

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 124-2020

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 120-2012, 159-2016, 122-2017 and 142-2019.

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:

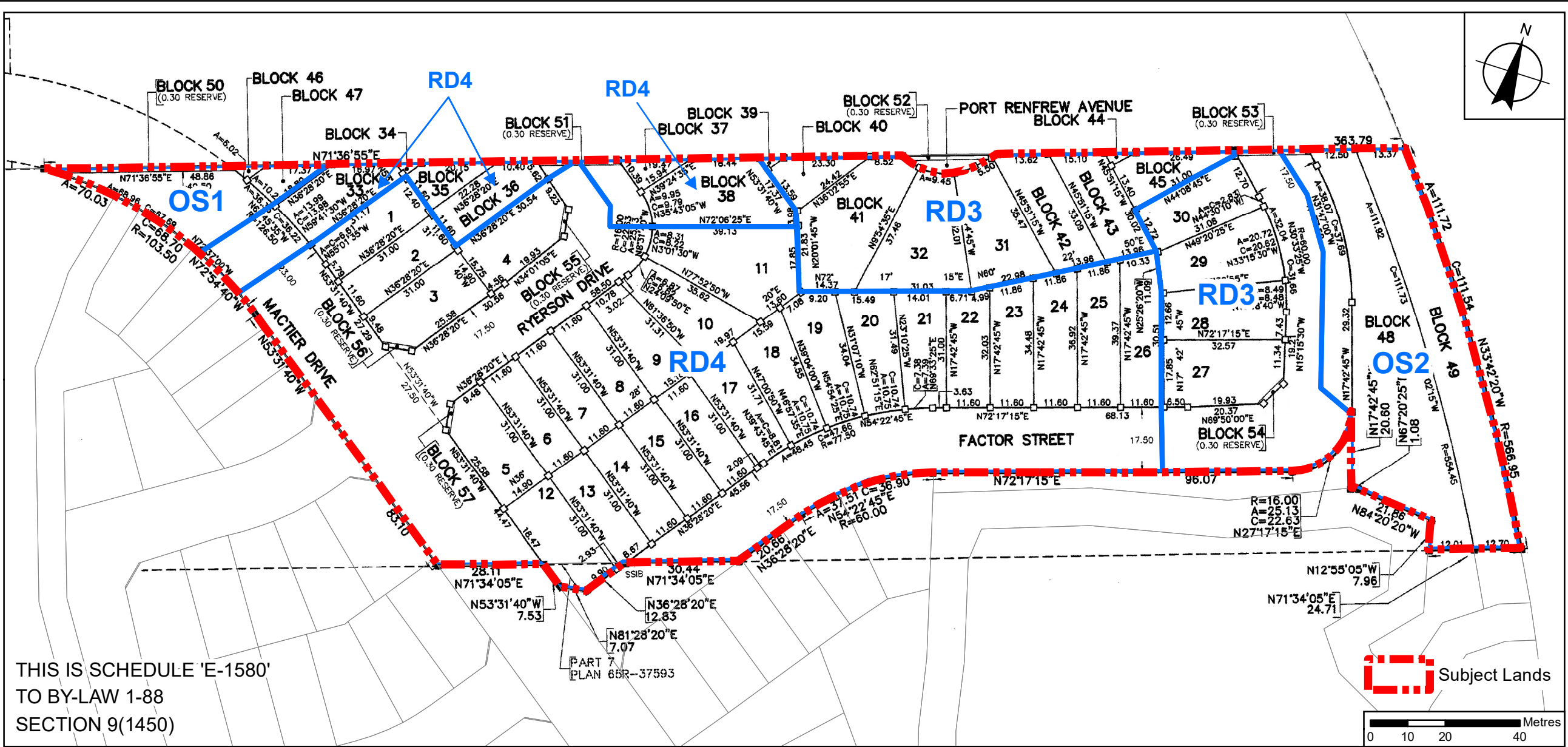
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning Blocks 117 and 118 on Schedule “E1504B”, attached hereto as Schedule “2”, from RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” and RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)”, to RT1 Residential Townhouse Zone, in the manner shown on Schedule “2”.
 - b) Deleting Part “A” to Exception 9(1450), thereby deleting all reference to the Holding Symbol “(H)” in Exception 9(1450) and substituting therefor the word “Deleted”.
 - c) Deleting Schedule “E-1580” and substituting therefor the Schedule “E-1580” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on a portion of the Subject Lands shown as Blocks 33 to 45 and Lots 31 and 32 on Schedule “E-1580”.
 - d) Deleting Schedule “E-1504B” and substituting therefor the Schedule “E-1504B” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)” on a portion of the Subject Lands shown as Blocks 106 to 123 on Schedule “E-1504B”.

