

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 137-2022

A By-law to amend City of Vaughan By-law 001-2021.

WHEREAS there has been an 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 001-2021, be and it is hereby further amended by:
- a) Adding the following Exception Paragraph to 14.1021:

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: 1021	Legal Description: north side of Highway 7, west of New Huntington Road, being Parts 3, 4 and 12 of Lot 6, Concession 9 on Plan 65R-34359, City of Vaughan.
By-law/Instrument No.: 137-2022	
Date By-law/Instrument Passed: June 28, 2022	
File No.: Z.21.037 Related File:	
Parent Zone: EMU	
Schedule A Reference: 41, 42	Figure E-1519B
By-law / Tribunal Decision Reference: N/A	Figure T Link (if applicable)
14.1021	
a. Section 5.13 respecting outside storage	
b. Subsection 6.3.5 respecting parking space rates	
c. Section 8.2.1, Table 8-2 respecting permitted uses in the EMU zone	
d. Section 8.2.2., respecting the build-to-zone	
e. Section 8.2.2., Table 8-3 respecting location of parking	

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1519B”:

- ai) The maximum height of goods or materials stored within an outside storage area shall be 4.15 metres;
- aii) Outside storage shall be permitted between a principal building and a street line;
- aiii) Truck cabs and truck trailers with or without wheels shall be the only uses permitted for outside storage
- aiv) Outside storage shall be permitted in a rear yard only as shown on Figure E-1519B
- av) Outside storage shall be permitted on a corner lot as shown on Figure E-1519B
- avi) The outside storage area shall only be screened with appropriate landscaping which shall include coniferous trees with a minimum height of 2 metres and deciduous trees that retain their leaves and are 80 to 90 mm in caliper. No fence or enclosure shall be required
- bi) The parking rate for accessory office shall be 2.8 spaces per 100 m² of GFA
- ci) A warehouse and distribution facility with accessory office and accessory outside storage of 30 truck trailers with or without wheels truck cabs or wheels, shall be permitted in the EMU zone
- di) The minimum build-to-zone shall be between 5.0 to 67.0 metres and shall apply to 100% of the frontage on a corner lot
- ei) Surface parking shall be permitted in the front and exterior yard

