

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 005-2021

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 RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, 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”:

“(1510) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions
 - b) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule “A3” respecting the Zone requirements in the RT1 Residential Townhouse Zone;
 - c) Subsection 4.1.1 respecting Accessory Buildings and Structures

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1641”:

- ai) For the purposes of this By-law, the following definition shall apply:

An Attachment – Means a covered passage that is open and unenclosed or enclosed connecting a dwelling unit and a garage that is located in the rear yard of the lot that is accessed by a lane;

- bi) The Minimum Lot Area shall be 162m² per unit for Blocks 1 to 10;
- bii) The Minimum Lot Depth shall be 26m per unit for Blocks 1 to 10;
- biii) The Minimum Front Yard for a lot accessed by a lane shall be 3m per unit for Blocks 1 to 10;
- biv) The Minimum Rear Yard to the dwelling for a lot accessed by a lane shall be 12.5m per unit for Blocks 1 to 10;
- bv) The Minimum Rear Yard for a lot shall be 7 m per unit for Blocks 11 to 35;
- bvi) The Minimum Interior Side Yard for a lot accessed by a lane shall be 1.0m (End Unit) for Blocks 1 to 10;
- bvii) The Minimum Exterior Side Yard shall be 3.9m for Blocks 20 and 21;
- bviii) The Maximum Building Height for the Townhouse Dwellings shall not exceed 11.5m;
- bix) The minimum distance between the garage and nearest wall of the dwelling shall be 5.0m for Blocks 1 to 10 and the garage and dwelling unit may be connected by an Attachment;
- bx) The portion of the Attachment between a dwelling unit and a garage accessed by a lane shall not exceed a maximum width of 2.5m and shall not be included in any lot coverage requirement;
- ci) The maximum height of an Accessory Building located in the rear yard with or without an Attachment shall not

exceed 6.5m, and the said Accessory Building shall be measured from the average finished grade level at the garage door to the highest point of the said building or structure and the nearest part of the roof which shall not be more than 3m above finished grade;

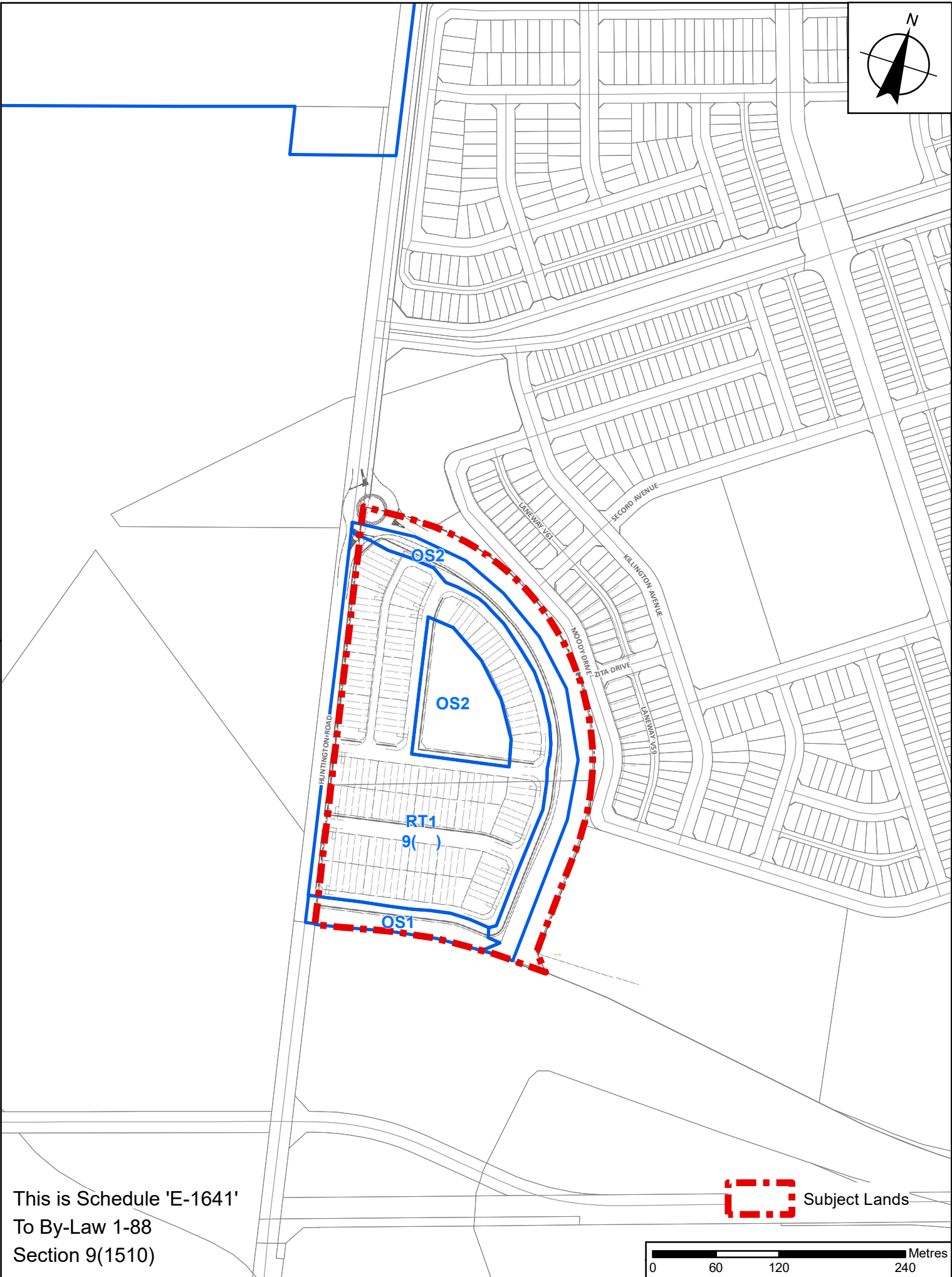
- c) Adding Schedule “E-1641” attached hereto as Schedule “1”.
- d) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 26th day of January, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