- e) Deleting Schedule “E-1504D” and substituting therefor the Schedule “E-1504D” attached hereto as Schedule “3”, thereby deleting the Holding Symbol “(H)” on a portion of the Subject Lands shown as Blocks 215 to 245 on Schedule “E-1504D”.
 - f) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “4”, thereby removing the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands” on Schedules “1”, “2” and “3”; and effectively zoning the Subject Lands RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two.
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 September, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1580'
TO BY-LAW 1-88
SECTION 9(1450)

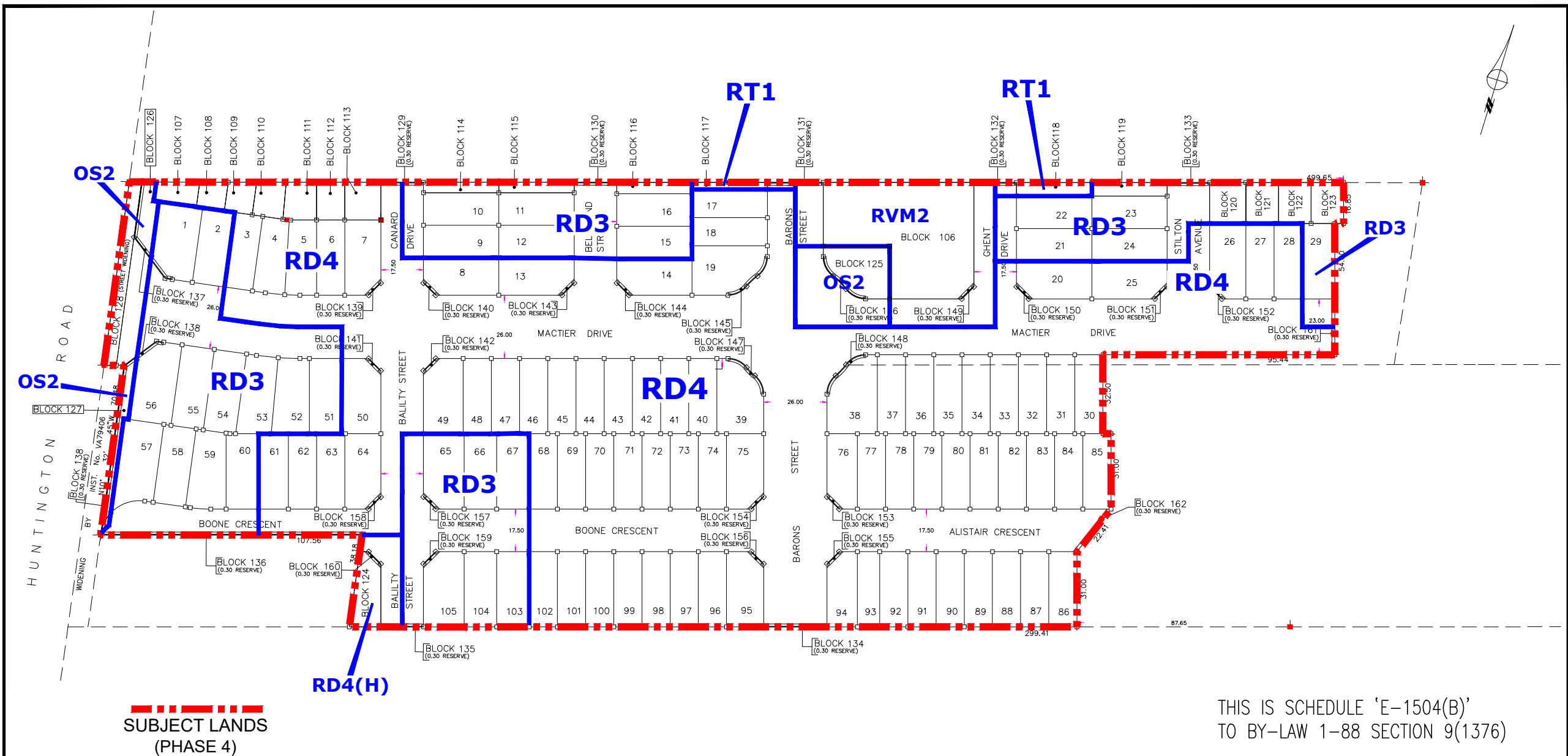
FILE: Z.20.023
LOCATION: Part of Lots 24 and 25, Concession 9
APPLICANT: Nashville Developments (Barons) Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 124-2020
PASSED THE 29TH DAY OF SEPTEMBER, 2020

