

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 078-2021

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 “E- ” attached hereto as Schedule “1” from A Agricultural Zone subject to site-specific exception 9(702) to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1517) Notwithstanding the provisions of:

 - a) Subsection 4.22.2 respecting no encroachment zones;
 - b) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule “A3” respecting the zone standards in the RD2 Residential Detached Zone Two and RD4 Residential Detached Zone Four;
 - c) Subsection 4.22.3 respecting the Residential Zone Requirements and Schedule “A3” respecting the zone standards in the RD3 Residential Detached Zone Three and

RD4 Residential Detached Zone Four;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1648”:

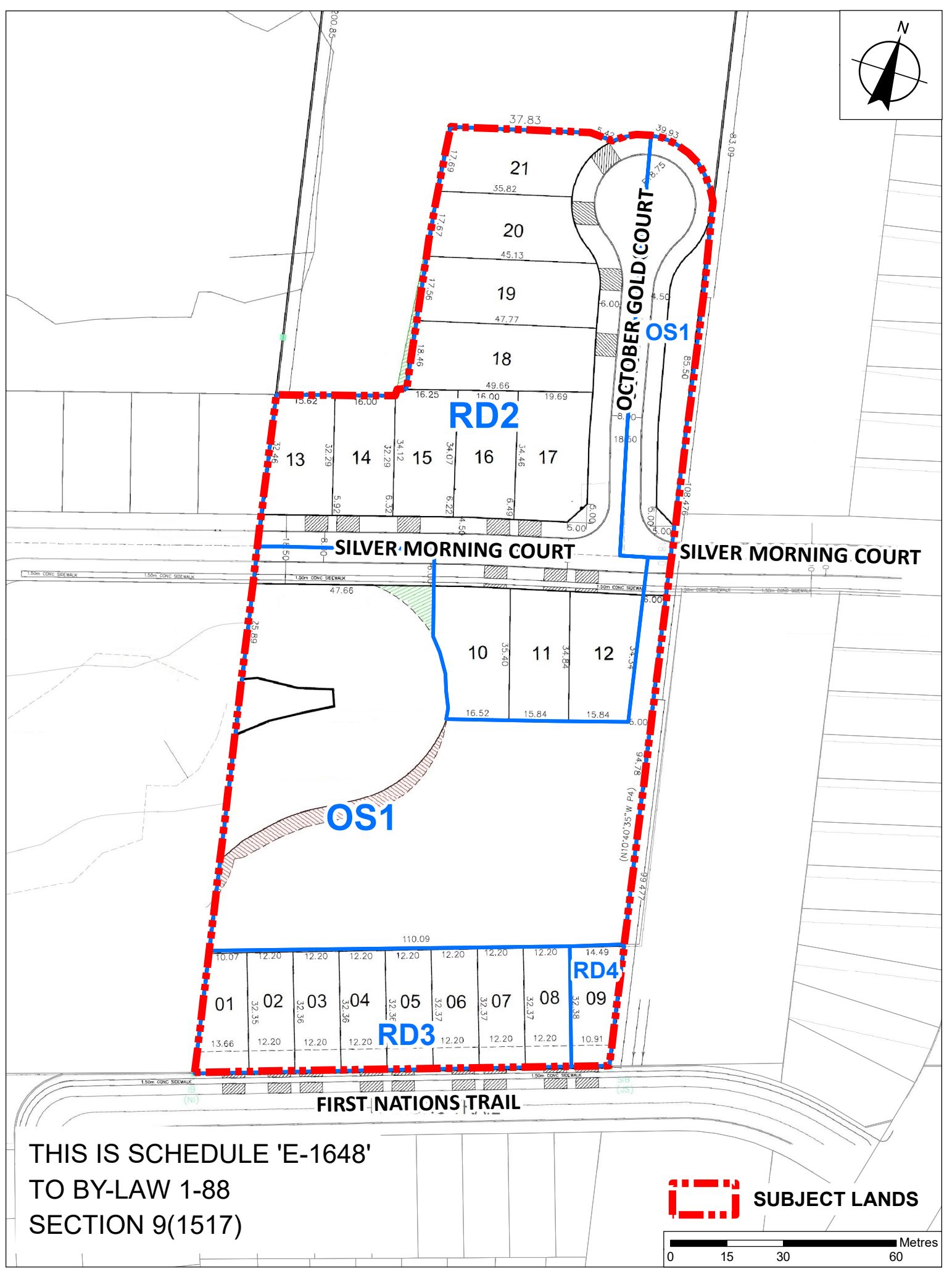
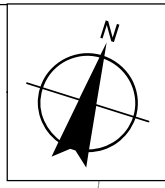
- ai) A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and a 0.6 m no encroachment zone shall be maintained inside the property line within an interior side yard abutting a greenway, walkway, buffer block or stormwater management pond (for Lot 9) or at a sight triangle (for Lot 17);
- bi) The Minimum Interior Side Yard Setback for a lot abutting a non-residential use including a walkway, Greenway, buffer block, or stormwater management pond shall be 1.2 m (for Lots 9, 10, and 12);
- ci) The Minimum Interior Side Yard Setback may be reduced to 0.6 m on one side where it abuts an interior side yard of 1.2 m or 0.6 m;
- c) Adding Schedule “E-1648” attached hereto as Schedule “1”.
- d) Deleting Schedule “E-781” and substituting therefor the Schedule “E-781” attached hereto as Schedule “2”
- e) Deleting Key Map 8F and substituting therefor the Key Map 8F 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 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1648'
 TO BY-LAW 1-88
 SECTION 9(1517)

