

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2020

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 to RT1 Residential Townhouse Zone and RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1498) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1629”, 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 084-2020 or the production of field crops.
 - ii) Removal of the Holding Symbol “(H)” from Block 6, shall be contingent upon Block 6 developing with Block 48 on Plan 65M-4550.

B. Notwithstanding the provisions of:

- a) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule "A3" respecting the Zone Requirements in the RT1 Residential Townhouse Zone (Standard Lot);
- b) Subsection 4.1.2 respecting the Minimum Soft Landscaped Area and Subsection 4.1.4 f) respecting the Dimensions of Driveways in the RT1 Residential Townhouse Zone (Standard Lot);

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1629":

- ai) The Minimum Lot Frontage shall be 5.5 m/Unit.
- a ii) The Minimum Lot Area shall be:
 - 124.5 m² for Blocks 2 and 3; and
 - 148 m² for Blocks 4, 5, 6 and 7.
- a iii) The Minimum Rear Yard shall be:
 - 4.5 m for Blocks 2 and 3; and
 - 5 m for Blocks 4, 5, 6 and 7.
- a iv) The Minimum Interior Side Yard (End Unit) shall be 0.6 m for Unit 1 in Block 6 and Unit 5 in Block 7.
- a v) The Minimum Exterior Side Yard shall be 3 m for Unit 1 in Block 3 and Unit 1 in Block 5.
- a vi) The Minimum Lot Depth shall be 22.7 m for Blocks 2 and 3.
- a vii) The Maximum Building Height shall be 12 m for Block 6.
- b i) The Maximum Driveway Width shall be 2.7 m where the Lot Frontage is between 5.5 m and 5.99 m.
- b ii) The Lot Frontage for Lots between 5.5 m and 5.99 m shall be comprised of a minimum of 33% Landscaped Front or Exterior Side Yard and a Minimum of 60% of

the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping in accordance with Paragraph 4.1.2.

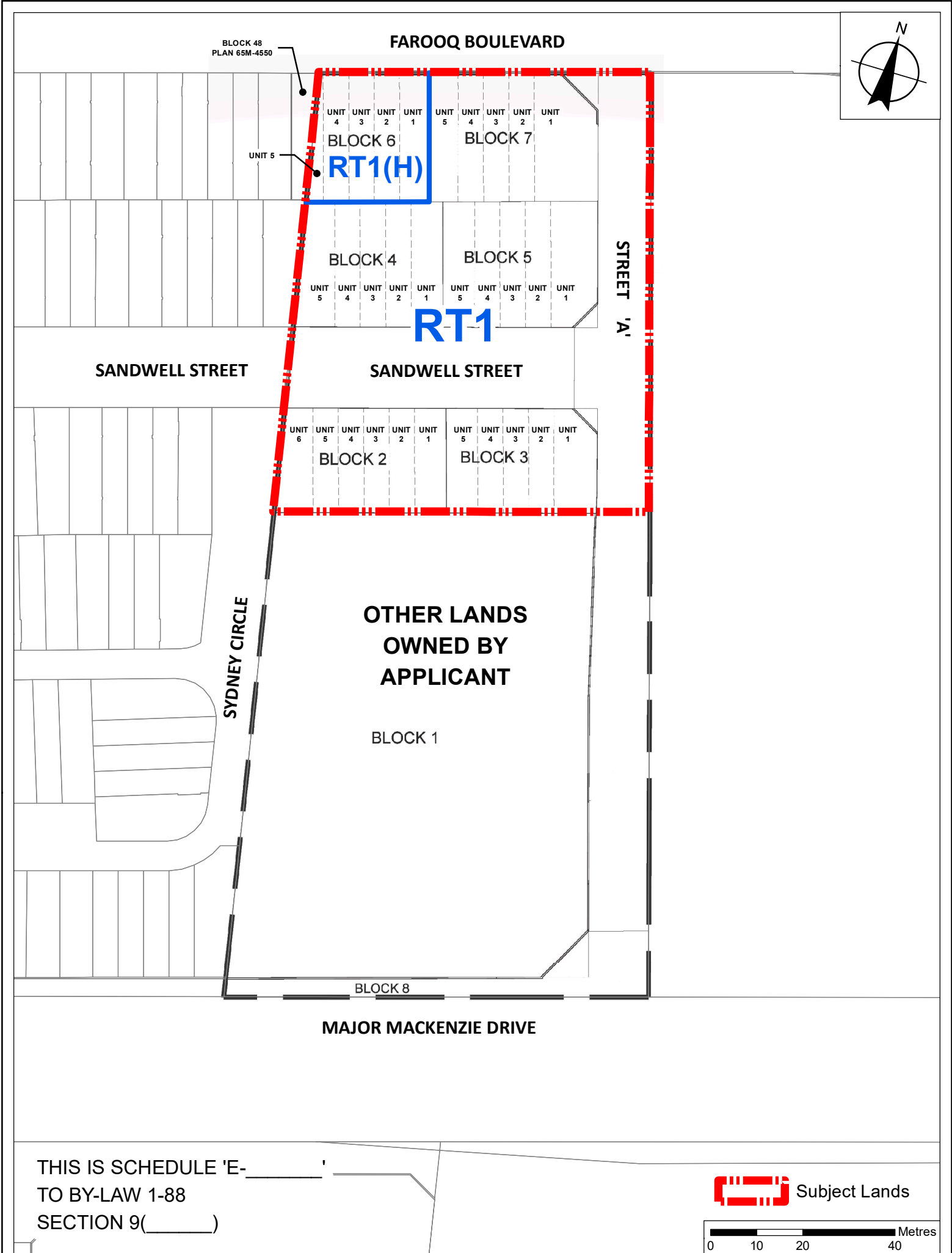
- c) Deleting after the words, “in accordance with the following provisions” for sub-clauses a) i) and b) i) in Exception 9(294) and substituting as follows:
 - “a) i) minimum lot area shall be 0.19 hectares”
 - “b) i) minimum lot area shall be 0.16 hectares”
- d) Adding Schedule “E-1629” attached hereto as Schedule “1”.
- e) Deleting Schedules “E-109” and “E-299” and substituting therefor the Schedules “E-109” and “E-299” attached hereto as Schedules “2” and “3” respectively.
- f) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3”, and “4” shall be and hereby form part of this By-law.


