

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 145-2022**

**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 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 Zone” and “A Agricultural Zone” subject to site-specific Exception 9(53) to “OS1 Open Space Conservation Zone”, “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “C4 Neighbourhood Commercial Zone”, and “C7 Service Commercial Zone” in the manner shown on the said Schedule “1”;
  - b) Deleting Exception Paragraph 9(53) from Section 9.0 “EXCEPTIONS” in its entirety and replacing it with the word “DELETED”;
  - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1539) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definition of a Front Lot Line, Distribution Facility, Accessory Outside Storage and Ground Floor Plates;
    - b) Subsections 5.1.4 and 5.5 respecting permitted uses in the C4 Neighbourhood Commercial Zone;
    - c) Subsections 6.1.1 and 6.2 respecting permitted uses in the

EM1 Prestige Employment Area Zone;

- d) Subsection 6.1.1 and 6.3 respecting permitted uses in the EM2 General Employment Area Zone;
- e) Subsection 5.1.1 respecting landscaping area in Commercial Zones;
- f) Subsection 6.1.6 respecting landscaping area in Employment Area Zones;
- g) Subsection 6.1.9 respecting Accessory Buildings;
- h) Schedule “A” respecting minimum setback requirements and lot area;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1670”;

Blocks 2, 5, 15 and 16 in Draft Plan of Subdivision File 19T-20V005 as shown on Schedule “E-1670” shall only develop in conjunction and upon merger with the abutting lands in Draft Plan of Subdivision File 19T-20V006 Blocks 1, 2 and 4 as shown on Schedule “E-1670”:

- ai) For the purposes of this By-law, the following definitions shall apply:
  - i) FRONT LOT LINE shall be the lot line abutting Jane Street for Blocks 1 and 10, the lot line abutting Teston Road for Blocks 15, 17 and 2, the lot line abutting the portion of ‘Street 1’ generally oriented in a North/South direction for Blocks 4, 5, 8, 9 and 11, and the lot line abutting ‘Street 2’ for Blocks 3 and 16 as shown on Schedule “1”;
  - ii) DISTRIBUTION FACILITY - means a building or part of a building used primarily for storage and distribution of good and materials, including the outside storage and maintenance of commercial motor vehicles and intermodal containers;
  - iii) ACCESSORY OUTSIDE STORAGE means the leaving, placing, or parking of equipment or vehicles including

trucks, trailers, and tractor trailers accessory to a warehouse or Distribution Facility shall not be deemed to be Outside Storage but shall be subject to Section 6.3.2 with the exception of having a maximum permitted height of 4.5 m, other goods and material as per Section 6.3.2 shall be deemed Outside Storage;

iv) GROUND FLOOR PLATES – means the gross floor area of a building at grade level only

bi) For the purposes of this By-law, the following shall apply:

i) The C4 Neighbourhood Commercial Zone shall also permit the following uses in Block 2 provided the uses are fully enclosed with no open storage:

- Any use permitted in the EM1 Prestige Employment Area Zone;
- An Automobile Service Station, Automobile Gas Bar, Car Wash
- Building Supply Outlet

ii) The following uses shall not be permitted in the C4 Neighbourhood Commercial Zone for Block 2:

- individual retail uses in buildings with ground floor plates in excess of 2,800 m<sup>2</sup> in size; and/or,
- any uses which require outside storage of goods and materials;

iii) Where single-use buildings are for retail or service commercial uses, they shall not occupy more than 25% of the frontage on either Jane Street or Teston Road;

ci) The following additional uses shall be permitted in the EM1 Prestige Employment Area Zone:

- All Season Sports Facility, subject to Section 3.8
- Club or Health Centre

cii) The following additional uses along with their accessory outside storage shall be permitted in the EM1 Prestige Employment Area Zone with a minimum distance of 180m from Highway 400 and Jane Street for Blocks 1 and 4:

