

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 143-2020

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 A Agricultural and A Agricultural subject to site-specific exception 9(94) and RT1 Residential Townhouse Zone subject to site specific exception 9(1457), to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting clause “ai” of site-specific exception 9 (1457) as it applies to the Subject Lands;
 - c) Deleting site-specific Exception 9(94) as it applies to the Subject Lands and adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1503) Notwithstanding the provisions of:

 - a) Section 2.0 DEFINITIONS, respecting LOT LINE, FRONT and LOT, THROUGH only;
 - b) Section 4.22.2 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
 - c) Section 4.22.2 and 3.14 c) respecting Permitted Yard

Encroachments and Restrictions in an RT1 Residential Townhouse Zone;

- d) Section 3.14 i) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- e) Section 4.22.2 respecting Encroachments of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- f) Section 4.22.3 respecting the Residential Zone Requirements and Schedule “A3”;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1634”:

- ai) For lands zoned RT1 Residential Townhouse Zone identified as Blocks 1 and 2 on Schedule “E-1634” the front lot line shall be deemed to be the lot line abutting Brant Drive;
- bi) Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- ci) Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 2.5 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
- di) Section 3.14 i) shall not apply;
- ei) The following provisions shall apply: In addition to the

requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond, as follows:

- i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres; and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and a 0.1 metre no encroachment zone shall be maintained at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade;
- fi) For the purpose of this By-law in an RT1 Residential Townhouse zone, the Permitted Use Category shall be deemed to be a Standard Lot, the Minimum Lot Area shall be 150 m², the Minimum Exterior Side Yard shall be 4.0 metres, the Maximum Building Height shall be 12 metres; the Minimum Rear Yard Shall be 6.0 metres for Blocks 1 and 2 identified on Schedule 1;
- fii) The minimum interior side yard shall be 1.5 m on a lot abutting a non-residential use including a cemetery,

walkway, greenway, buffer block or stormwater management pond;

fiii) The minimum exterior side yard: (i) shall be 0.1 m abutting a sight triangle;

g) Adding Schedule “E-1634” attached hereto as Schedule “1”.

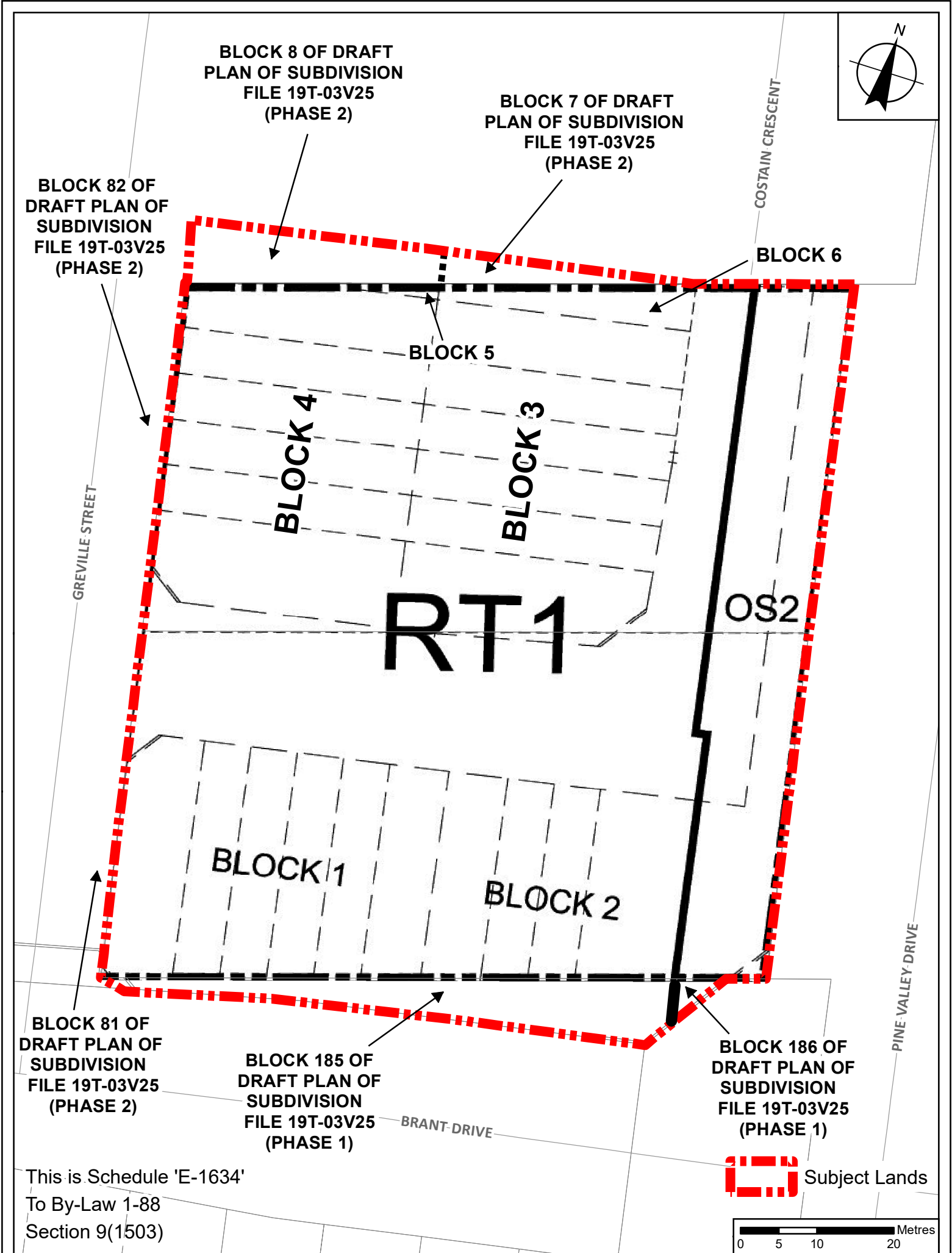
h) Deleting Key Map 7E and substituting therefor the Key Map 7E attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 21st day of October, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



