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) to the immediate east of the Subject Lands is approved to allow access and services to the Subject Lands through the eastward continuation of Silver Morning Court, and the construction of the stormwater management pond to the satisfaction of the City; and
- ii) The Holding Symbol for Blocks 16 and 17 (future residential lot) shall only be removed once the adjacent lands to the immediate west develop and Silver Morning Court is extended westward, thereby removing the temporary turning circle.

C. Notwithstanding the provisions of:

- a) Schedule “A3” respecting the minimum zone standards in the RD1 Residential Detached Zone One and RD2 Residential Detached Zone Two Zones;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1623” attached hereto as Schedule 1:

- ai) The lands identified as Block 16 and 17 (future residential lot), zoned RD1 (H) Residential Detached Zone One with the Holding Symbol “H” shall have a minimum lot depth of 11.5 m along the east lot line and 29 m along the west lot line, a minimum 3.5 m rear yard setback abutting the open space conservation lands and a minimum front yard setback abutting the street of 3.5 m.
- bi) Lot 9 zoned RD2, Residential Detached Zone Two shall have a minimum lot frontage of 7.2 m as shown on Schedule 1 attached hereto.
- c) Adding Schedule “E-1623” attached hereto as Schedule “1”.
- d) Deleting Key Map 8F and substituting therefor the Key Map 8F 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 21<sup>st</sup> day of April, 2020.

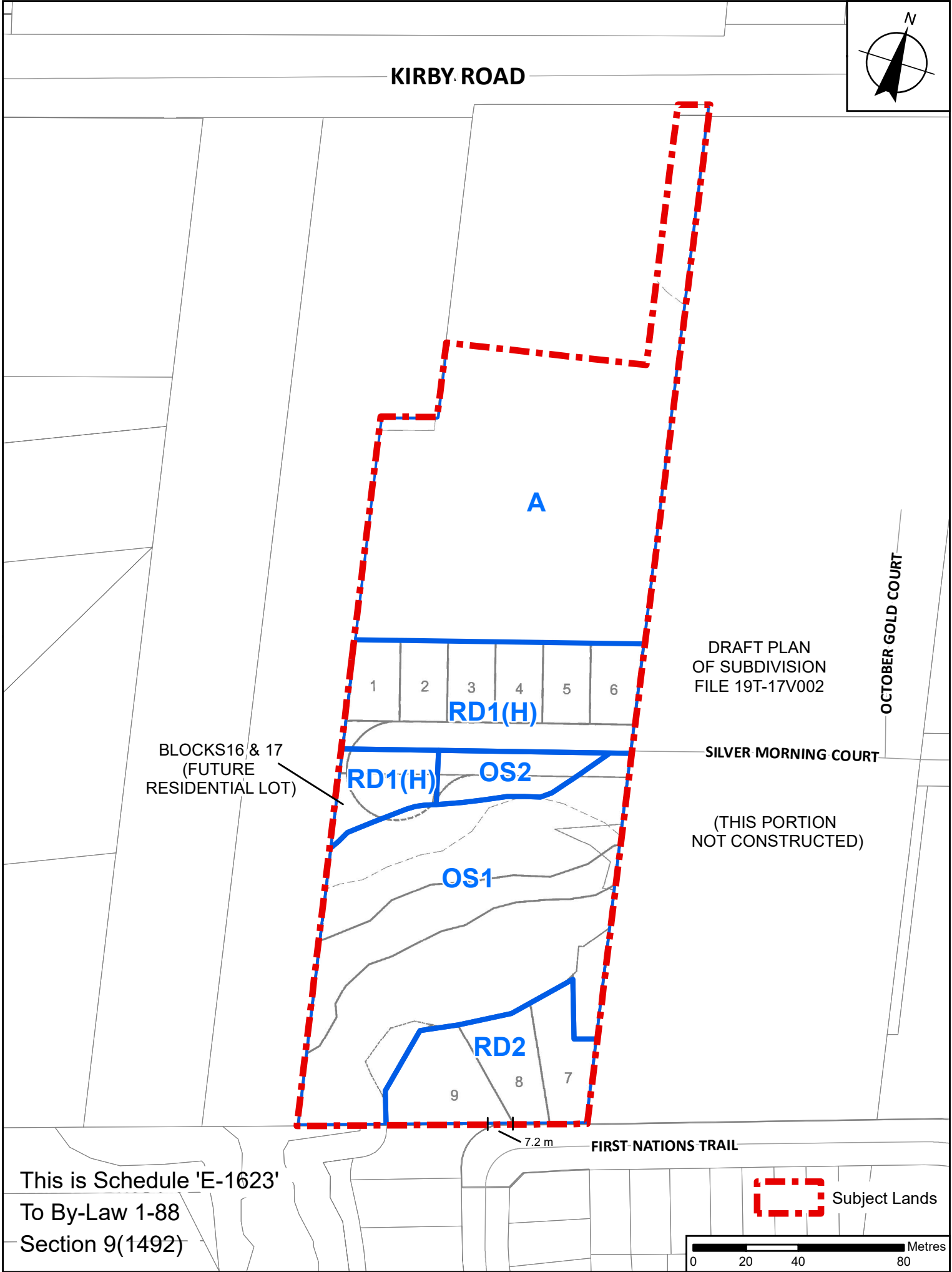
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 39  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
December 17, 2019.