14.1021.5 Figures

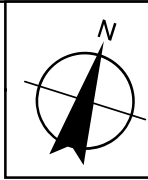
Figure E-1519B

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

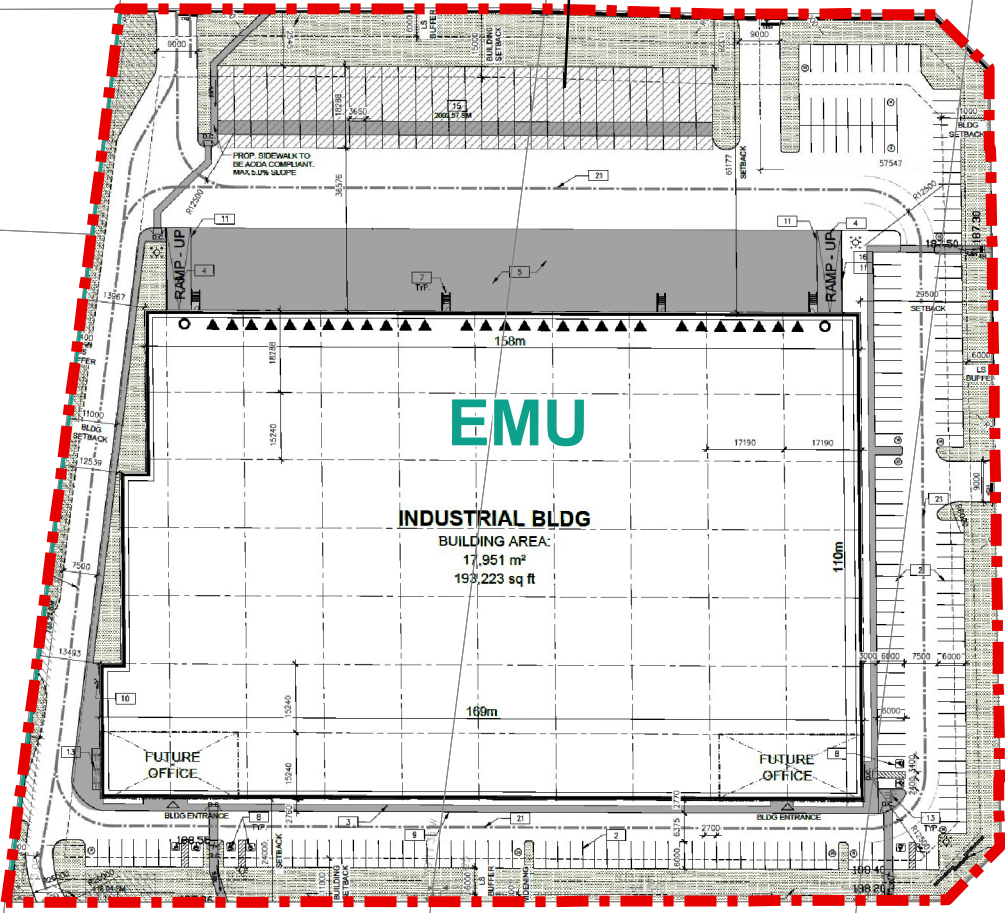


OUTSIDE STORAGE AREA
FOR 30 TRUCK TRAILER
PARKING, WITH OR WITHOUT
TRUCK CABS OR WHEELS

RUNWAY ROAD

MOTION COURT

NEW HUNTINGTON ROAD



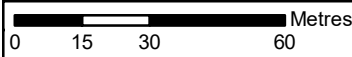
HIGHWAY-7

GIBRALTAR ROAD

This is Figure 'E-1519B'
To By-Law 001-2021
Section 14.1021



Subject Lands



This is Schedule '1'
To By-Law 137-2022
Passed the 28th Day of June, 2022

File: Z.21.037
Related File: OP.21.018
Location: Part of Lot 6, Concession 9
Applicant: Seven 427 Developments Inc.
City of Vaughan

Signing Officers

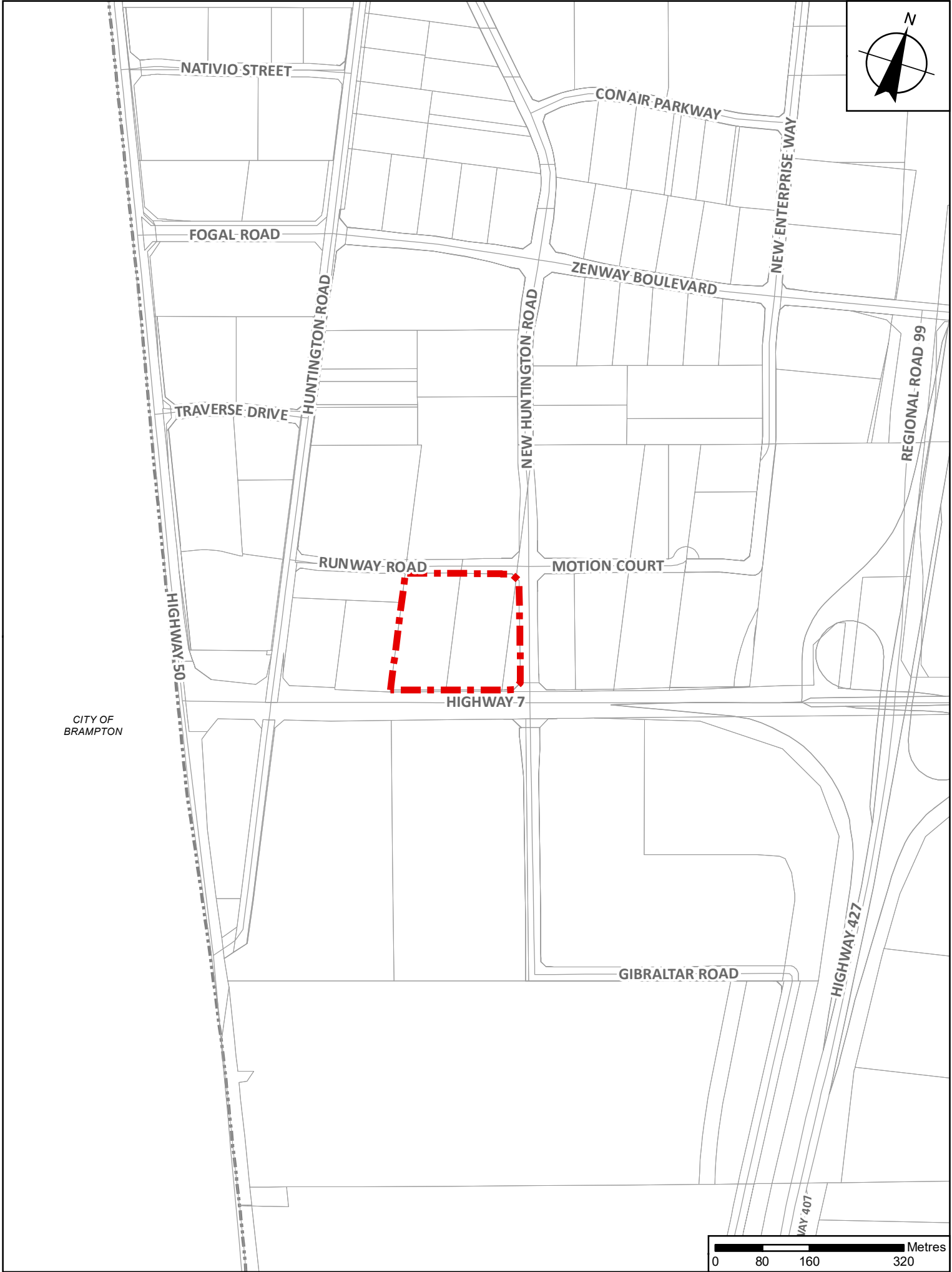
Mayor

Clerk

SUMMARY TO BY-LAW 137-2022

The lands subject to this By-law are located on the north side of Highway 7, west of New Huntington Road, being Part of Lot 6, Concession 9, in the City of Vaughan.

The purpose of this by-law is to permit site-specific exceptions to parking, permitted uses, outside storage and the build-to zone within the “EMU Employment Commercial Mixed-Use Zone” for the Subject Lands, to permit the development of a one-storey employment warehouse building with accessory office and accessory outside storage.



Location Map To By-Law 137-2022

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Subject Lands