

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 090-2023**

**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 Zone” and “OS1 Open Space Conservation Zone” to “C5 Community Commercial Zone”, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1565) Notwithstanding the provisions of:

    - a) Section 2.0 Definitions respecting the definitions of LOT LINE, FRONT and PARKING SPACE;
    - b) Subsection 3.8 respecting Parking Requirements;
    - c) Subsection 3.9 respecting Loading Space Requirements;
    - d) Subsection 3.14 respecting Permitted Yard Encroachments;
    - e) Subsection 3.16 respecting setbacks to Accessory Uses, Buildings and Structures;
    - f) Subsection 5.1.1 respecting Landscaping Area Requirements;
    - g) Subsection 5.1.5 and Schedule “A” respecting the zone

standards in the “C5 Community Commercial Zone”; and

h) Subsection 5.6 respecting Uses Permitted.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1697”:

ai) For the purpose of the By-law, the following definitions shall apply:

i) LOT LINE, FRONT shall be the lot line abutting Barons Street, as shown on Schedule “1”.

ii) PARKING SPACE means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

bi) The minimum parking requirement shall be 4.5 parking spaces per 100 m<sup>2</sup> of Gross Floor Area (GFA);

bii) Notwithstanding subsection 3.8.d) i) and 3.8 d) ii) a., the minimum Accessible Parking Space shall be as follows:

i) Type A: 3.4 metres by 5.7 metres

ii) Type B: 2.4 metres by 5.7 metres

iii) An Accessible Access Aisle shall have a minimum width of 1.5 m and shall extend the full length of the parking space (5.7 metres)

ci) No loading spaces shall be required for Buildings B and D;

cii) Loading and unloading may take place between Buildings A1 and A2 and Major Mackenzie Drive, as shown on Schedule “1”;

di) A canopy shall be permitted to encroach 1 metre into a required yard;

ei) An accessory structure for the purpose of a merge camera shall be setback a minimum 0.75 metres from the required

front lot line;

- eii) An accessory structure for the purpose of an order board shall be setback a minimum of 1 metre from the required front lot line;
- eiii) An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.5 metres from the required rear lot line;
- fi) A strip of land not less than three (3) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping;
- fii) A drive-through stacking lane shall be permitted to encroach 1 metre into the minimum landscape strip on the Barons Street frontage;
- fiii) A merge camera shall be permitted to encroach 2.5 metres into the minimum landscape strip on the Barons Street frontage;
- fiv) An order board shall be permitted to encroach 2 metres into the minimum landscape strip on the Barons Street frontage;
- gi) The maximum lot area shall be 42,000 m<sup>2</sup>;
- gii) The minimum front yard setback shall be 3.75 metres;
- giii) The minimum exterior yard setback shall be 4.5 metres;
- giv) The minimum rear yard setback shall be 10 metres;
- gv) The minimum setback from an 'R' Residential zone to any building structure shall be 12 metres;
- gvi) The maximum building height shall be 12.5 metres for Building A1;
- hi) The following uses shall only be permitted:
  - i. Supermarket;
  - ii. Pharmacy;
  - iii. Retail Store;
  - iv. Retail Convenience;

- v. Eating Establishment;
  - vi. Eating Establishment, Convenience;
  - vii. Eating Establishment, Convenience with Drive-Through;
  - viii. Eating Establishment and an accessory Outdoor Patio;
  - ix. Banks or Financial Institution;
  - x. Business or Professional Office;
  - xi. Day Care Centre;
  - xii. Club or Health Centre; and
  - xiii. Personal Service Shop.
- c) Adding Schedule “E-1697 ” attached hereto as Schedule “1”.
- d) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “2”.