Enacted by City of Vaughan Council this 29th day of June, 2020.

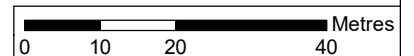
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



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

 Subject Lands



**THIS IS SCHEDULE '1'
 TO BY-LAW 084-2020
 PASSED THE 29TH DAY OF JUNE, 2020**

FILE: Z.16.043

RELATED FILES: 19T-17V004

LOCATION: Part of Lot 21, Concession 6

APPLICANT: Centra (Major Mack East) Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

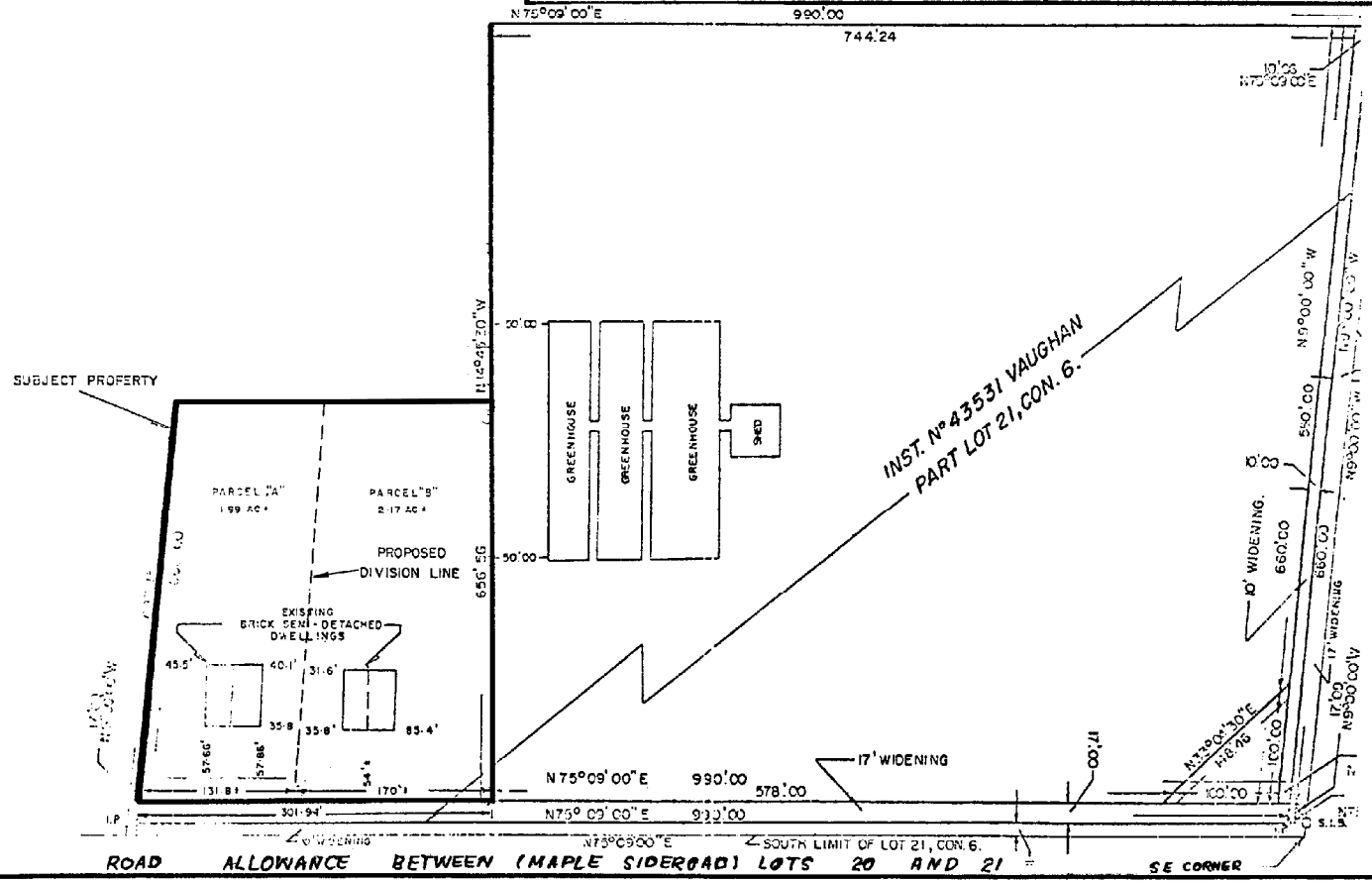
_____ CLERK

LEGEND

 SUBJECT LANDS

LOCATION: PART LOT 21, CONC 6

THIS IS SCHEDULE 'E-109'
TO BY-LAW 1-88
SECTION 9(105)



FILE: Z.16.043

RELATED FILES: 19T-17V004

LOCATION: Part of Lot 21, Concession 6

APPLICANT: Centra (Major Mack East) Inc.