SIGNING OFFICERS

MAYOR

CLERK



Not to Scale

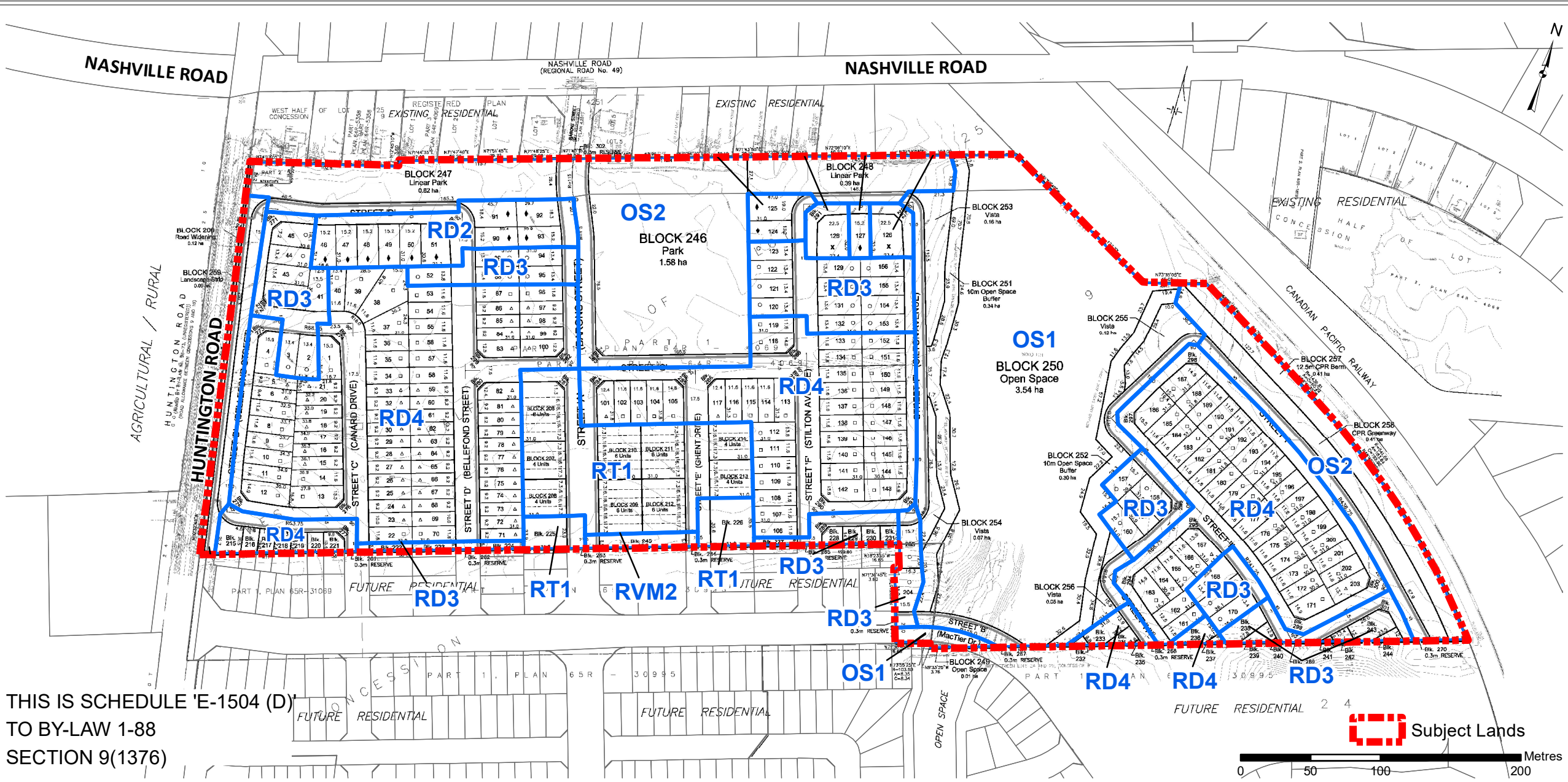
FILE: Z.20.023
LOCATION: Part of Lots 24 & 25, Concession 9
APPLICANT: NASHVILLE DEVELOPMENTS (BARONS) INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 124 - 2020
PASSED THE 29TH DAY OF SEPTEMBER 2020