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

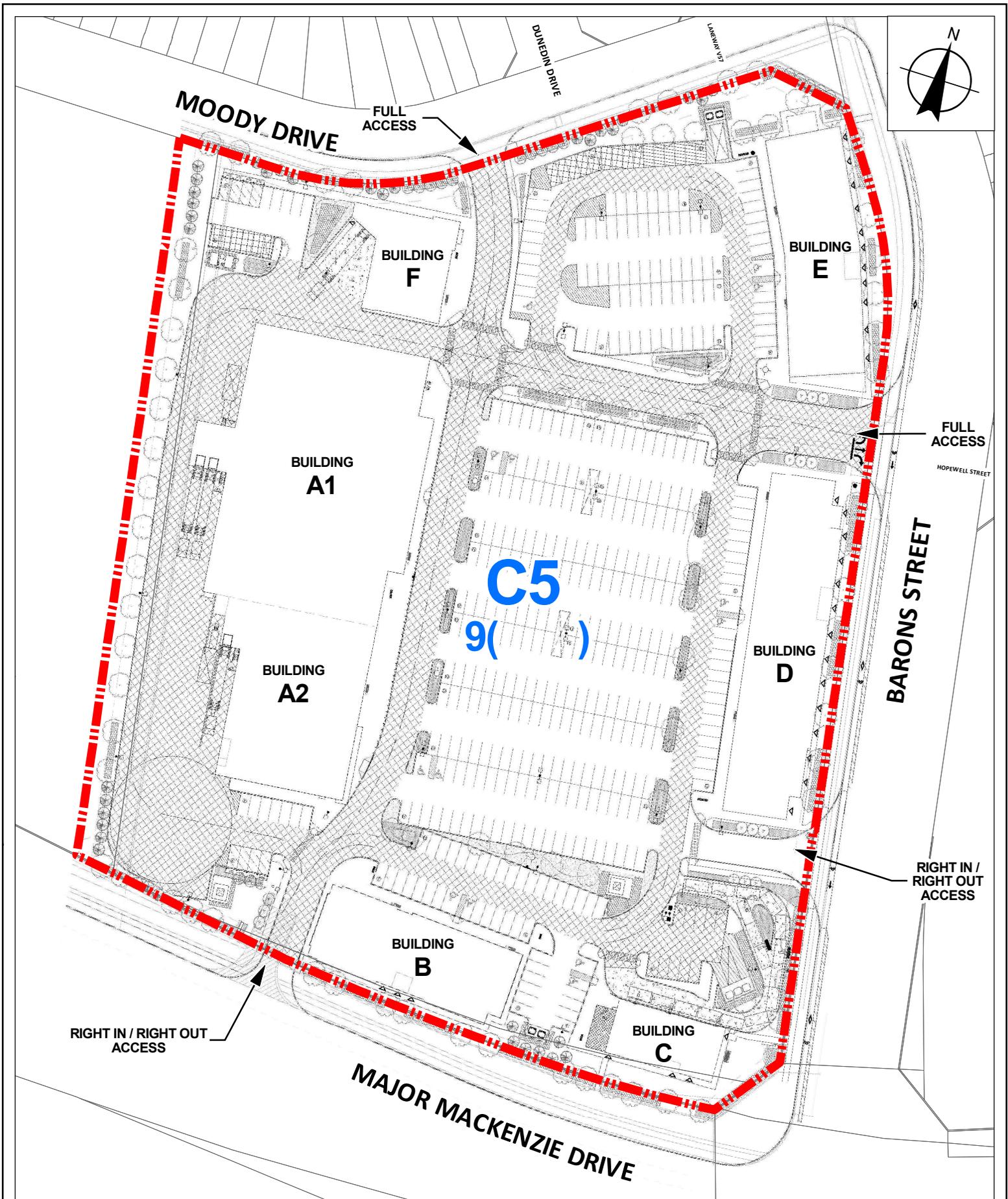
Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1697  
 TO BY-LAW 1-88  
 SECTION 9(1565)

 Subject Lands

**THIS IS SCHEDULE '1'  
 TO BY-LAW 090-2023  
 PASSED THE 20TH DAY OF JUNE, 2023**

**FILE:** Z.22.027  
**RELATED FILE:** DA.22.055  
**LOCATION:** 38 Barons Street  
 Part of Lot 21, Concession 9  
**APPLICANT:** Nashville Major Developments Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