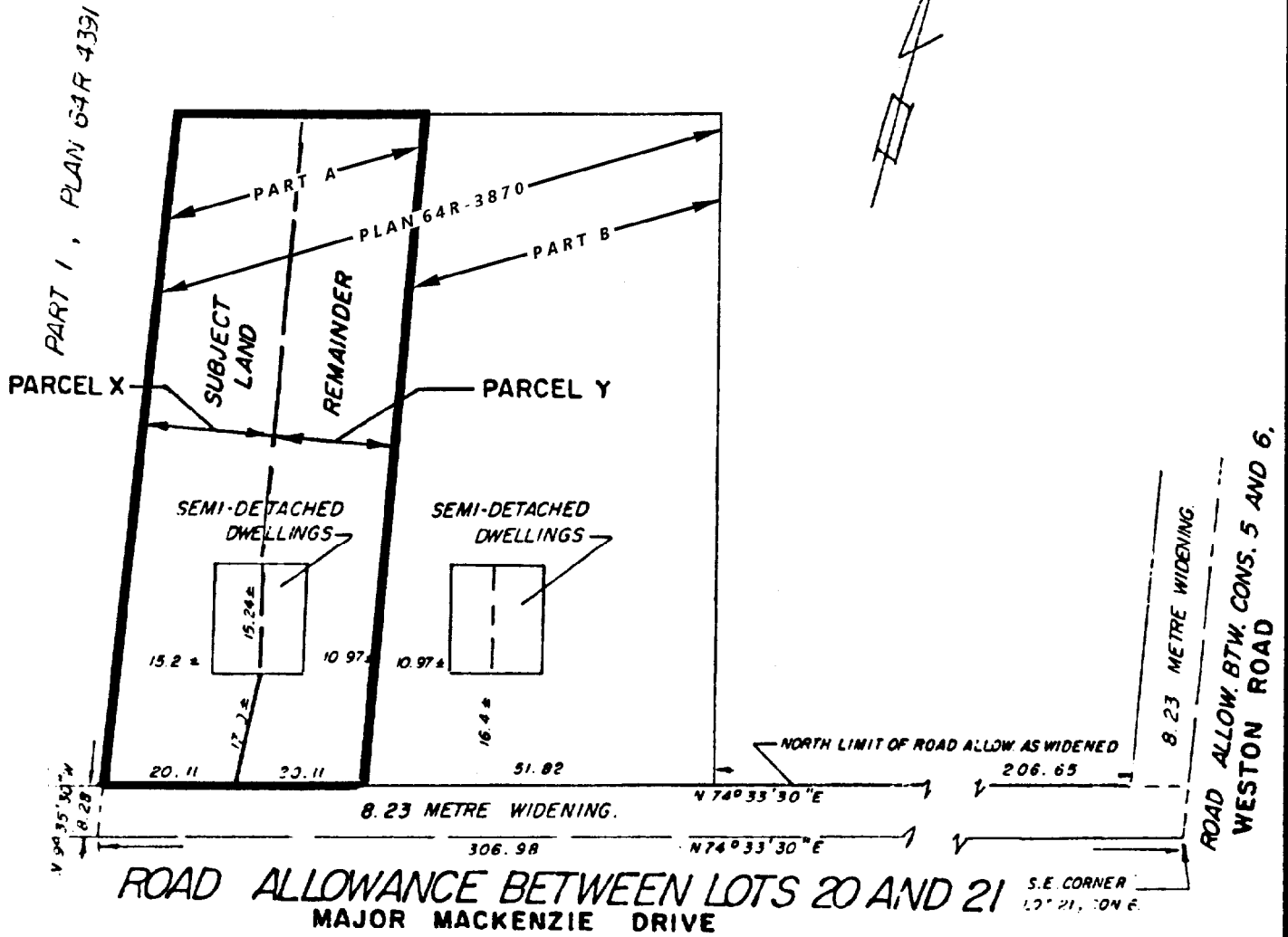
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 084-2020
PASSED THE 29TH DAY OF JUNE, 2020

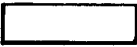
SIGNING OFFICERS

 MAYOR

 CLERK



LEGEND

 SUBJECT LANDS
 LOCATION: PART LOT 21,
 CONC 6

THIS IS SCHEDULE 'E- 299 '
TO BY-LAW 1-88
SECTION 9 (294)

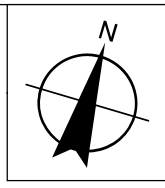
THIS IS SCHEDULE '3'
TO BY-LAW 084-2020
PASSED THE 29TH DAY OF JUNE, 2020

FILE: Z.16.043
RELATED FILES: 19T-17V004
LOCATION: Part of Lot 21, Concession 6
APPLICANT: Centra (Major Mack East) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

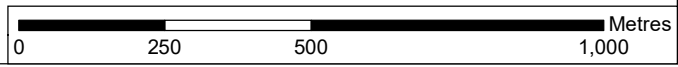


TESTON ROAD



MAJOR MACKENZIE DRIVE

KEY MAP 6E
BY-LAW 1-88



THIS IS SCHEDULE '4'
TO BY-LAW 084-2020
PASSED THE 29TH DAY OF JUNE, 2020

FILE: Z.16.043
RELATED FILES: 19T-17V004
LOCATION: Part of Lot 21, Concession 6
APPLICANT: Centra (Major Mack East) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