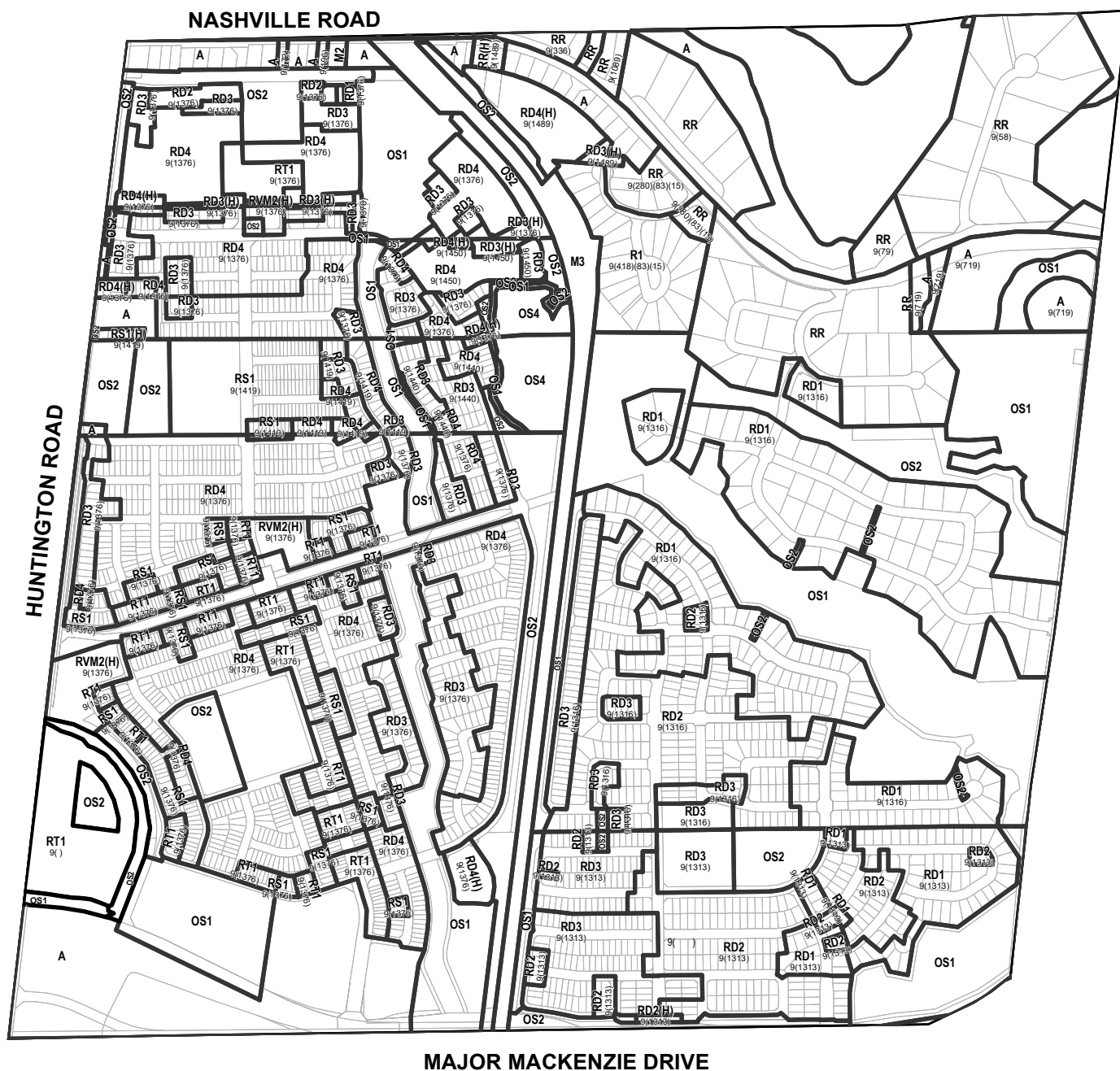
This is Schedule '1'
To By-Law 005-2021
Passed the 26th Day of January, 2021