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 MAYOR

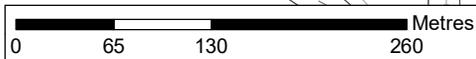
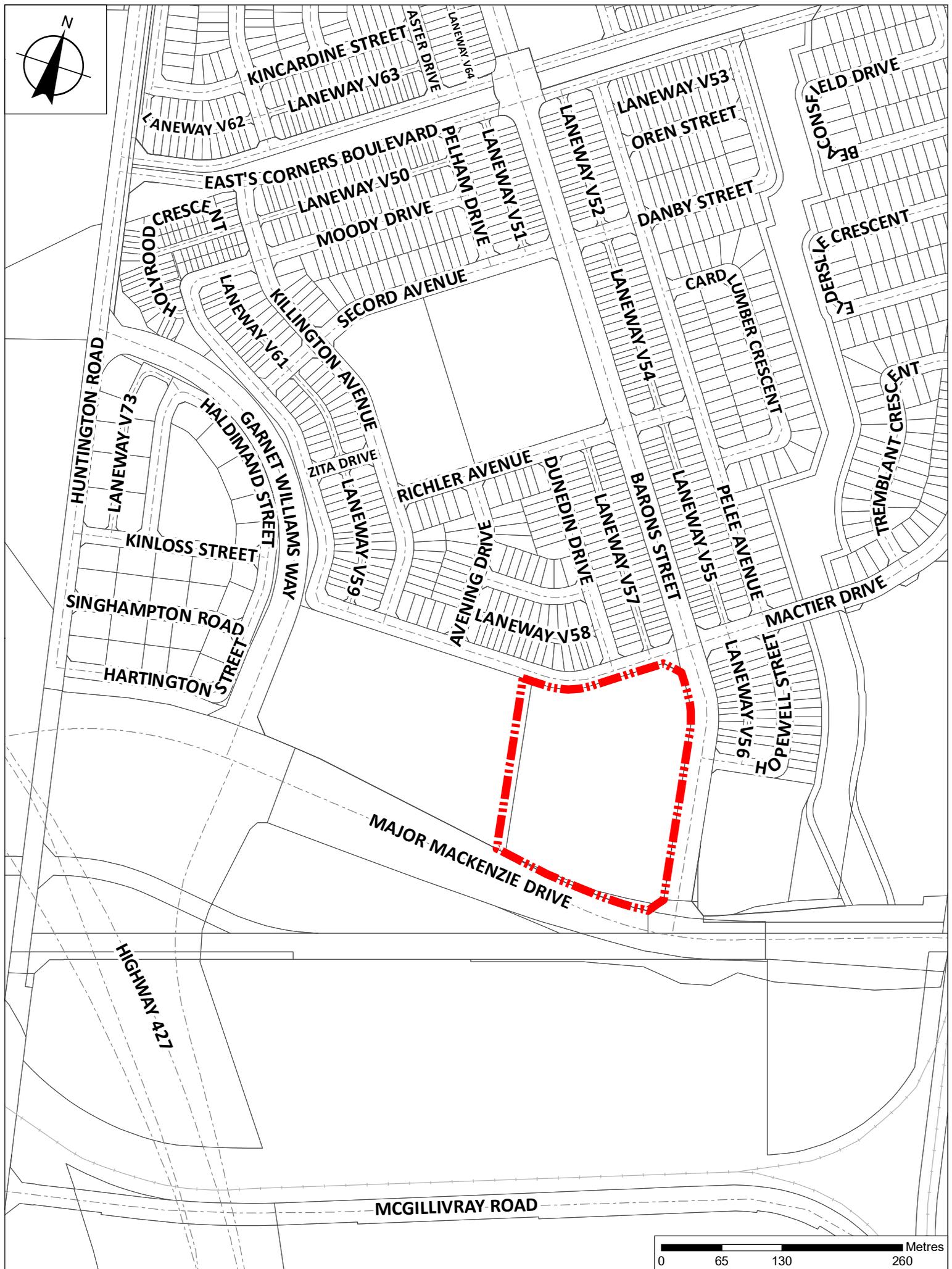
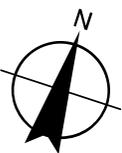
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 CLERK



### **SUMMARY TO BY-LAW 090-2023**

The lands subject to this By-law are located at the northwest corner of Major Mackenzie Drive West and Barons Street, municipally known as 38 Barons Street, being Block 226 and Part of Block 227, Plan 65M-4373, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “A Agricultural Zone” and “OS1 Open Space Conservation Zone” to the “C5 Community Commercial Zone” with additional site-specific zoning exceptions to facilitate the development of a commercial/retail development consisting of six (6) buildings.



# LOCATION MAP TO BY-LAW 090-2023

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Part of Lot 21, Concession 9

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