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1504 (D)'
TO BY-LAW 1-88
SECTION 9(1376)

FILE: Z.20.023
LOCATION: Part of Lots 24 and 25, Concession 9
APPLICANT: Nashville Developments (Barons) Inc.
CITY OF VAUGHAN

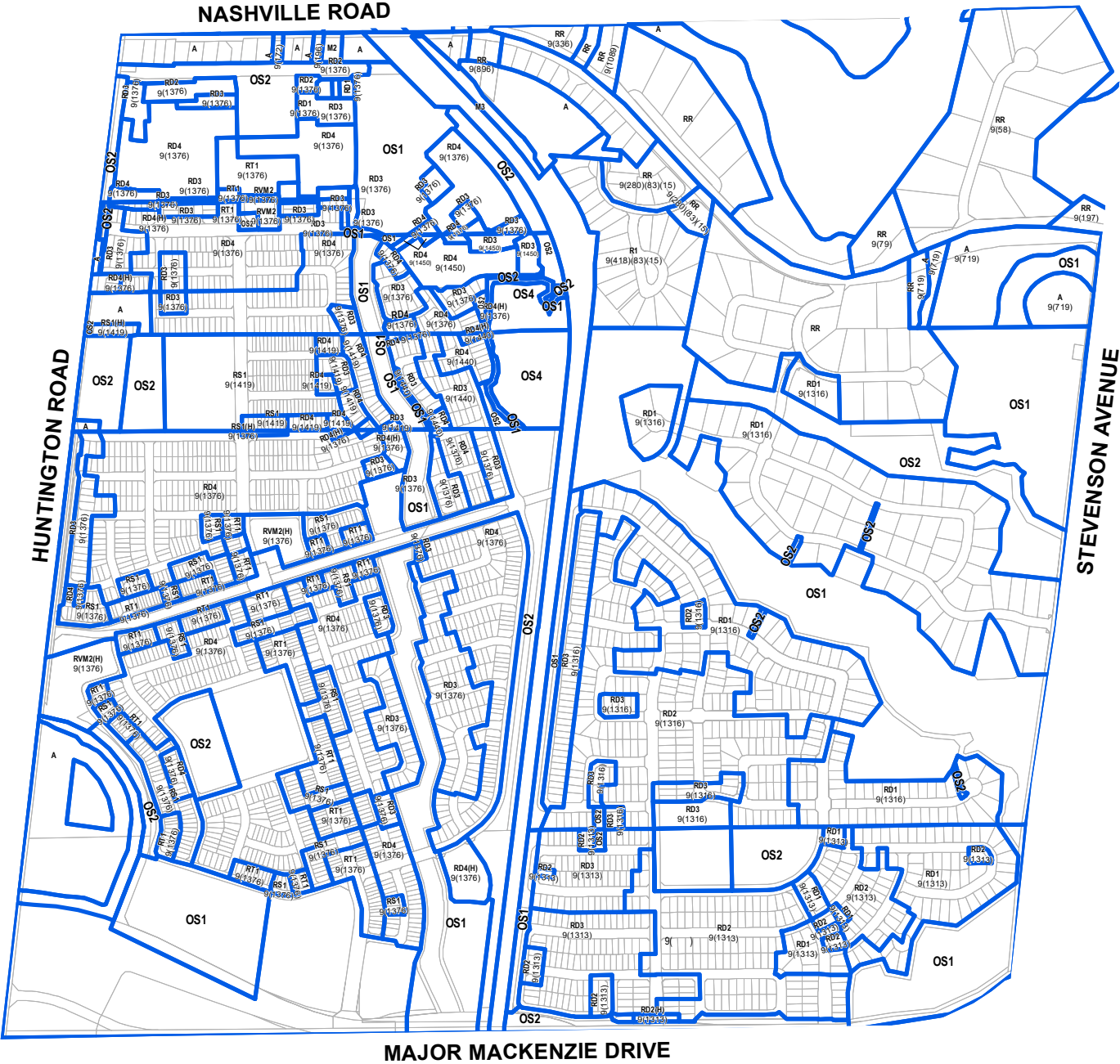
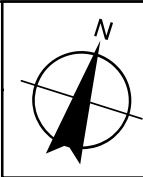
THIS IS SCHEDULE '3'
TO BY-LAW 124-2020
PASSED THE 29TH DAY OF SEPTEMBER, 2020