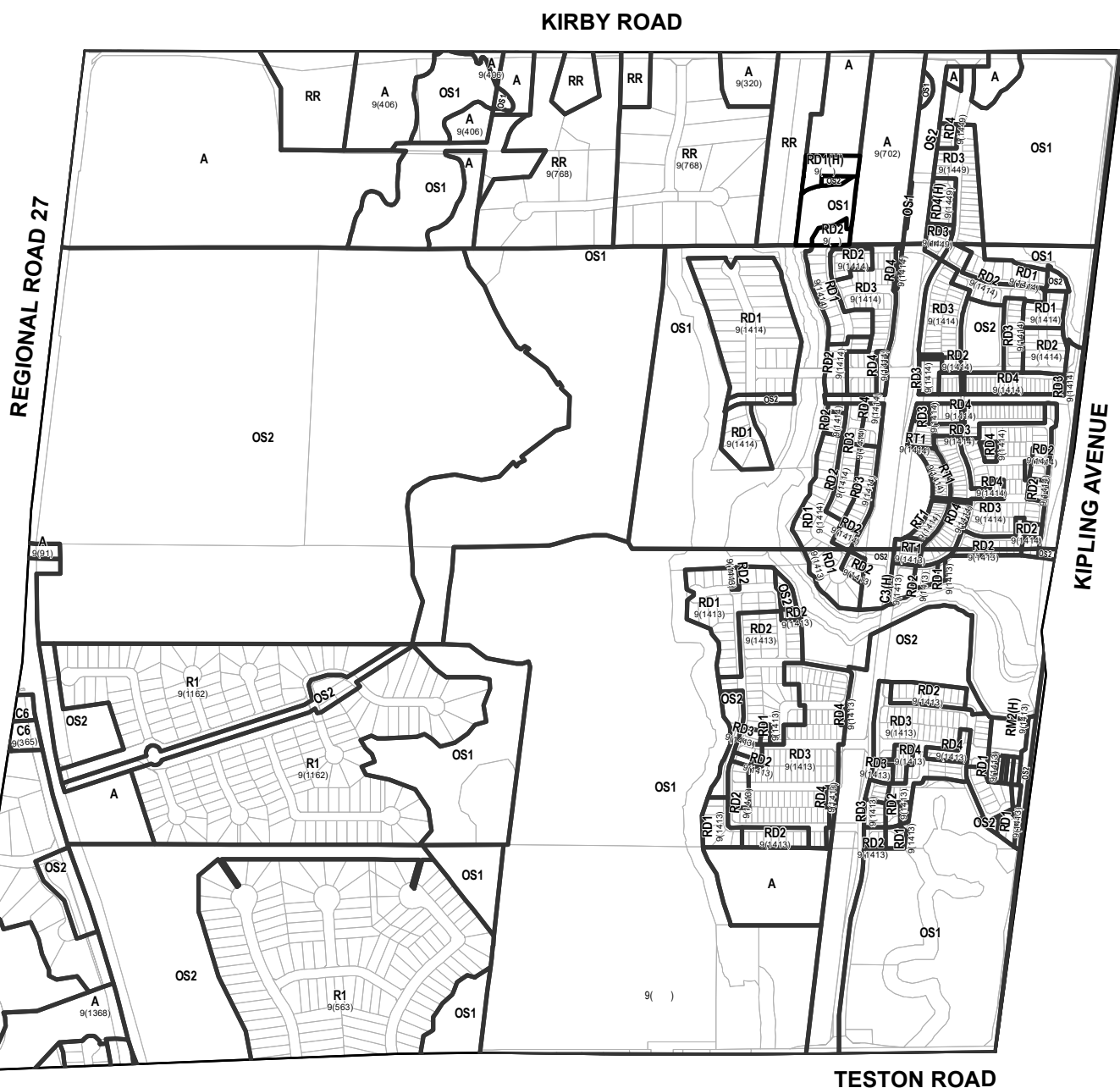
This is Schedule '1'  
To By-Law 050-2020  
Passed the 21st Day of April, 2020

**File:** Z.16.032  
**Related File:** 19T-16V007  
**Location:** Part of Lot 30, Concession 9  
**Applicant:** Kirby Road Developments Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## **SUMMARY TO BY-LAW 050-2020**

The lands subject to this By-law are located south of Kirby Road, west of Kipling Avenue, municipally known as 5445 Kirby Road in Lot 30, Concession 9, City of Vaughan.

