

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 092-2023**

**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) Deleting the text in Exception 9(1097) bii and replacing it with the following Exception Paragraph 9(1097) bii:

“bii Notwithstanding the uses permitted in Section 6.9 and (bi) above, the following additional uses shall be permitted provided the total maximum gross floor area devoted to all such uses shall not exceed 29,850 m<sup>2</sup>:

    - i. Automotive Retail Store;
    - ii. Banking or financial institutions;
    - iii. Boating showroom;
    - iv. Brewers Retail Outlet;
    - v. Eating Establishment;
    - vi. Eating establishment, convenience with drive through;
    - vii. Eating establishment, take-out;
    - viii. LCBO outlet;
    - ix. Lumber or building material supply outlet dealing with new materials only;

- x. Motor vehicle sales establishment;
- xi. Office & stationary supply, sale, services and rental;
- xii. Personal service shop;
- xiii. Photography studio;
- xiv. Place of entertainment;
- xv. Retail Nursery;
- xvi. retail store, which may also include an accessory Pharmacy as a permitted use within the retail store building, provided that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> and such addition of the accessory Pharmacy use shall require a Market Study to be approved by the City; and
- xvii. Video Store.”

- b) Adding the following provision to Exception Paragraph 9(1097) as bvxii  
“bvxii Notwithstanding the provision of Subsection 3.8 respecting parking requirements, a parking rate of 3.0 spaces per 100 m<sup>2</sup> of gross floor area shall apply to all permitted uses associated with the lands identified on figure E-1203C except “Convention Centre (Place of Assembly)”
2. Adding Schedule “E-1203C hereto as Schedule ‘1’
  3. Schedule “1” shall be and hereby forms 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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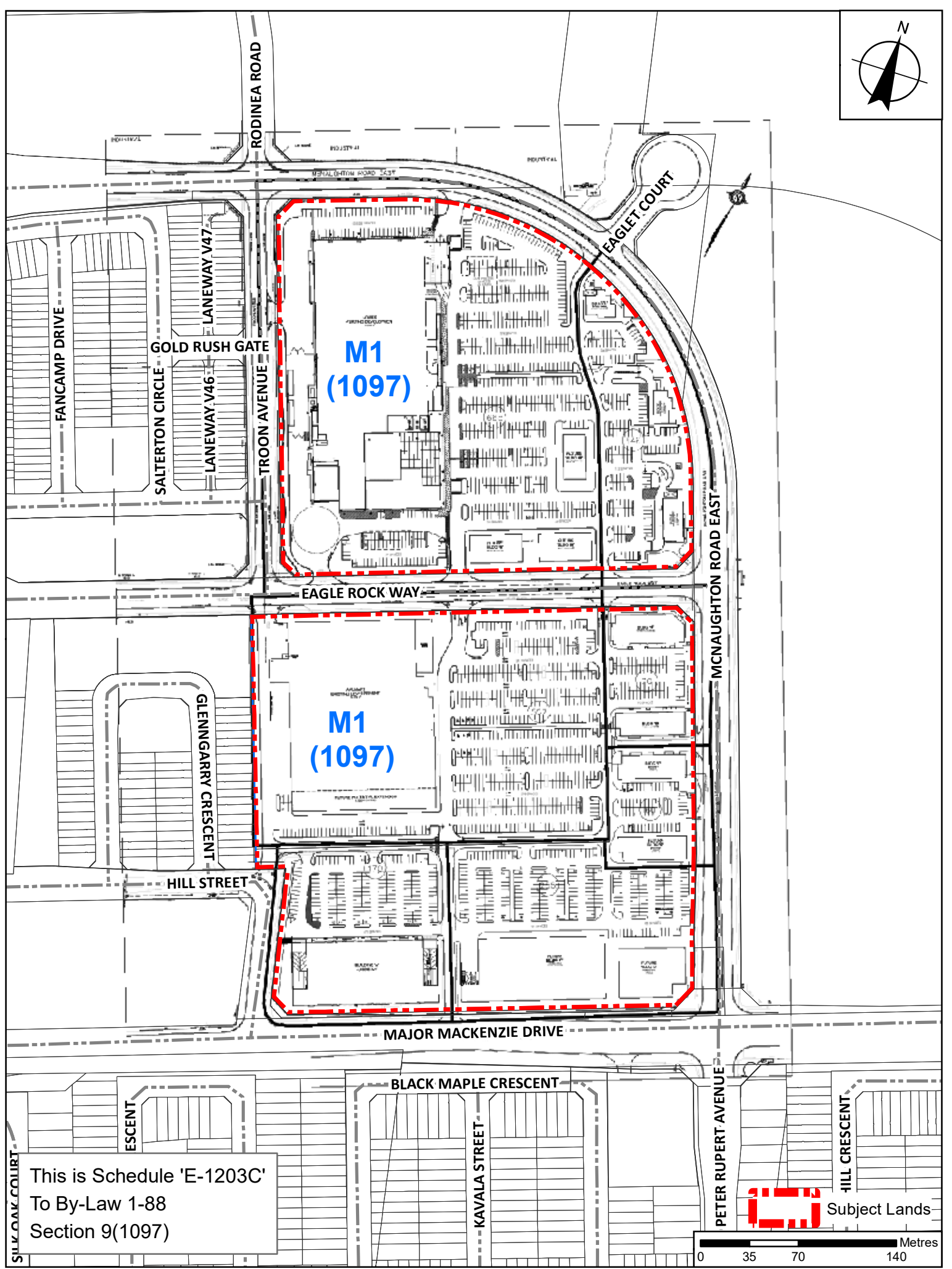
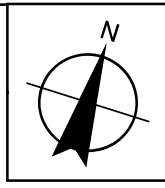
Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 25  
of the Committee the Whole  
Adopted by Vaughan City Council on  
June 20, 2023.

### **BY-LAW NUMBER 092-2023**

The lands subject to this By-law are located at the northwest corner of Major Mackenzie Drive West and McNaughton Road East. 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East being Blocks 4,5, and 7 on Registered Plan (65M-4061), Part of Lots 21 and 22, Concession 3, City of Vaughan.

The purpose of this by-law is bringing the zoning regulations into conformity with an Ontario Land Tribunal Order that permits a combined gross floor area for retail use at 29, 850 m<sup>2</sup> and to provide a blended parking rate of 3.0 spaces per 100m<sup>2</sup> for all site-specific permitted uses on the Subject Lands except "Places of Assembly (Convention Centre)".



This is Schedule 'E-1203C'  
To By-Law 1-88  
Section 9(1097)

 Subject Lands  
0 35 70 140 Metres

This is Schedule '1'  
To By-Law 092-2022  
Passed the 20TH Day of JUNE, 2022

**File:** Z.22.044  
**Location:** 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West  
and 150, 170, 190 and 200 McNaughton Road East  
Blocks 4, 5 and 7 Plan 65M-4061  
Part of Lots 21 and 22, Concession 3  
**Applicant:** York Major Holdings Inc.  
**City of Vaughan**

Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk