

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-2020

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 RD2 Residential Detached Zone Two to RD3 Residential Detached Zone Three, in the manner shown on Schedule “2”.
 - b) Deleting clause d) in Paragraph B, Exception 9(1313) and substituting therefor the following:
 - “d) Subsection 4.22.2 respecting the Encroachment of an Unclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies, and Subsection 4.22.3 and Schedule “A3” (Specific Zone Note 3) respecting the Minimum Interior Side Yard on a Lot abutting a Non-Residential Use including a Walkway, Greenway, Buffer Block or Stormwater Management Pond in a RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three Zone and the Minimum Exterior Side Yard in a RD3 Residential Detached Zone Three Zone.”

- c) Deleting subclause di) in Paragraph B, Exception 9(1313) and substituting therefor the following:
- “di) The Minimum Interior Side Yard on a lot abutting a non-residential use including a walkway, greenway, buffer block or stormwater management pond shall be 1.2 m for Lots 1, 25, 27, 75, 76, 187 and 188 for the Phase 1 lands and Lots 81, 92, 98, 106 and 107 for the Phase 2 lands, as shown on Schedule “E-1441”;
- d) Adding the following subclause in Paragraph B, Exception 9(1313) after subclause di):
- “dii) An unenclosed porch (covered or uncovered), cold cellars, architectural features and balconies shall not encroach into the Exterior Side Yard for Lots 7, 11 and 24 for the Phase 1 lands, as shown on Schedule “E-1441”.
- diii) Eaves, gutters and steps may encroach up to a maximum of 0.2 m into the Exterior Side Yard for Lots 7, 11 and 24 for the Phase 1 lands, as shown on Schedule “E-1441”.
- div) A 1 m no encroachment zone shall be maintained inside the property line within the exterior yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle for Lots 7, 11 and 24 for the Phase 1 lands, as shown on Schedule “E-1441”.
- dv) The Minimum Exterior Side Yard shall be 1.4 m for Lots 7, 11 and 24 for the Phase 1 lands, as shown on Schedule “E-1441”;
- e) Deleting Schedule “E-1441” and substituting therefor Schedule “E-1441” attached hereto as the Schedule “2”.
- f) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”.

