

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 052-2020

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal in its' decision dated the 15th day of April 2020 in LPAT Case File No. PL170960.

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 Order Issue, dated the 15th day of April 2020 (LPAT File No. PL170960), attached hereto as Schedule "A", is hereby designated as By-Law Number 052-2020.

Enacted by City of Vaughan Council this 21st day of April, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: April 15, 2020 **CASE NO.:** PL170960

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Centra (BT1) Inc.
Subject:	Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision
Existing Zoning:	"RR - Rural Residential"
Proposed Zoning:	"R1 - Residential Zone" and "RD1 - Residential Detached Zone One"
Purpose:	To permit the development of a residential plan of subdivision
Property Address/Description:	17 Millwood Parkway
Municipality:	City of Vaughan
Municipality File No.:	Z.16.010
LPAT Case No.:	PL170960
LPAT File No.:	PL170960
LPAT Case Name:	Centra (BT1) Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Centra (BT1) Inc.
Subject:	Proposed Plan of Subdivision - Failure of City of Vaughan to make a decision
Purpose:	To permit the development of a residential plan of subdivision
Property Address/Description:	17 Millwood Parkway
Municipality:	City of Vaughan
Municipality File No.:	19T-16V002
LPAT Case No.:	PL170960
LPAT File No.:	PL170961

BEFORE:

BLAIR S. TAYLOR)	Wednesday, the 15 th
MEMBER)	
)	day of April, 2020

THIS MATTER having come on for public hearing and the Tribunal having issued an Interim Decision, dated January 10, 2020, allowing the Zoning By-law Amendment and the Draft Plan of Subdivision and approved the Draft Plan Conditions;

AND THE TRIBUNAL having received a request for final approval of the Zoning By-law Amendment and Draft Plan of Subdivision;

THE TRIBUNAL ORDERS that the appeal with respect to the Zoning By-law Amendment is allowed, in part, and that Zoning By-law No. 1-88 of the City of Vaughan as amended, is hereby amended in the manner set out in 'Schedule A' to this Order. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

The appeal with respect to the Draft Plan of Subdivision is allowed, in part, and the Draft Plan of Subdivision dated July 24, 2019 and shown in 'Schedule B' to this Order is approved subject to the fulfilment of the conditions set out in 'Schedule C' to this Order.

Pursuant to subsection 51(56.1) of the *Planning Act*, the City of Vaughan, as the approval authority in which the lands are situated, shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Planning Act*.

"Evelyn Dawes"

EVELYN DAWES
DEPUTY REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

SCHEDULE A

*THE CITY OF VAUGHAN**BY-LAW*BY-LAW NUMBER 052-2020**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 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, subject to site-specific Exception 9(62), to R1 Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1491) A. Notwithstanding the provisions of:

 - a) Section 2.0, respecting the definition of "Lot Line, Front";
 - b) Schedule "A" respecting the minimum lot frontage, exterior side yard setback, and building height in the R1 Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1622":