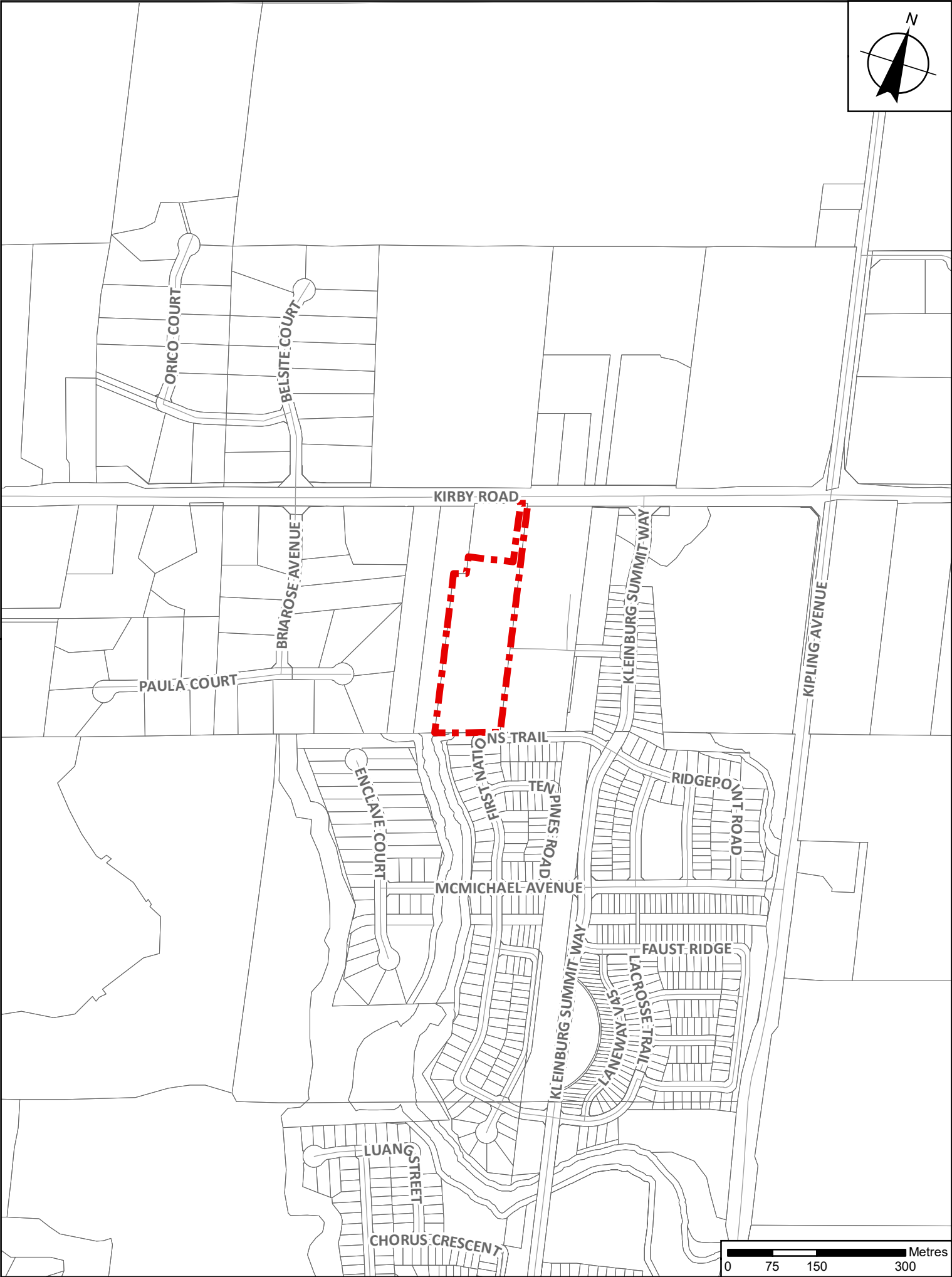
The purpose of this by-law is to rezone the "Subject Lands" from "A Agricultural Zone" to RD1(H) Residential Detached Zone One with a Holding Symbol "(H)", "RD2 Residential Detached Zone Two", "OS1 Open Space Conservation Zone", "OS2 Open Space Park Zone and "A Agricultural Zone" along with the following exceptions:

For the Lands identified as future residential Lot Blocks 16 &17 and Zoned RD1(H) Residential Detached Zone One with a Holding Symbol "(H)" the following apply:

- Minimum Lot Depth for Blocks 16 and 17 shall be 11.5 m along the east lot line and 29 m along the west lot line;
- Minimum Rear Yard for Blocks 16 and 17 shall be 3.5 m abutting the open space conservation lands to facilitate a dwelling on this irregular lot.
- Minimum Front Yard for Blocks 16 and 17 shall be 3.5 m

For the Lands Zoned RD2 Residential Detached Two Zone:

- Minimum Lot Frontage shall be 7.2 m for Lot 9



# Location Map To By-Law 050-2020

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**Location:** Part of Lot 30, Concession 9  
**Applicant:** Kirby Road Developments Inc.  
**City of Vaughan**



Subject Lands