

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 041-2021**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 041-2019.**

**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) Deleting Schedule "E-1605" and substituting therefor the Schedule "E-1605" attached hereto as Schedule "1", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1605"; and effectively zoning the subject land, RT1 Residential Townhouse Zone.
  - b) Deleting Part "A" to Exception 9(1474), thereby deleting all reference to the Holding Symbol "(H)" in the said Exception 9(1474).
  - c) Deleting Key Map 9C and substituting therefor the Key Map 9 C attached hereto as Schedule "2", thereby deleting the Holding Symbol "(H)".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of April, 2021.

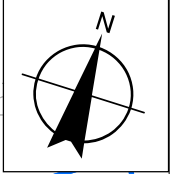
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No.4  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
January 29, 2019.

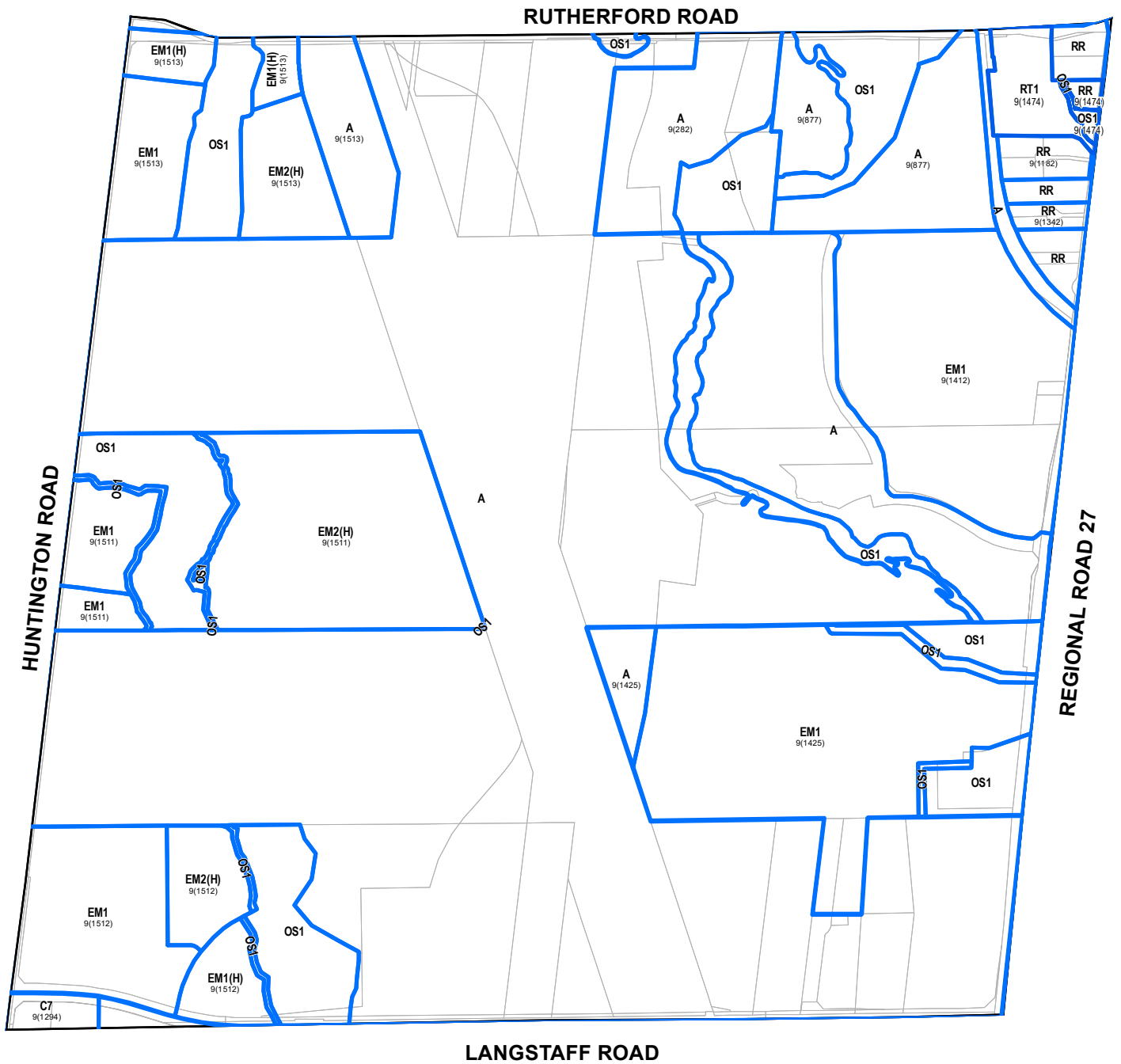
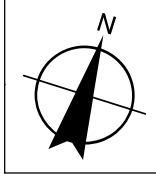