- Autobody Repair Shop;
- Building Supply Outlet;
- Car Brokerage, including trucks;
- Contractor's Yard;
- Distribution Facility;
- Equipment sales/rental establishment;
- Meat Packing and Processing, not including accessory outside storage;
- Public garage;
- Scrap Paper Storage, sorting or Baling;
- Service or Repair shop; and,
- Truck Terminal

di) Within the EM2 General Employment Zone, the following uses shall be permitted with a minimum distance of 100 m from Teston Road in Blocks 3, 5 and 16:

- Autobody repair shop;
- Building Supply Outlets;
- Car Brokerage including trucks;
- Contractor's Yard;
- Equipment Sales/ Rental Establishment;
- Meat Pack and Processing, not including accessory outside storage;
- Public Garage;
- Scrap Paper Storage, sorting or Baling;
- Service or Repair Shop of heavy equipment;
- and,
- Truck Terminal

- ei) A strip of land no less than 3 m in width shall be provided along a lot line which abuts any street line and shall be used for no purpose other than landscaping, for Block 2 in the C4 Neighbourhood Commercial Zone and Block 15 in the C7 Service Commercial Zone. This shall not prevent the provision of access driveways across the said strip;
- fi) Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required;
- gi) Accessory structures and buildings shall be permitted in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same with a minimum setback of 14 m;
- hii) The following provision shall apply:
  - i) The minimum yard requirement shall be the following for Block 15 in the C7 Service Commercial Zone when merged with Block 2 of Draft Plan of Subdivision File 19T-20V006:
    - Front Yard: 3 m
    - Rear Yard: 3 m
    - Interior Side Yard: 3 m
    - Exterior Side Yard: 3 m;
  - ii) The maximum lot area for Block 2 when merged with Block 4 of Draft Plan of Subdivision File 19T-20V006 shall be 149,700 m<sup>2</sup> (14.97 ha)
- c) Adding Schedule “E-1670” attached hereto as Schedule “1”.
- d) Deleting Key Map 5F and substituting therefor the Key Map 5F 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 28<sup>th</sup> day of June, 2022.

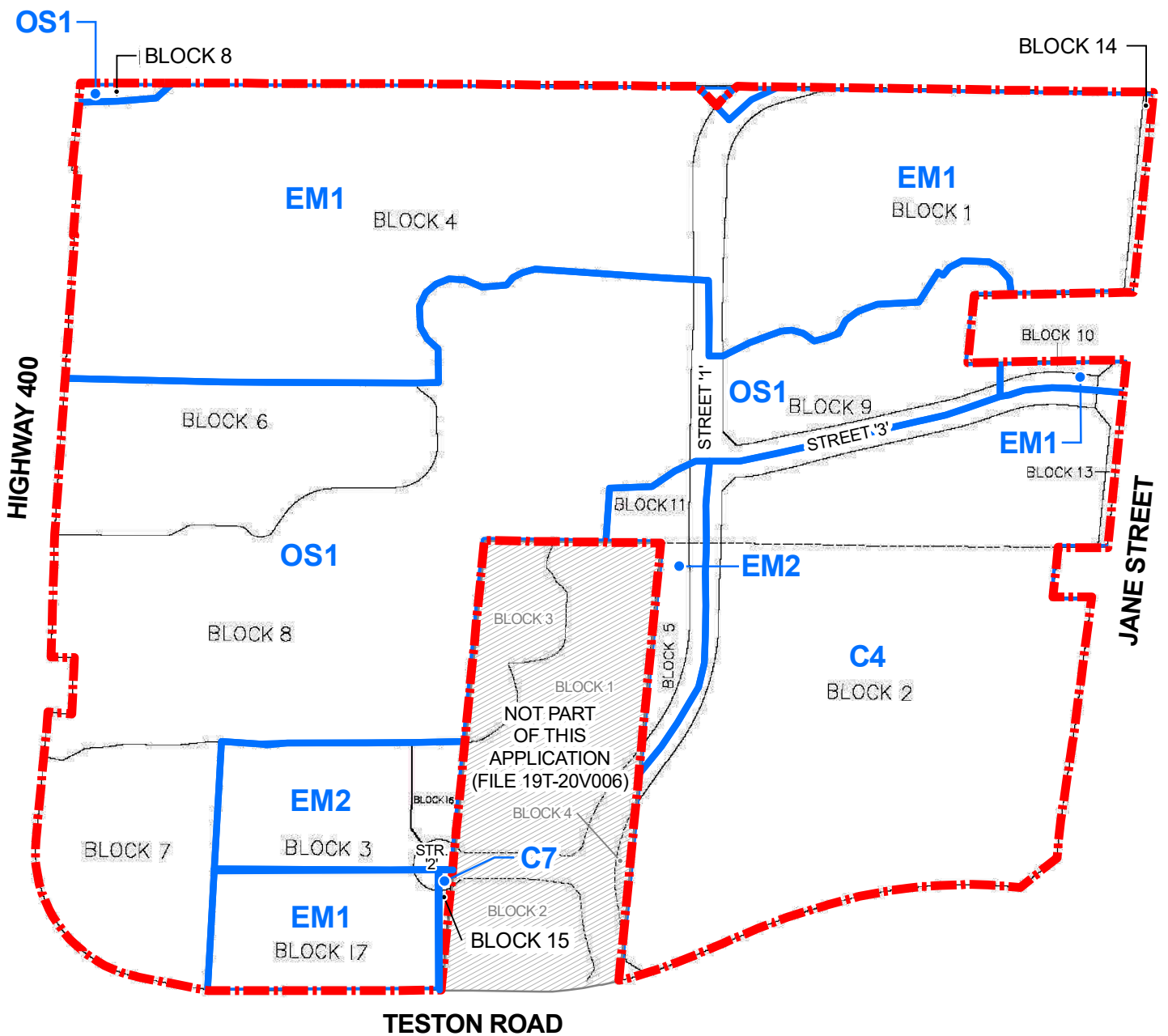
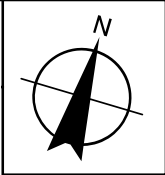
---