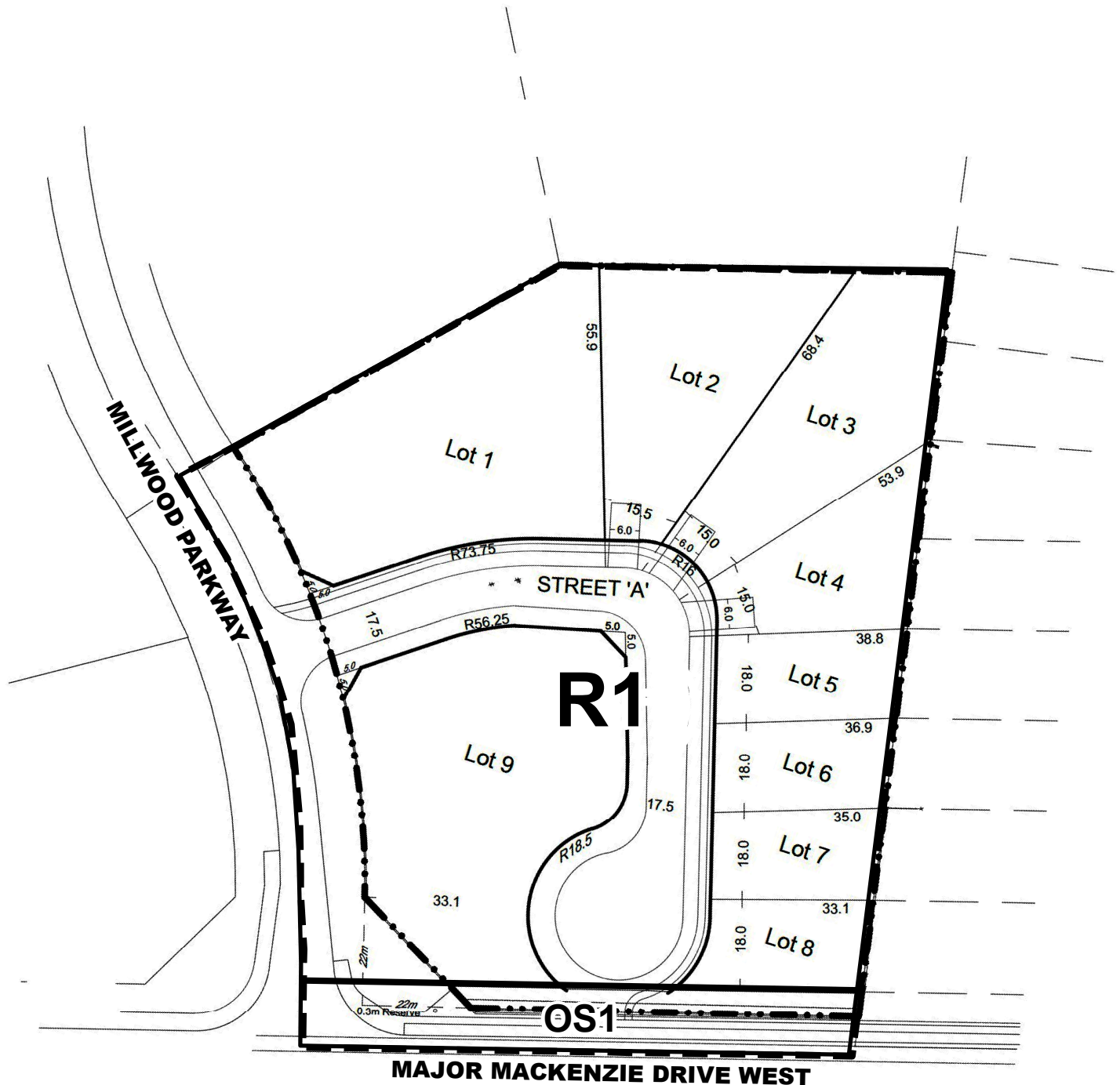
 - ai) the front lot line for Lot 9 shall be the easterly lot line abutting Street 'A';
 - bi) the minimum lot frontage shall be 15 m for Lots 2, 3 and 4;
 - bii) the minimum exterior side yard shall be 3 m for Lot 8; and
 - biii) the maximum building height shall be 11 m.
 - c) Adding Schedule "E-1622" attached hereto as Schedule "1".
 - d) Deleting Schedule "E-64" and substituting therefor the Schedule "E-64" attached hereto as Schedule "2", thereby deleting all references to Exception 9(62) from the Subject Lands.
 - e) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule "3".
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21st day of April 2020.


Hon. Maurizio

**TRIBUNAL ORDER: PL170960
APRIL 15, 2020**

ad Coles, City Clerk



THIS IS SCHEDULE 'E-1622'
TO BY-LAW 1-88
SECTION 9(1491)