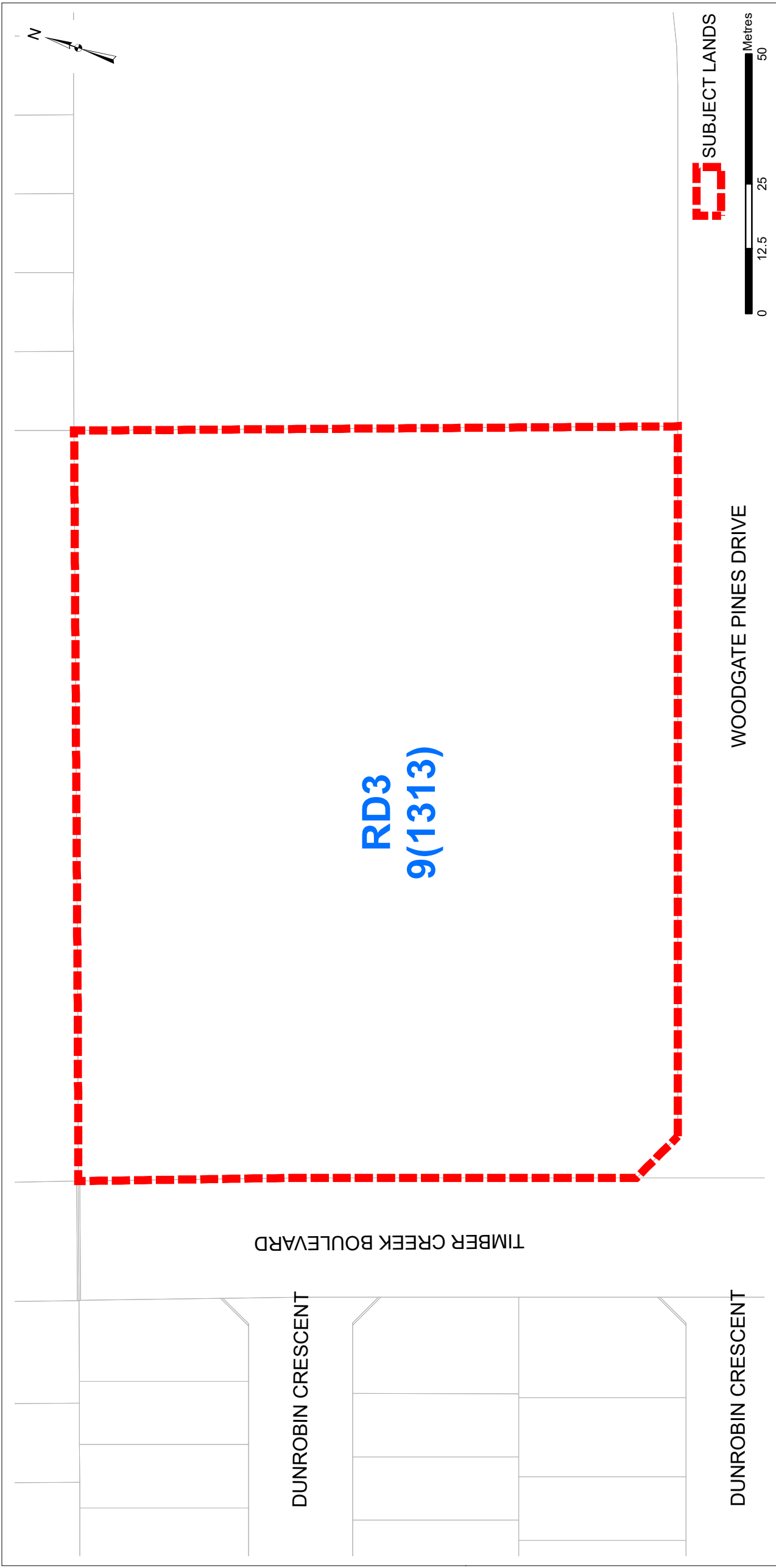
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 15th day of July, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 22
of the Committee of the Whole
Adopted by Vaughan City Council on
June 29, 2020.