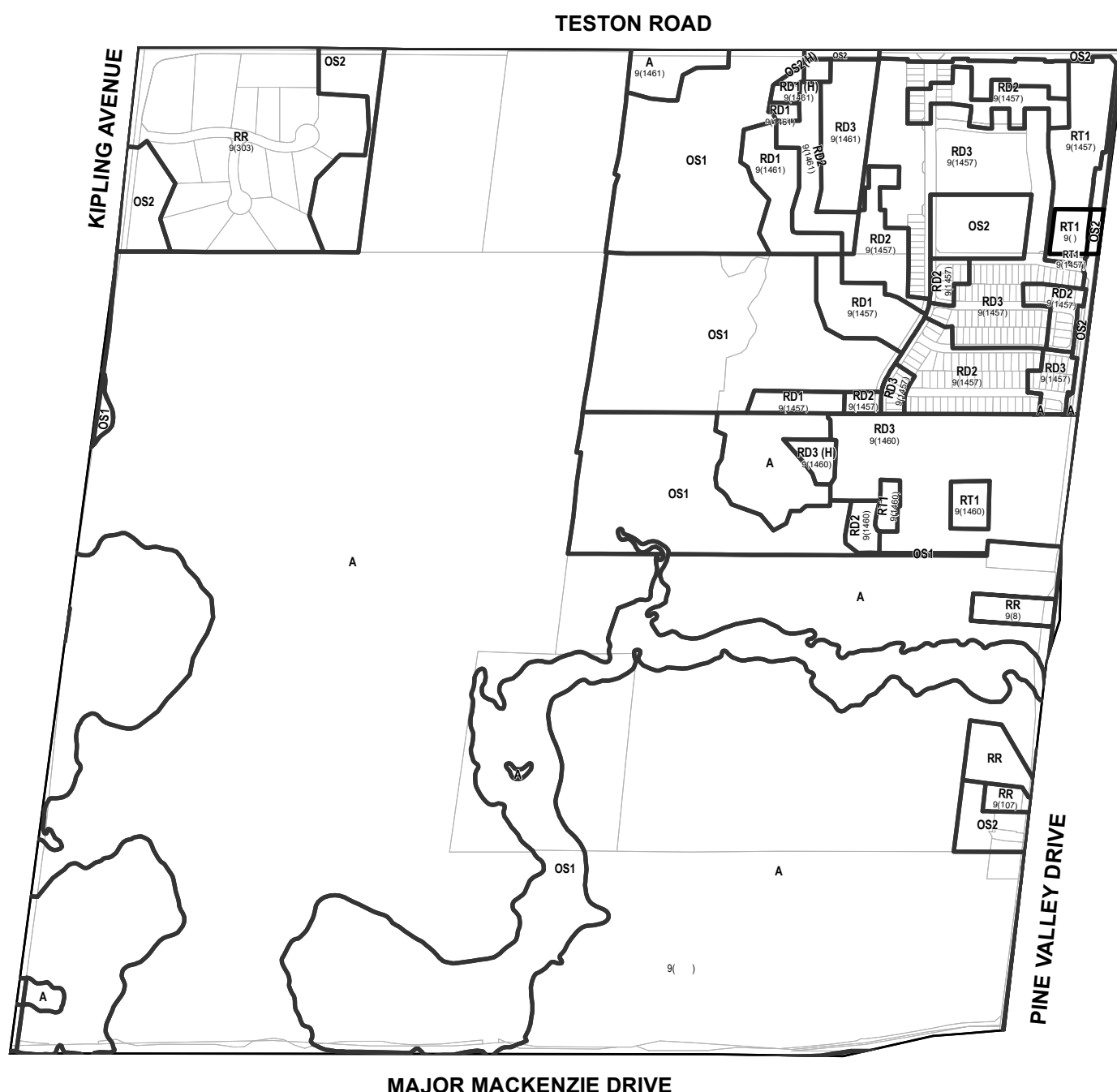
This is Schedule '1'
To By-Law 143-2020
Passed the 21st Day of October, 2020

File: Z.19.037
Related File: 19T-19V006
Location: Part of Lot 25, Concession 7
Applicant: Nick Oppedisano and Vincenzo Macri
City of Vaughan

Signing Officers

Mayor

Clerk



0 120 240 480 Metres

File: Z.19.037
Related File: 19T-19V006
Location: Part of Lot 25, Concession 7
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Clerk

SUMMARY TO BY-LAW 143-2020

The lands subject to this By-law are located on the west side of Pine Valley, south of Teston Road, being in Part of Lot 25, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the 0.788 ha Subject Lands from A Agricultural Zone, A Agricultural Zone with site specific exception 9(94), RT1 Residential Townhouse Zone with site specific exception 9(1457) to RT1 Residential Townhouse Zone and OS2 Open Space Zone to permit a residential plan of subdivision consisting of 6 residential blocks that when assembled with blocks 7, 8, 81, 82, 185 and 186 on abutting Subdivision File 19T-03V25 will facilitate the creation of 24 lots for street townhouse units.

The By-law further provides exceptions to the definitions of lot line, front, and lot, through, permitted yard encroachments, minimum yard requirements and maximum building height.

The By-law also applies a consistent zone to abutting Blocks to ensure a consistent zone is implemented over the entirety of each lot.