 Subject Lands

0 12.5 25 50 Metres

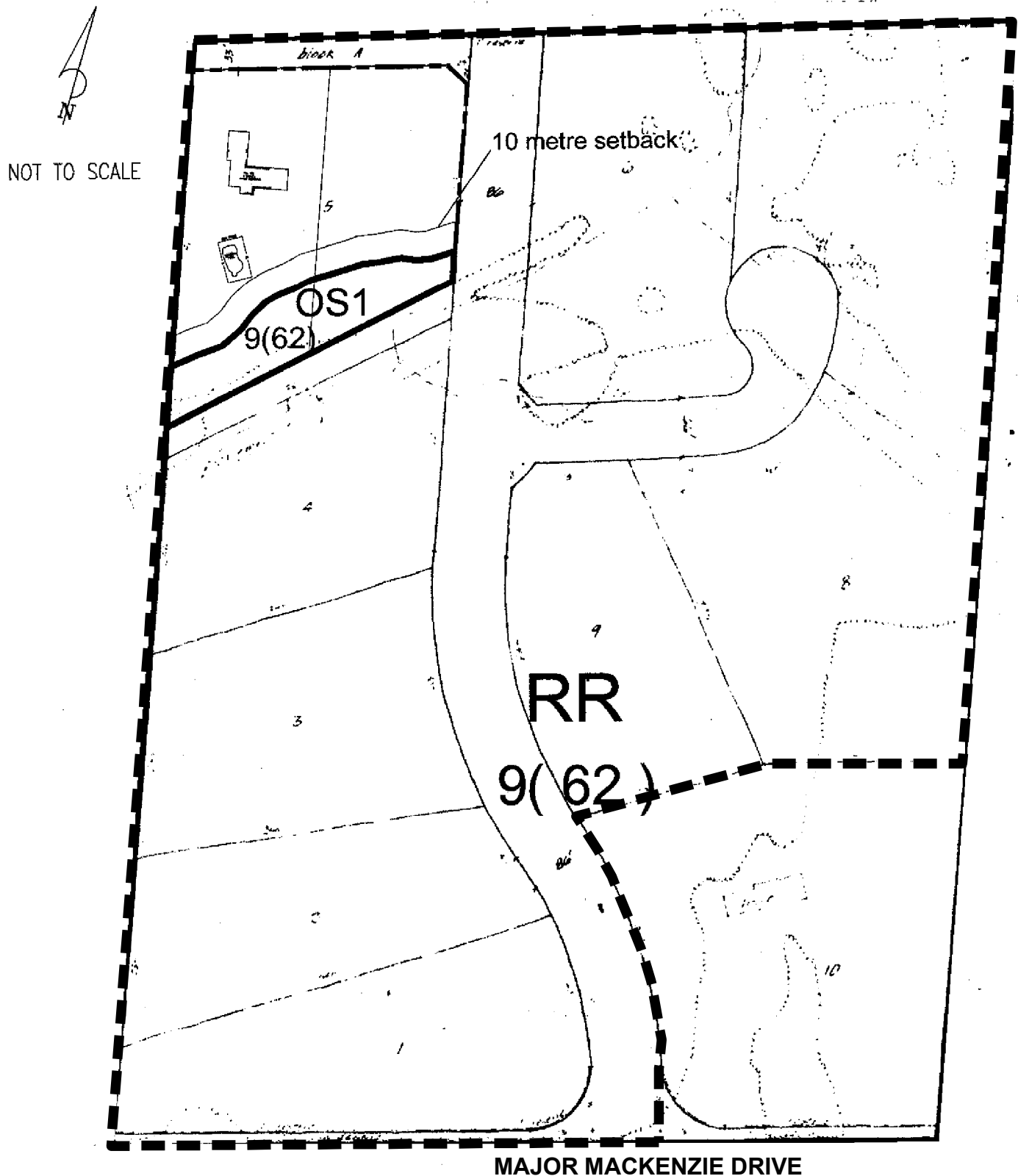
THIS IS SCHEDULE '1'
TO BY-LAW 052-2020
PASSED THE 21st DAY OF APRIL, 2020

FILE: Z.16.010
RELATED FILES: 19T-16V002
LOCATION: PART OF LOT 21, CONCESSION 6
APPLICANT: CENTRA (BT1) INC.
CITY OF VAUGHAN

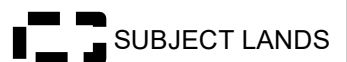
SIGNING OFFICERS

**TRIBUNAL ORDER: PL170960
APRIL 15, 2020**

CLERK



THIS IS SCHEDULE 'E-64'
TO BY-LAW 1-88
SECTION 9(62)