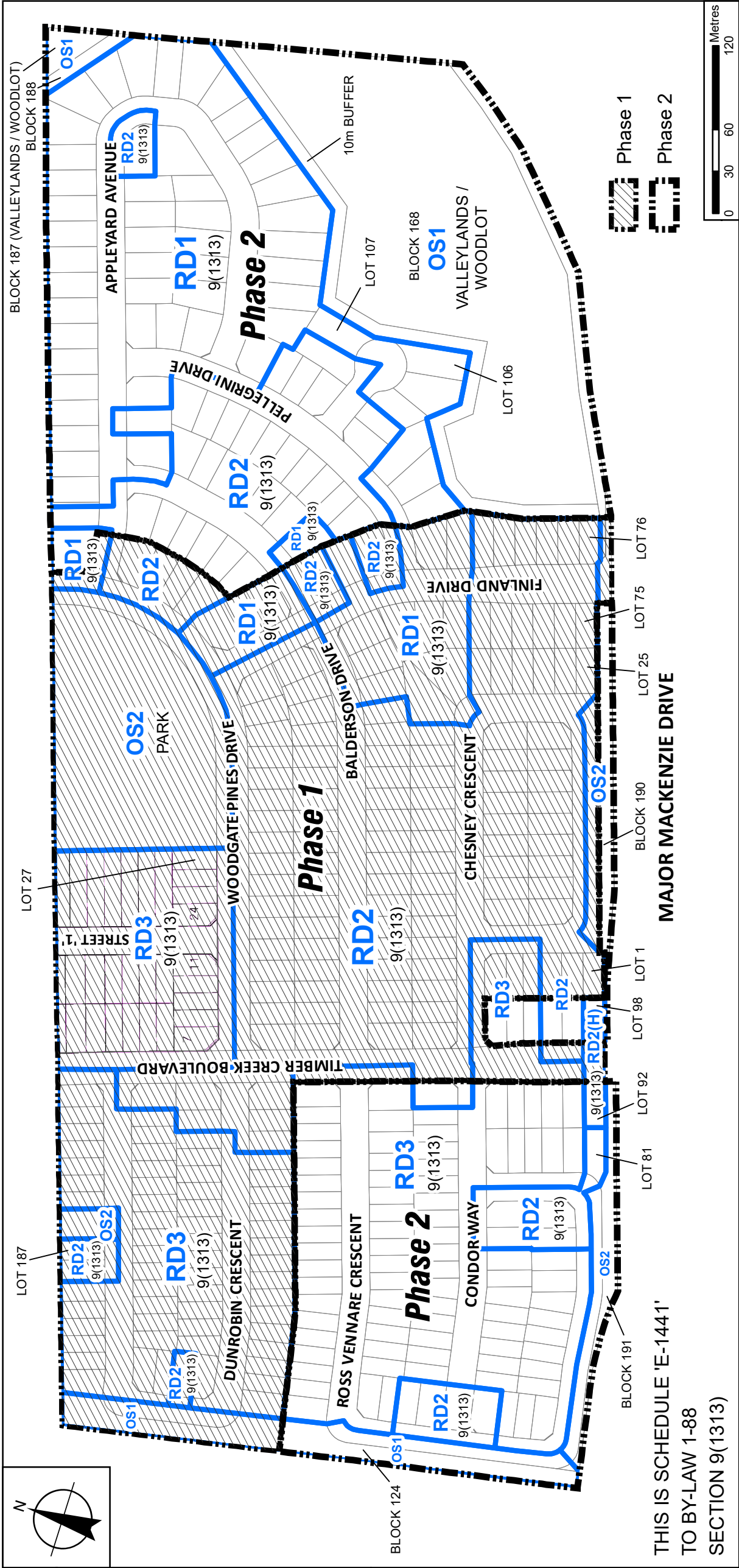
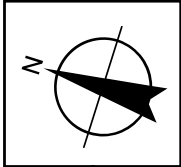
FILE: Z.18.033
RELATED FILE: 19T-18V003
LOCATION: Part of Lot 21, Concession 9
APPLICANT: Kleindor Developments Inc.
CITY OF VAUGHAN

**THIS IS SCHEDULE '1'
TO BY-LAW 109-2020
PASSED THE 15TH DAY OF JULY, 2020**

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1441'
TO BY-LAW 1-88
SECTION 9(1313)