Hon. Maurizio Bevilacqua, Mayor

---

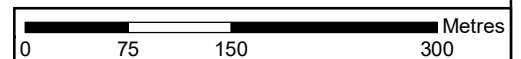
Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 28, 2022.



**Subject Lands**

THIS IS SCHEDULE 'E-1670'  
TO BY-LAW 1-88  
SECTION 9(1539)



**THIS IS SCHEDULE '1'  
TO BY-LAW 145-2022  
PASSED THE 28TH DAY OF JUNE, 2022**

**FILE:** Z.20.032

**RELATED FILE:** 19T-20V005

**LOCATION:** 10980 Jane Street,  
Part of Lots 26 and 27, Concession 5

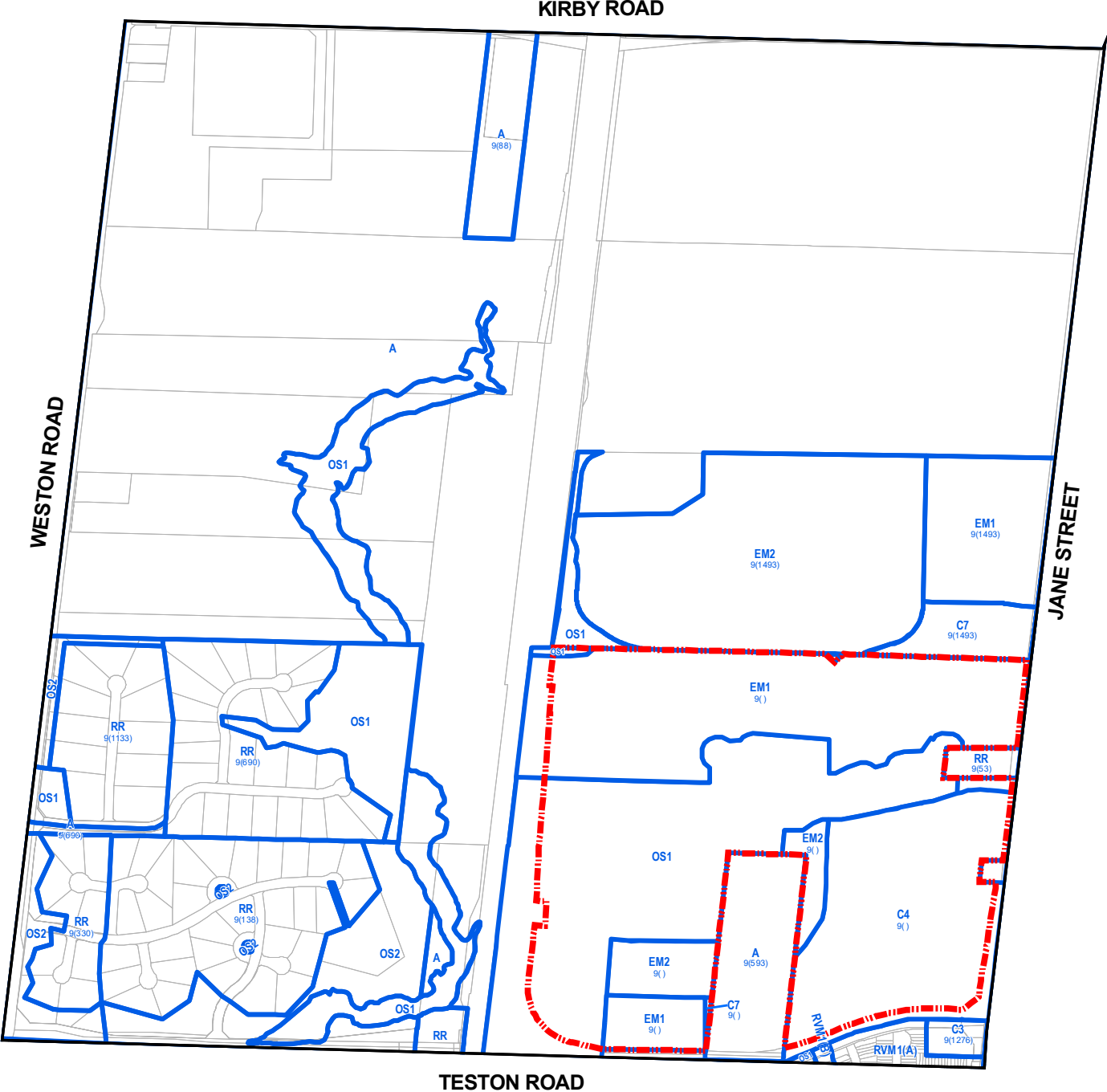
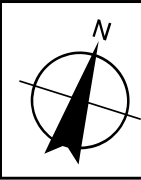
**APPLICANT:** Fleur de Cap Development Inc. and  
Cuenca Development Inc.

**CITY OF VAUGHAN**

**SIGNING OFFICERS**

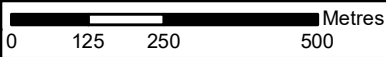
\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**



Subject Lands

**KEY MAP 5F**  
**BY-LAW NO. 1-88**



This is Schedule '2'  
To By-Law 145-2022

Passed the 28th Day of June, 2022

**FILE:** Z.20.032  
**RELATED FILE:** 19T-20V005  
**LOCATION:** 10980 Jane Street,  
Part of Lots 26 and 27, Concession 5  
**APPLICANT:** Fleur de Cap Development Inc. and  
Cuena Development Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



## **SUMMARY TO BY-LAW 145-2022**

The lands subject to this By-law are located north of Teston Road, east of Jane Street and west of Highway 400, in Lot 26 and 27, Concession 5, also known as Block 45 East, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands to from “A Agricultural Zone” and “A Agricultural Zone” subject to site-specific Exception 9(53) to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “C4 Neighbourhood Commercial Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” to accommodate the contemplated uses on the Subject Lands and restrict uses that have been deemed to be incompatible with the surrounding environment as part of the associated Draft Plan of Subdivision.

The By-law further provides exceptions to definitions, permitted uses, amount of outside accessory storage permitted, and setback requirements for specific uses in relation to Highway 400, Teston Road and Jane Street.