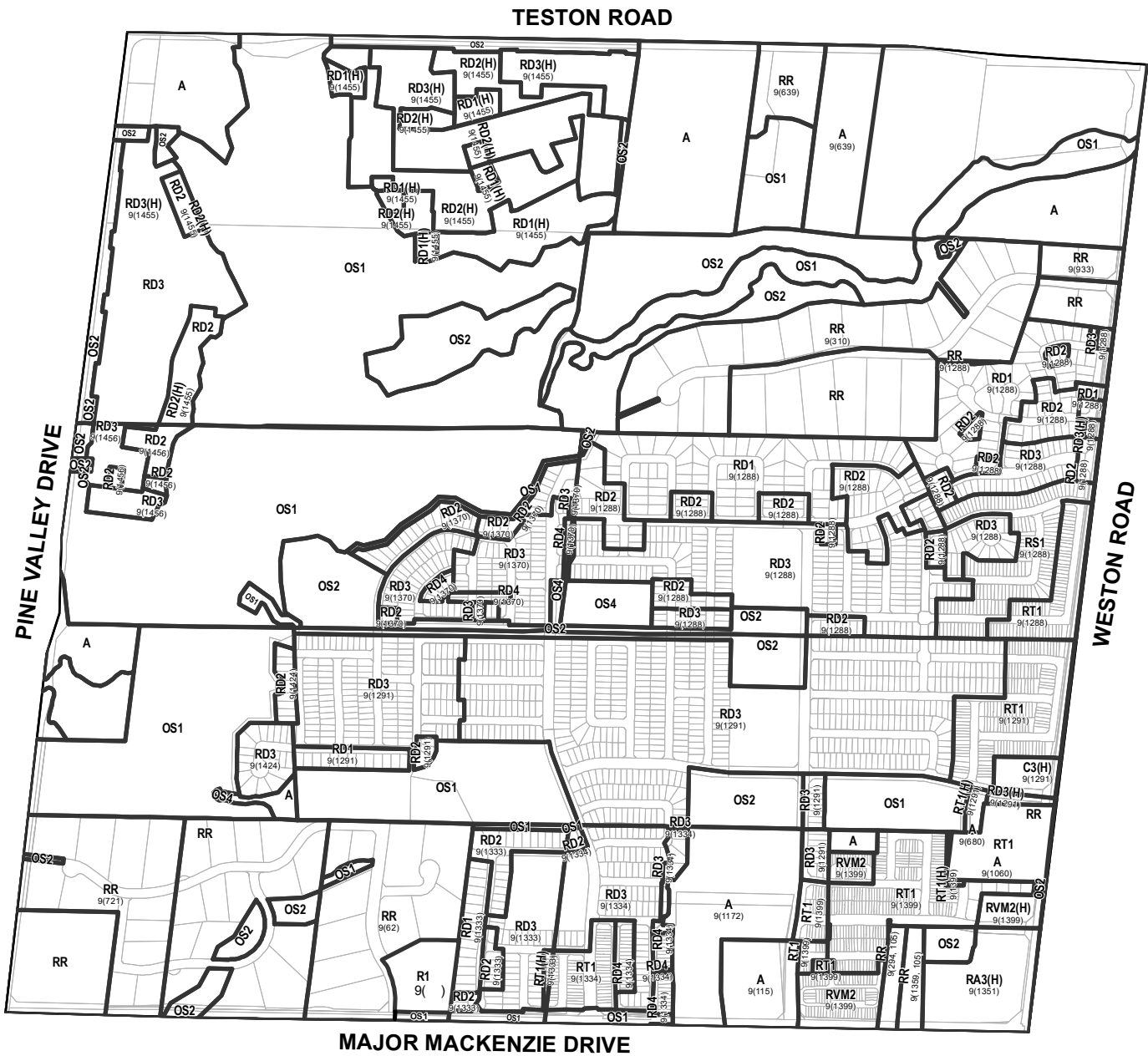
THIS IS SCHEDULE '2'
TO BY-LAW 052-2020
PASSED THE 21st DAY OF APRIL, 2020

FILE: Z.16.010
RELATED FILES: 19T-16V002
LOCATION: PART OF LOT 21, CONCESSION 6
APPLICANT: CENTRA (BT1) INC.
CITY OF VAUGHAN

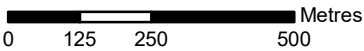
SIGNING OFFICERS

TRIBUNAL ORDER: PL170960
APRIL 15, 2020

CLERK



KEY MAP 6E
BY-LAW NO. 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 052-2020
PASSED THE 21st DAY OF APRIL, 2020