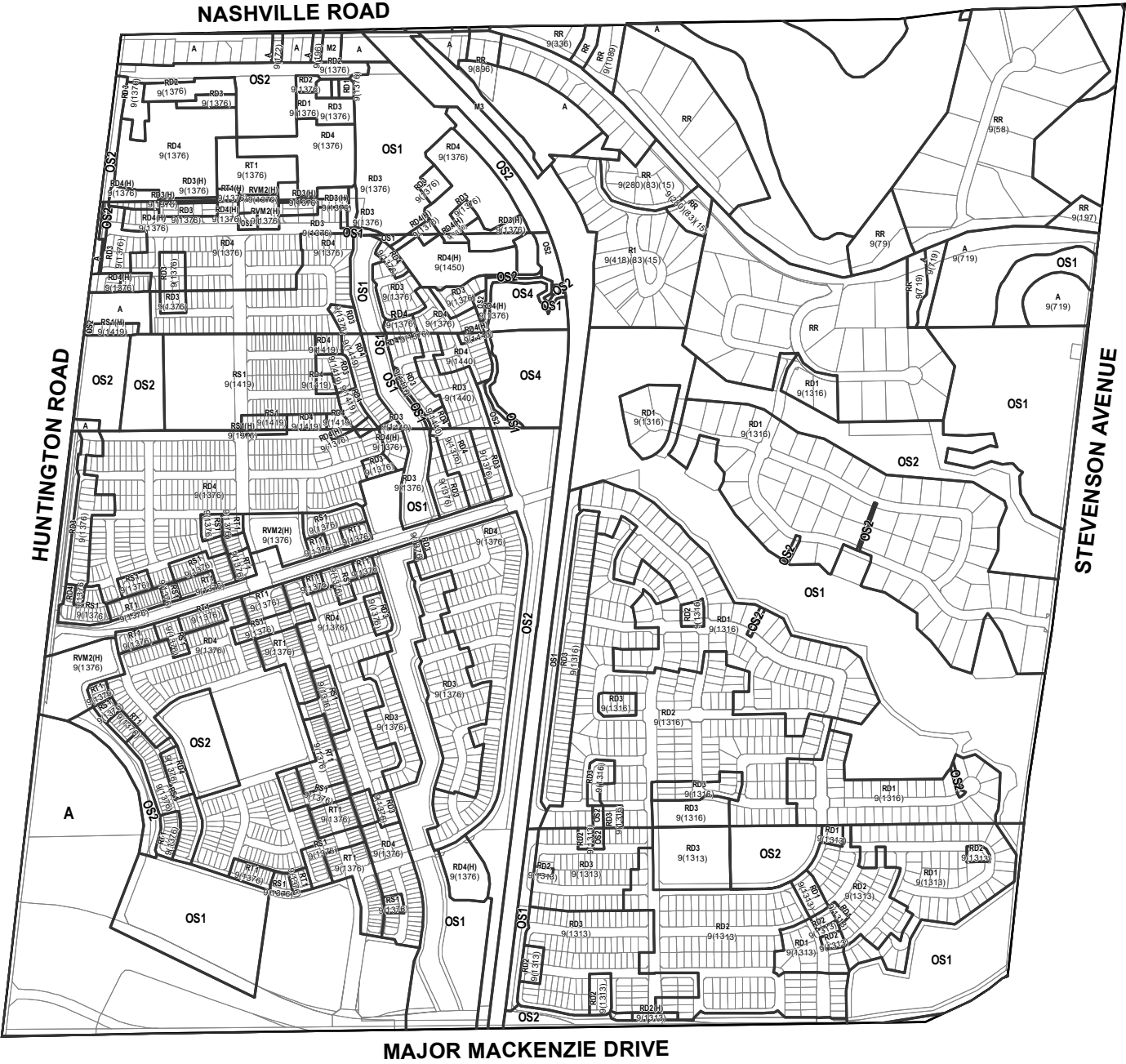
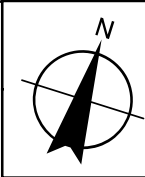
FILE: Z.18.033
RELATED FILE: 19T-18V003
LOCATION: Part of Lot 21, Concession 9
APPLICANT: Kleindor Developments Inc.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 109-2020
PASSED THE 15TH DAY OF JULY, 2020

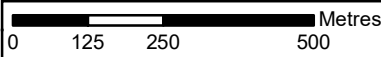
SIGNING OFFICERS

MAYOR

CLERK



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



THIS IS SCHEDULE '3'
TO BY-LAW 109-2020
PASSED THE 15TH DAY OF JULY, 2020

FILE: Z.18.033
RELATED FILE: 19T-18V003
LOCATION: Part of Lot 21, Concession 9
APPLICANT: Kleindor Developments Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

