

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 082-2018**

### **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) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1459) Notwithstanding the provisions of:

- a) Section 3.24 respecting "Prohibited Uses" and Subsection 8.2 respecting Permitted Uses in the A Agriculture Zone;
- b) Subsection 3.8, subparagraph k) respecting driveway surfaces;
- c) Section 3.8 respecting Minimum Parking Required;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1589":

ai) a Mixing Plant shall be permitted. For the purposes of this paragraph a Mixing Plant shall be defined as follows:

Mixing Plant – means a building(s), or structure(s), or part of a building(s) or structure(s) where only concrete is mixed or batched, weighed and measured for mixing off-site. The following accessory uses shall be permitted provided such uses are operated accessory to the mixing plant located on the Subject Lands only:

- i) truck repair located in the existing building shown as "Vehicle Maintenance/Repair Building" as shown on Schedule "E-1589" only having a maximum gross floor area of 485 m<sup>2</sup>;
- ii) office use located in the existing buildings shown as "Plant Office Trailer" and "Office Trailer" as shown on Schedule "E-1589" only each having a maximum gross floor area of 60 m<sup>2</sup>;
- iii) only storage of sand, gravel and equipment and machinery accessory to the Mixing Plant use in the areas shown on Schedule "E-1589". The open storage of all other materials is not permitted;

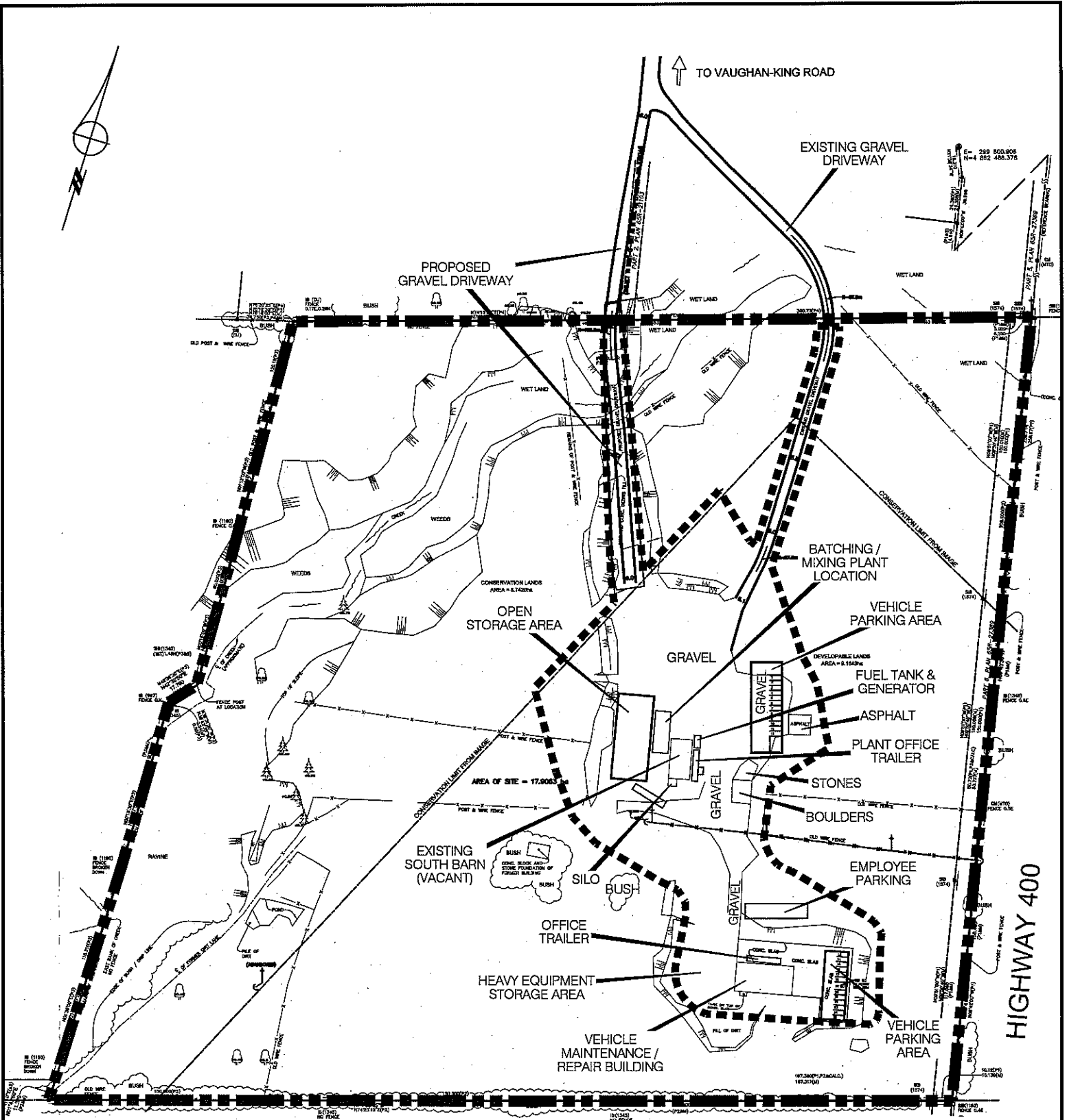
- iv) an existing building shown as "Existing South Barn (Vacant)" on Schedule "E-1589" having a maximum gross floor area of 235 m<sup>2</sup>;
  - v) the Mixing Plant and all permitted accessory uses shall only be permitted in the area shown as "Proposed Temporary Area of Use" as shown on Schedule "E-1589". The balance of the Subject Lands shall only be used for uses permitted in the A Agricultural Zone;
- bi) a driveway and parking area may be constructed of gravel save and except for the portion of the driveway extending a minimum of 30 m from King-Vaughan Road right-of-way which must be paved with hot-mix asphalt or concrete;
  - ci) a minimum of 27 parking spaces shall be provided for the proposed Mixing Plant and accessory uses shown on Schedule "E-1589";
2. Adding Schedule "E-1589" attached hereto as Schedule "1".
  3. Deleting Key Map 5G and substituting therefor the Key Map 5G attached hereto as Schedule "2".
  4. That this Zoning By-law shall be in effect only for the earlier of the following:
    - i) a maximum temporary period of three (3) years only from the date of enactment of By-law 082-2018; or;
    - ii) upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the Subject Lands, whichever occurs first;