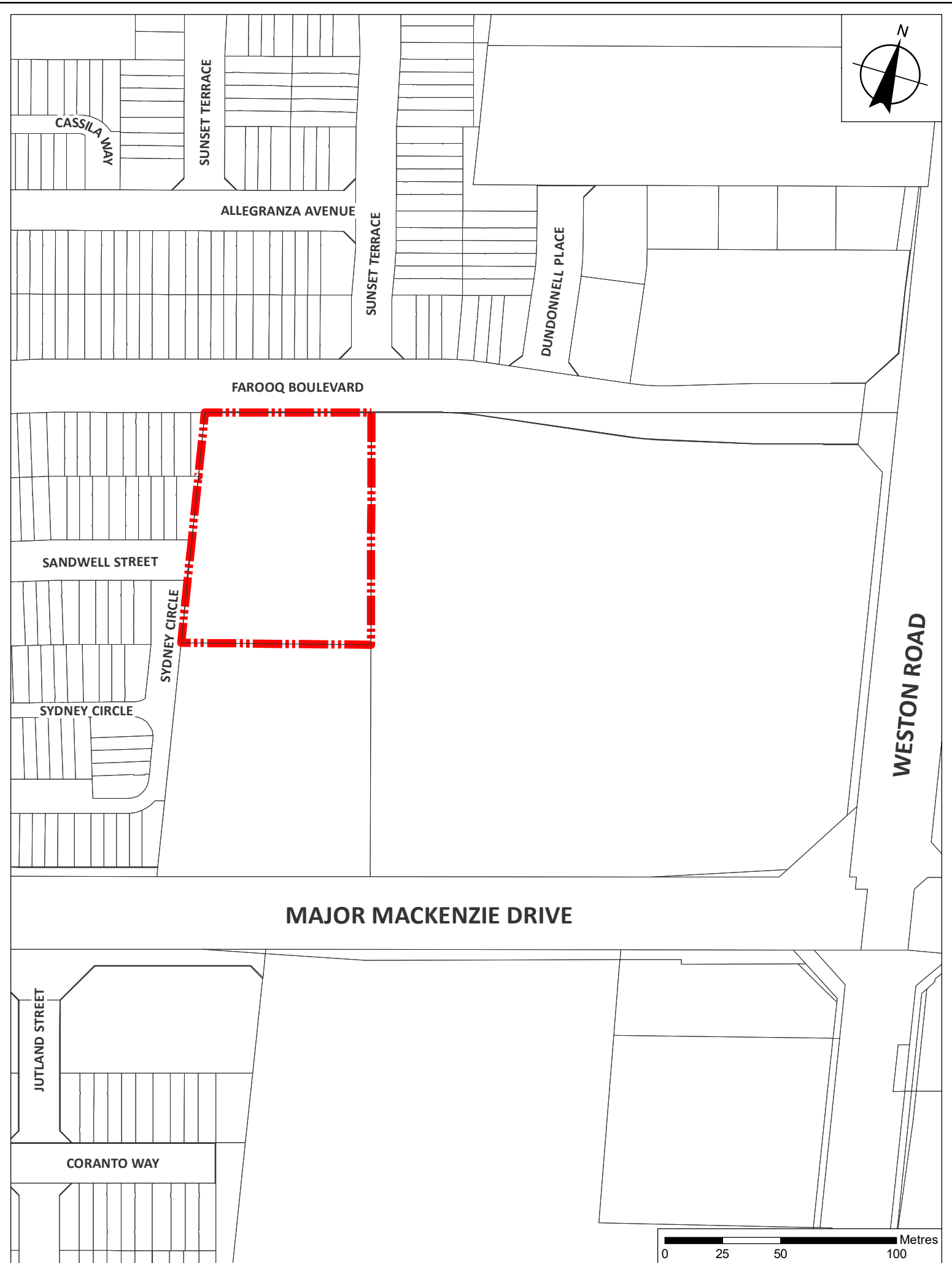
SUMMARY TO BY-LAW 084-2020

The lands subject to this By-law are located north of Major Mackenzie Drive and west of Weston Road, in Part Lot 21, Concession 6, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RR Rural Residential Zone to RT1 Residential Townhouse Zone and RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)". The By-law will facilitate five (5) blocks for 26 street townhouses and one (1) future block for 4.5 lots for street townhouses to develop with the adjacent lands to the west for 0.5 lots for a street townhouse (Block 48, Plan 65M-4550), for a total of five (5) street townhouses.

This By-law further provides the following:

- Exceptions to the permitted minimum lot frontage, lot area, rear yard, interior side yard (end unit), exterior side yard, lot depth and landscaping, and the maximum building height and width of a driveway;
- Conditions for the removal of the Holding Symbol "(H)"; and
- Removal of irrelevant exceptions and schedules to Zoning By-law 1-88 for the subject lands.



LOCATION MAP TO BY-LAW 084-2020

FILE: Z.16.043

RELATED FILES: 19T-17V004

LOCATION: Part of Lot 21, Concession 6

APPLICANT: Centra (Major Mack East) Inc.

CITY OF VAUGHAN



SUBJECT LANDS