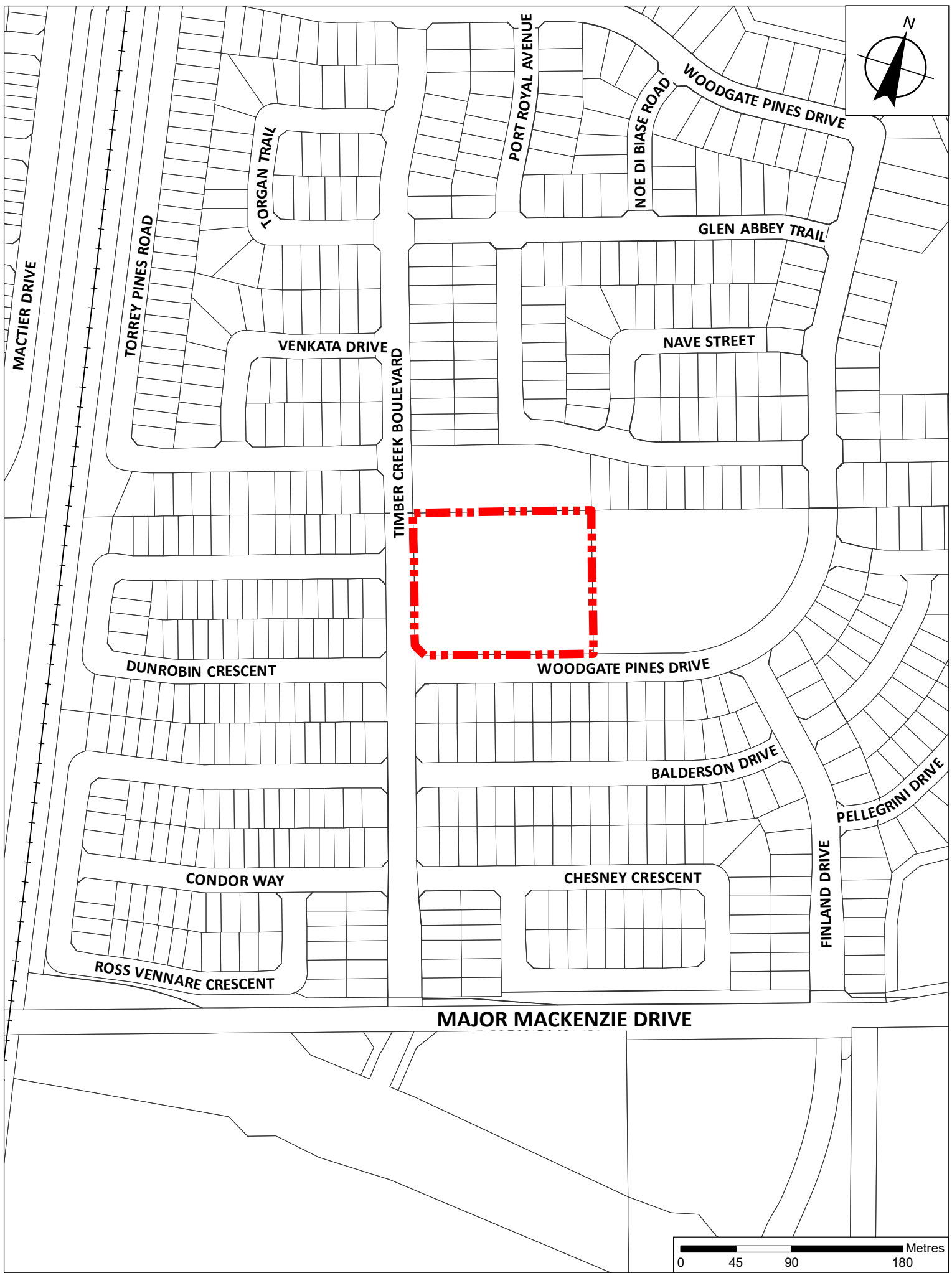
CLERK

SUMMARY TO BY-LAW 109-2020

The lands subject to this By-law are located north of Major Mackenzie Drive on the east side of Timber Creek Boulevard, being Block 200 on Registered Plan 65M-4383, in Part of Lot 21, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RD2 Residential Detached Zone Two to RD3 Residential Detached Zone Three. The By-law will facilitate 27 lots and 3 residential blocks to be combined with 3 adjacent blocks on the lands to the north to form 3 full lots, all for detached dwelling units.

The By-law further provides exceptions to the permitted encroachments and permitted minimum interior side yard on a lot abutting a non-residential use and exterior side yard.



LOCATION MAP TO BY-LAW 109-2020

FILE: Z.18.033
RELATED FILE: 19T-18V003
LOCATION: Part of Lot 21, Concession 9
APPLICANT: Kleindor Developments Inc.
CITY OF VAUGHAN



SUBJECT LANDS