Extensions for a Temporary Use By-law on the Subject Lands shown on Scheduled "E-1589" may be granted by By-law by Vaughan Council for further periods of not more than the 3 years each during which the temporary use is authorized.
  5. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23<sup>rd</sup> day of May, 2018.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



----- Proposed Temporary Area of Use

===== Subject Lands

THIS IS SCHEDULE 'E-1589'  
TO BY-LAW 1-88, SECTION 9(1459)

Not to Scale

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 082 - 2018**  
**PASSED THE 23<sup>rd</sup> DAY OF May, 2018**

FILE: Z.16.009  
RELATED FILE: DA.11.086  
LOCATION: PART OF LOT 34, CONCESSION 5  
APPLICANT: 2109179 ONTARIO INC.  
CITY OF VAUGHAN

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



**KEY MAP 5G**  
**BY-LAW 1-88**

Not to Scale

**THIS IS SCHEDULE '2'**  
**TO BY-LAW 082 - 2018**  
**PASSED THE 23<sup>rd</sup> DAY OF May, 2018**

FILE: Z.16.009  
 RELATED FILE: DA.11.086  
 LOCATION: PART OF LOT 34, CONCESSION 5  
 APPLICANT: 2109179 ONTARIO INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SUMMARY TO BY-LAW 082-2018**

The lands subject to this By-law are located on the south side of King-Vaughan Road and west of Highway 400, municipally known as 3501 King-Vaughan Road, Part of Lot 34, Concession 5, City of Vaughan.

The purpose of this by-law is to permit the continued use of an existing portable dry batch concrete production plant as a temporary use on a portion identified as "Proposed Temporary Area of Use" of the subject lands for a 3-year period.



Not to Scale

# LOCATION MAP TO BY-LAW 082 - 2018

FILE: Z.16.009  
RELATED FILE: DA.11.086  
LOCATION: PART OF LOT 34, CONCESSION 5  
APPLICANT: 2109179 ONTARIO INC.  
CITY OF VAUGHAN



SUBJECT LANDS