THIS IS SCHEDULE 'E-1605'  
TO BY-LAW 1-88  
SECTION 9(1474)

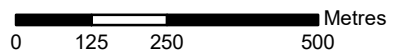
**THIS IS SCHEDULE '1'**  
**TO BY-LAW 041-2021**  
**PASSED THE 20TH DAY OF APRIL, 2021**

**FILE:** Z.19.022  
**RELATED FILES:** Z.17.031, OP.17.011,  
DA.18.070, 19T-17V011  
**LOCATION:** Part of Lot 15, Concession 9  
**APPLICANT:** Pine Valley Kleinburg Homes Ltd.  
**CITY OF VAUGHAN**

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



**KEY MAP 9C  
BY-LAW 1-88**



**THIS IS SCHEDULE '2'  
TO BY-LAW 041-2021  
PASSED THE 20TH DAY OF APRIL, 2021**

**FILE:** Z.19.022  
**RELATED FILES:** Z.17.031, OP.17.011,  
 DA.18.070, 19T-17V011  
**LOCATION:** Part of Lot 15, Concession 9  
**APPLICANT:** Pine Valley Kleinburg Homes Ltd.  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

## **SUMMARY TO BY-LAW 041-2021**

The lands subject to this By-law are located on the south side of Rutherford Road, west of Regional Road 27, and are municipally known as 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street, being Part of the East Half of Lot 15, Concession 9, City of Vaughan.