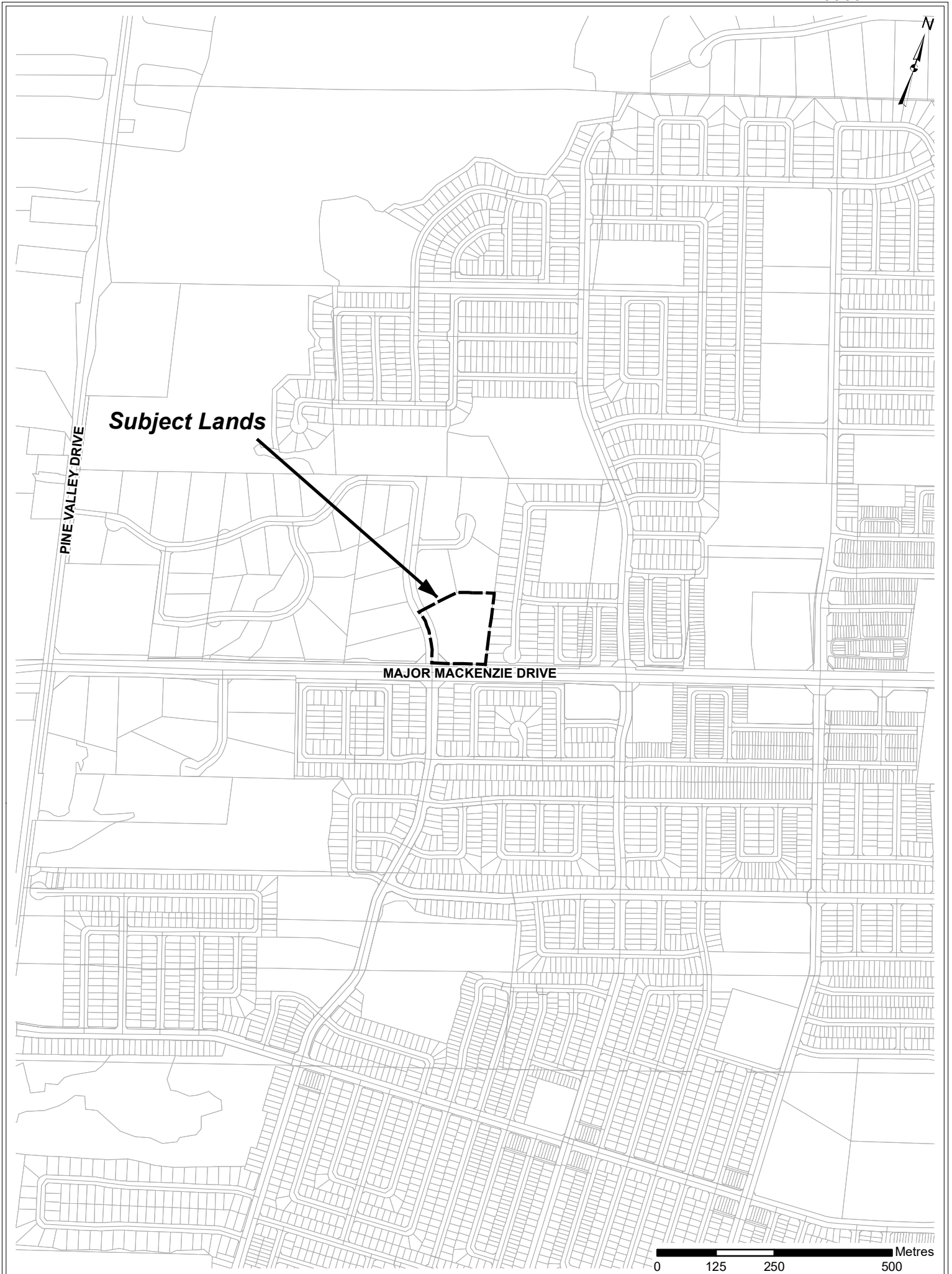
FILE: Z.16.010
RELATED FILES: 19T-16V002
LOCATION: PART OF LOT 21, CONCESSION 6
APPLICANT: CENTRA (BT1) INC.
CITY OF VAUGHAN

SIGNING OFF
TRIBUNAL ORDER: PL170960
APRIL 15, 2020
MAYOR
CLERK

SUMMARY TO BY-LAW 052- 2020

The lands subject to this By-law are located on the north east corner of Major Mackenzie Drive and Millwood Parkway, and are municipally known as 17 Millwood Parkway, being in Part of Lot 21, Concession 6, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RR Rural Residential Zone, subject to site-specific Exception 9(62), to R1 Residential Zone and OS1 Open Space Conservation Zone, with site-specific zoning exceptions, to facilitate a residential subdivision for 9 detached dwellings on a new public road.



LOCATION MAP TO BY-LAW 052-2020

FILE: Z.16.010

RELATED FILES: 19T-16V002

LOCATION: PART OF LOT 21, CONCESSION 6

APPLICANT: CENTRA (BT1) INC.

CITY OF VAUGHAN