 Subject Lands
0 50 100 200 Metres

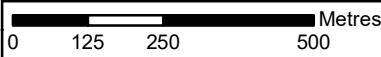
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 9E
BY-LAW NO. 1-88



THIS IS SCHEDULE '4'
TO BY-LAW 124-2020
PASSED THE 29TH DAY OF SEPTEMBER, 2020

FILE: Z.20.023
LOCATION: Part of Lots 24 and 25, Concession 9
APPLICANT: Nashville Developments (Barons) Inc.
CITY OF VAUGHAN

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 124-2020

The lands subject to this By-law are located east of Huntington Road, south of Nashville Road, being Blocks 1112 and 1115 to 1131 on Draft Plan 19T-10V004, Blocks 33 to 45 and Lots 31 and 32 on Draft Plan 19T-15V006 and Blocks 215 to 245 on Draft Plan 19T-17V007, in Part of Lots 24 and 25, Concession 9, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone and RVM2(H) Residential Urban Village Multiple Dwelling Zone Two, all with the Holding Symbol “(H)”, to facilitate the development of 27 lots for single detached dwellings and two (2) townhouse block.

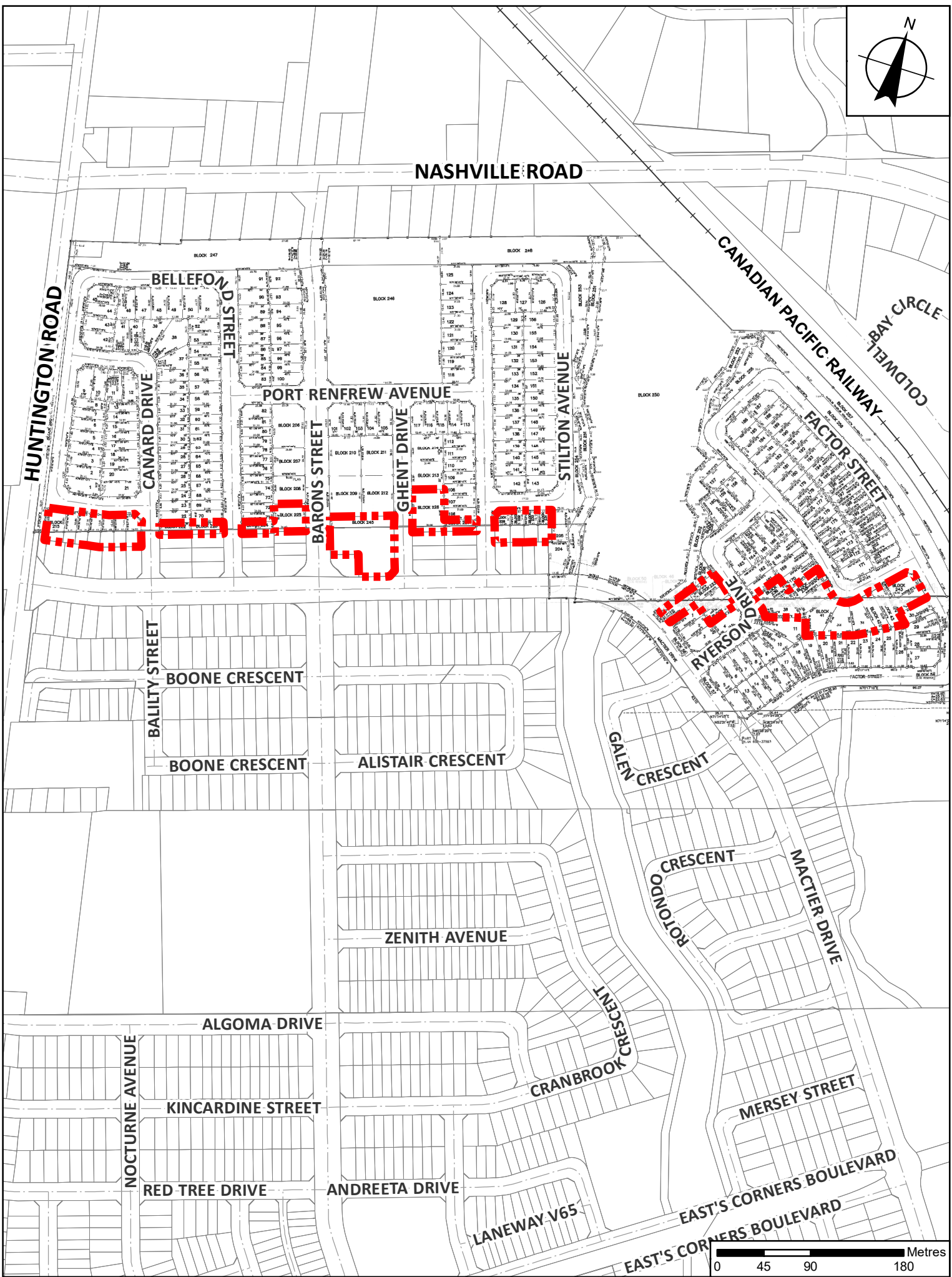
The subject lands were originally zoned with the Holding Symbol “(H)” by By-laws 120-2012, 159-2016, 122-2017 and 142-2019, until such time that:

- The City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject lands
- Blocks 215 to 231 inclusive and Block 245 (on Draft Plan 19T-17V007), as shown on Schedule “E-1504(D)”, shall only develop in conjunction with the abutting lands to the south on Draft Plan 19T-10V004 and Blocks 232 to 244 inclusive, as shown on Schedule “E1504(D)”, shall only develop in conjunction with the abutting lands to the south on Draft Plan 19T-15V006
- Blocks 33 to 45 (on Draft Plan 19T-15V006) inclusive shall only be developed in conjunction with the adjacent lands to the north to facilitate full lots for future detached dwellings; and, that adequate road access is provided to the subject lands (Blocks 33 to 45 and Lots 31 and 32 on Draft Plan 19T-15V006) to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department

The Holding Symbol “(H)” can be removed from the subject lands for the following reasons:

- All three Draft Plans have been approved and allocated servicing capacity by Vaughan Council (19T-17V007 on June 19, 2018; 19T-15V006 on March 21, 2017; and 19T-10V004 on November 17, 2015)
- All three Draft Plans have been registered with the Land Registry Office as 65M-Plans (19T-17V007 on August 19, 2020 as 65M-4672; 19T-15V006 on July 3, 2020 as 65M-4670; and 19T-10V004 on May 18, 2017 as 65M-4556)
- The approval and registration of the Draft Plans allows for the part lots/blocks to be combined to create full lots
- Adequate road access has been confirmed for Blocks 33 to 45 and Lots 31 and 32 on Draft Plan 19T-15V006 by the Development Engineering Department, through the approval of Draft Plan 19T-15V006 by Vaughan Council on March 21, 2017 and subsequent registration of the Draft Plan on July 3, 2020 as 65M-4670

This By-law also rezones Blocks 117 and 118 on Schedule E-1504B from RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” (Block 118) and RD4(H) Residential Detached Zone Four with the Holding Symbol “(H)” (Block 117) to RT1 Residential Townhouse Zone, in order to combine and create full developable townhouse blocks with Blocks 225 and 226 on Schedule E-1504D. The proposed amendment constitutes an administrative correction to the City’s Zoning By-law.



LOCATION MAP TO BY-LAW 124-2020

FILE: Z.20.023

LOCATION: Part of Lots 24 and 25, Concession 9

APPLICANT: Nashville Developments (Barons) Inc.

CITY OF VAUGHAN



Subject Lands