File: Z.19.004
Related File: 19T-19V001
Location: Part of Lots 21 and 22, Concession 9
Applicant: Nashville Developments (South) Inc. and
Nashville Major Developments Inc.
City of Vaughan

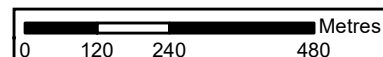
Signing Officers

Mayor

Clerk



By-Law No. 1-88



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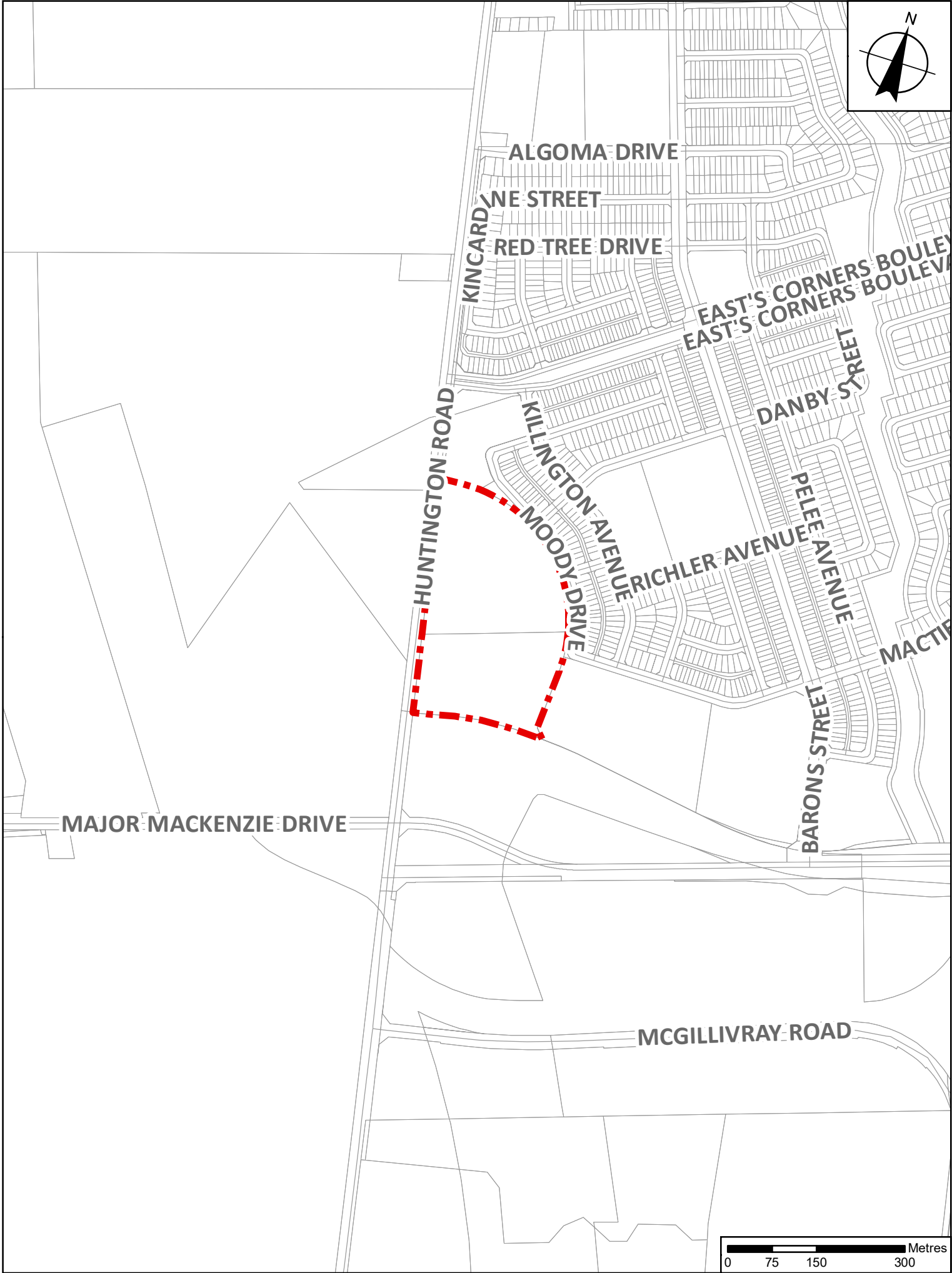
Clerk

SUMMARY TO BY-LAW 005-2021

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road being Part of the West Half of Lot 21 and Part of Lot 22, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone. The By-law will facilitate thirty-five (35) blocks for 178 street townhouse dwellings, 4 public streets and a neighbourhood park.

This By-law also provides for site-specific development standards including, exceptions to the permitted minimum lot area, lot depth, front yard, rear yard, exterior and interior side yards, maximum building height and minimum distance between the garage and nearest wall of dwelling.



Location Map To By-Law 005-2021

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Subject Lands