

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 091-2023

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

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Subsection “14.756.1.14” to Part 14 Exception Zones and replacing it with a new Section “14.756.1.14” and adding a section “14.756.1.20” as follows:

SECTION 14: ZONE EXCEPTIONS		
EXCEPTION NUMBER: 756	Blocks 4, 5 and 7 Plan 65M-4061 Part of lots 21 and 22 Concession 3	
By-law/Instrument No.: 091-2023		
Date By-law/Instrument Passed: June 20, 2023		
File No.: Z.22.044 Related Files:		
Parent Zone: EP, CMU, EM1, EM2, GC, OS1, OS2		
Schedule A Reference:		Figure E Link (if applicable):
By-law / Tribunal Decision Reference: Legacy Case No. PL111184		Figure T Link (If applicable):
14.756.1 Permitted Uses		

The following additional provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1203C”:

1. Deleting the text in Exception 756.1.14 and replacing it with the following Exception Paragraph 756.1.14:

“14.1.14 Notwithstanding the uses permitted in Section 11.2.1 and 756.1.13 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 m² :

- a. Automotive Retail Store;
- b. Banking or financial institution;
- c. Boating showroom;
- d. Brewer Retail Outlet;
- e. Eating establishment;
- f. Eating establishment, convenience with drive through;
- g. Eating establishment, take-out;
- h. LCBO outlet;
- i. Lumber or building material supply outlet dealing with new material only;
- j. Motor vehicle sale establishment;
- k. Office & stationary supply, sale services and rental;
- l. Personal service shop;
- m. Photography studio;
- n. Place of entertainment;
- o. Retail Nursery; and
- p. 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 14,000m² and such addition of the accessory Pharmacy use shall require a Market Study to be approved by the City.

2. Adding the following provision to Exception Paragraph 14.756.1 as 14.756.1.20

“14.756.1.20 Notwithstanding the provisions of Subsection 6.3 respecting parking requirements, a parking rate of 3.0 spaces per 100 m² of gross floor area shall apply to all permitted uses associated with the lands identified on Figure E-1203C except “Place of Assembly (Convention Centre)”.

14.756.3 Figures

Figure E-1203C

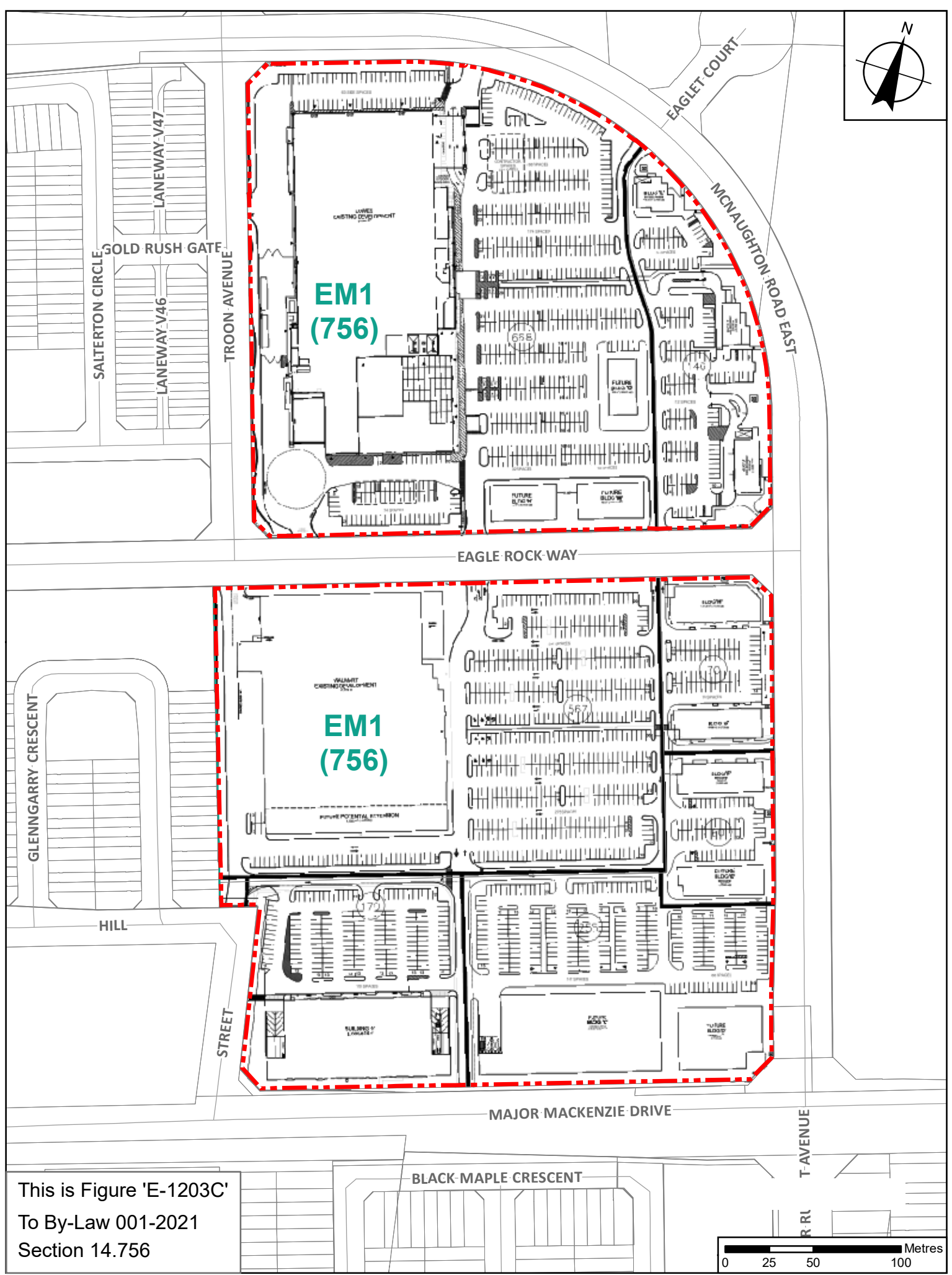
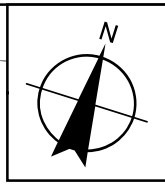
2. Adding Schedule “E-1203C hereto as Schedule ‘1’
3. Schedule ‘1’ shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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



This is Figure 'E-1203C'
 To By-Law 001-2021
 Section 14.756

This is Schedule '1'
To By-Law 091-2023
Passed the 20TH Day of JUNE, 2023

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

SUMMARY TO BY-LAW 091-2023

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 m² and to provide a blended parking rate of 3.0 spaces per 100m² for all site-specific permitted uses on the Subject Lands except "Places of Assembly (Convention Centre)".