 **SUBJECT LANDS**

0 15 30 60 Metres

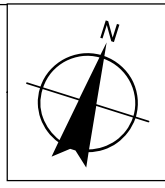
**THIS IS SCHEDULE '1'
 TO BY-LAW 078-2021
 PASSED THE 22ND DAY OF JUNE, 2021**

FILE: Z.17.007
RELATED FILE: 19T-17V002
LOCATION: Part of Lot 30, Concession 8
APPLICANT: G. Farruggio et al.
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK



KIRBY ROAD



PART A

HYDRO CORRIDOR

SILVER MORNING COURT

KIPLING AVENUE

FIRST NATIONS TRAIL

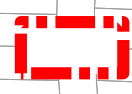
KLEINBURG SUMMIT WAY

RIDGEPOINT ROAD

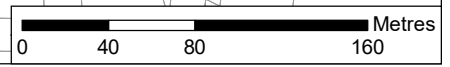
BUTTERFLY HEIGHTS

ARCTIC GRAIL ROAD

**THIS IS SCHEDULE 'E- 781'
TO BY-LAW 1-88
SECTION 9(702)**



SUBJECT LANDS



**THIS IS SCHEDULE '2'
TO BY-LAW 078-2021
PASSED THE 22ND DAY OF JUNE, 2021**

**FILE: Z.17.007
RELATED FILE: 19T-17V002
LOCATION: Part of Lot 30, Concession 8
APPLICANT: G. Farruggio et al.
CITY OF VAUGHAN**

SIGNING OFFICERS

MAYOR

CLERK

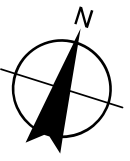
SUMMARY TO BY-LAW 078-2021

The lands subject to this By-law are located south of Kirby Road and west of Kipling Avenue being Part of Lot 30, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the subject lands as shown in Schedule "1" from A Agricultural Zone subject to site-specific Exception 9(702) to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, and OS1 Open Space Conservation Zone together with site-specific Exceptions to the RD2, RD3 and RD4 Zones. The By-law will facilitate the proposed draft plan of subdivision (File 19T-17V002) consisting of twenty-one (21) lots for single family dwellings, 2 public streets, a stormwater management pond, and open space.

This By-law provides for site-specific development standards including exceptions to the permitted interior side yards and permitted yard encroachments.

This By-law also revises the lands subject to Site-Specific Exception 9(702) and Schedule "E-781", as the subject lands shown on Schedule "1" no longer apply to the exception.



KIRBY ROAD

HYDRO CORRIDOR

KLEINBURG SUMMIT WAY

FIRST NATIONS TRAIL

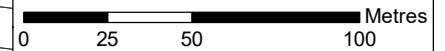
FIRST NATIONS TRAIL

TEN PINES ROAD

KLEINBURG SUMMIT WAY

RIDGEPOINT ROAD

BUTTERFLY HEIGHTS



LOCATION MAP TO BY-LAW 078-2021

FILE: Z.17.007

RELATED FILE: 19T-17V002

LOCATION: Part of Lot 30, Concession 8

APPLICANT: G. Farruggio et al.

CITY OF VAUGHAN



SUBJECT AREA