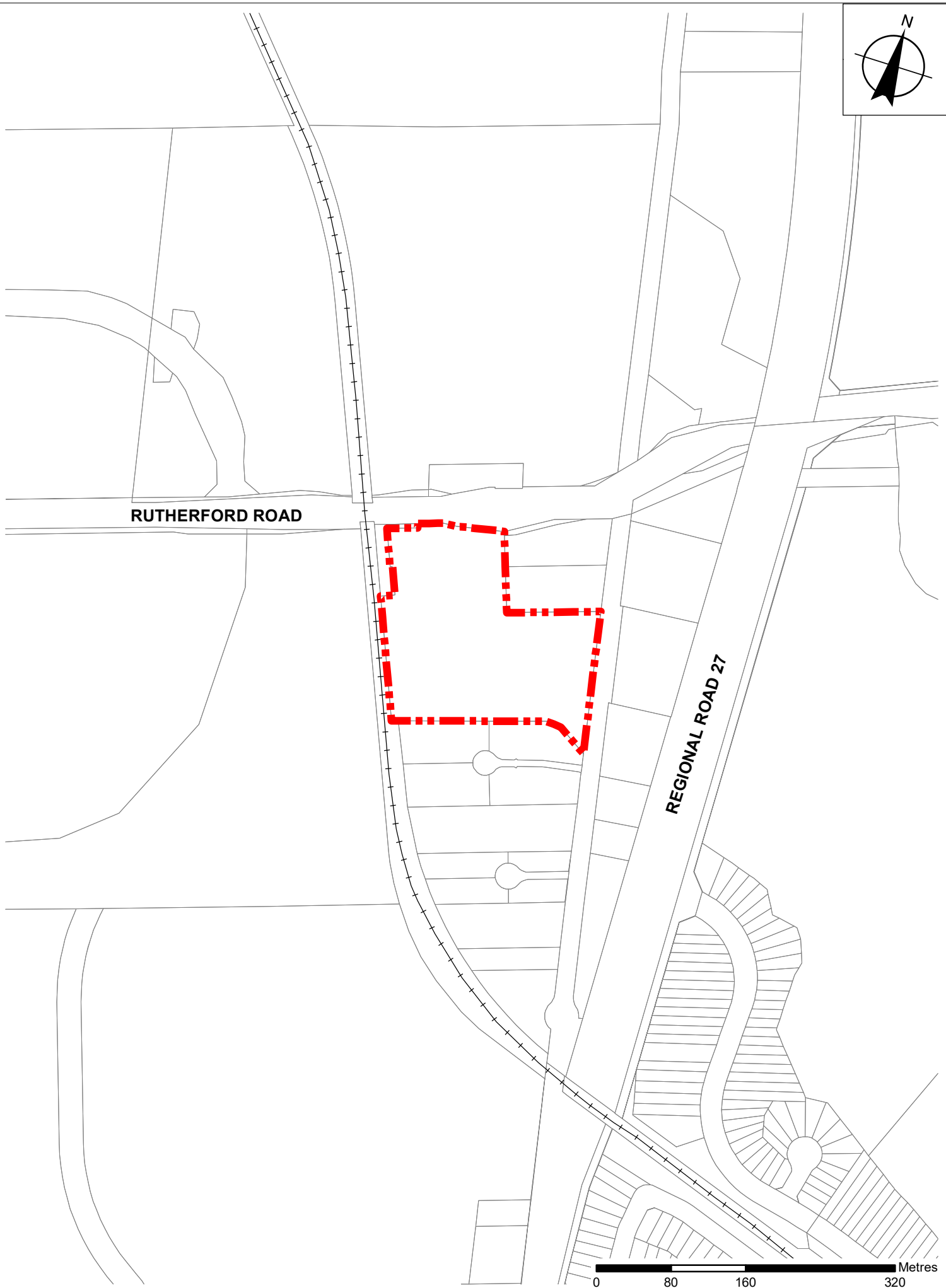
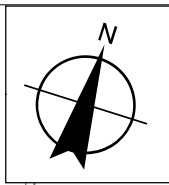
The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned RT1 (H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)” subject to site-specific Exception 9(1474), to facilitate the development of to facilitate the development of 111, 3-storey townhouse dwelling units, within 22 blocks, on common element condominium roads.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 041-2019, until such time that:

- i. the Owner obtaining and filing for a Ministry of the Environment, Conservation and Parks (“MECP”) Record of Site Condition (‘RSC’) following remediation and verification sampling to the satisfaction of the City of Vaughan.
- ii. The Owner successfully obtaining the approval of a Site Development Application and the required allocation of servicing capacity from Vaughan Council.
- iii. The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol “(H)” is to only be lifted under one of the following two scenarios:
  - a) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
  - b) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.

The Engineering Department has confirmed that the Owner has obtained and filed a Record of Site Condition and has demonstrated that an alternate interim sanitary outlet to Royalpark Way can be achieved.

On April 7, 2021, the Vaughan Committee of the Whole adopted a recommendation to approve Site Development Application (File DA.18.070) and to allocate the Subject Lands for 111 townhouse units. On April 20, 2021, Vaughan Council ratified the April 7, 2021 Committee of the Whole decision. Therefore, the Holding Symbol “(H)” can be removed.



## LOCATION MAP TO BY-LAW 041-2021

**FILE:** Z.19.022

**RELATED FILES:** Z.17.031, OP.17.011,  
DA.18.070, 19T-17V011

**LOCATION:** Part of Lot 15, Concession 9

**APPLICANT:** Pine Valley Kleinburg Homes Ltd.

**CITY OF VAUGHAN**



**SUBJECT LANDS**