

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 054-2019

### **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 is 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 the “OS2 Open Space Park Zone” and “A Agricultural Zone” to “OS2 Open Space Park Zone” and “EM1(H) Prestige Employment Area Zone”, with the addition of the Holding Symbol “(H)” in the manner shown on the said Schedules “1” and “2”.
  - b) Deleting Exception 9(1139) in its entirety from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraphs:

“(1139) A. Notwithstanding the provisions of:

    - a) Section 2.0 respecting definitions;
    - b) Subsection 7.3 respecting uses permitted in the OS2 Open Space Park Zone;
    - c) Subsection 3.13 respecting minimum landscaping requirements;
    - d) Subsection 3.8 (g) respecting maximum width of a driveway or means of access;
    - e) Subsection 7.1.1 and Schedule “A” respecting zone requirements in the OS2 Open Space Park Zone;

The following provisions shall apply to the lands shown as “Subject Lands” and zoned “OS2 Open Space Park Zone” on Schedule “E-1257”:

- ai) For the purposes of this Exception Paragraph, the following definitions shall apply to the Subject Lands:

Administrative Office – Means a building or a part of a building in which one or more persons are employed in the administration, direction or management of a business or organization, related to the operation of a cemetery.

Chapel – Means a building or part of a building used for services, introspection, reflection or worship, related to the operation of a cemetery.

Reception Centre – Means a building or a part of a building used for the purpose of receiving an assembly of people, related to the operation of a cemetery.

Service Building – Means a building or part of a building in which vehicles and machinery required for the maintenance and operation of a cemetery, and where cemetery and related supplies are stored, and shall include open storage in the location shown as “Service Yard” on Schedule “E-1257”.

b) The following uses shall be permitted on the Subject Lands zoned OS2 Open Space Park Zone:

- Cemetery and related uses including: Administrative Office, Chapel, Columbarium, Small Scale Columbarium, Crematorium, Mausoleum, Reception Centre and Service Building.

ci) A minimum of 8.5% of the total lot area shall be used for no other purpose than landscaping.

cii) A strip of land not less than six (6) metres in width shall be provided along the west and east lot lines adjacent to Highway No. 50 and the north/south connector road respectively, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across said strips.

ciii) A strip of land not less than six (6) metres in width shall be provided along the north and south lot lines, and shall be used for no other purpose than landscaping.

di) A parking area shall be provided with a means of access or driveway a minimum of 7.5 m in width, but not exceeding 16.3 m in width measured perpendicular to the center line of the driveway.

ei) The minimum front, interior side, and rear yard requirements for a building shall be 9.0 m.

eii) Notwithstanding Sub-clause (ei), the minimum yard requirement for a Small Scale Columbarium shall be 6.0 m.

eiii) The maximum permitted height of a building shall be 15 m.

B. The following provisions shall apply to all the lands zoned “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, as shown on Schedule “E-1257”:

a) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the

enactment of this By-law.

b) Removal of the Holding Symbol "(H)" from the Subject Lands shall be contingent of the following:

i) The Owner successfully obtains the approval of a Site Development Application(s) for the proposed development.

ii) The Owner shall enter into a Servicing/Development and/or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Gibraltar Road from the north to south limit of the property), water, wastewater, storm and any land conveyances, as required for the Subject Lands. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the Development Engineering Department.

iii) The Owner shall enter into the Developer's Group Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing. This agreement shall also include a provision for future developers of land to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department; and

iv) The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

C. Notwithstanding the provisions of:

a) Subsection 3.8 g) respecting maximum width of a driveway or means of access;

b) Subsection 6.1.6 d) respecting minimum landscaping requirements between Employment Area and Open Space Zones;

c) Subsection 6.2.1 a) respecting the "Single-Unit building" requirement for a Funeral Home use within the "EM1(H) Prestige Employment Area Zone";

d) Subsection 3.8 a) respecting parking spaces being provided and maintained on the lot on which it is erected;

e) Subsection 3.10 b) and Schedule "A" respecting minimum setback requirements to the TransCanada Pipeline right-of-way;

The following provisions shall apply to the lands zoned “EM1(H) Prestige Employment Area Zone” on Schedule “E-1257”:

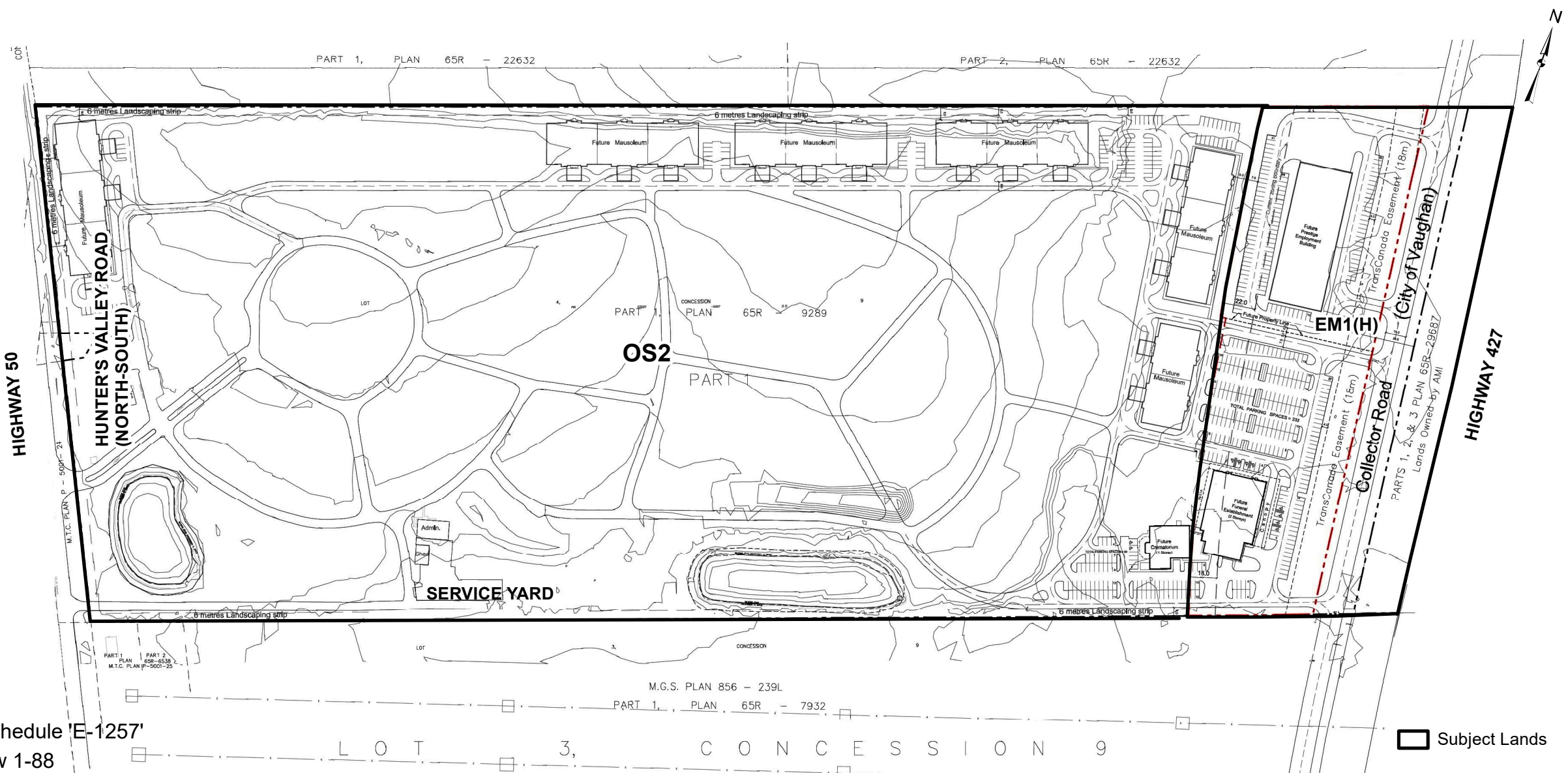
- ai) A parking area within the “EM1(H) Prestige Employment Area Zone” shall be provided with a means of access or driveway at least 5 metres but not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5 metres.
  - bi) Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land for no purpose other than landscaping will not be required.
  - ci) A Funeral Home in a Single Unit Building may be connected to another cemetery use by a covered walkway/breezeway.
  - di) To permit required parking for any building, structure or use to be shared across zone boundaries.
  - ei) That no permanent building or structure shall be located within 7 m of the pipeline right-of-way.
  - eii) That no building or structure is permitted within 3 m of a right-of-way. Accessory buildings/structures shall have a minimum setback of at least 3 m from the limit of the right-of-way.”
- c) Deleting Schedule “E-1257” and substituting therefor the Schedule “E-1257” attached hereto as Schedule “1”.
  - d) Deleting Key Map 9A and substituting therefor the Key Map 9A 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 1<sup>st</sup> day of May, 2019.

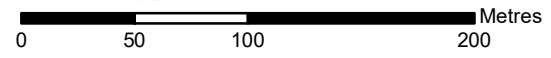
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



This is Schedule 'E-1257'  
To By-Law 1-88  
Section 9(1139)

Subject Lands



**File:** Z.18.002  
**Related Files:**  
**Location:** Part of Lot 4, Concession 9  
**Applicant:** Arbor Memorial Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 054-2019  
Passed the 1st Day of May, 2019

Signing Officers

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Mayor

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Clerk

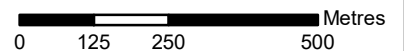


REGIONAL ROAD 7



STEELES AVENUE WEST

Key Map 9A  
By-Law No. 1-88



This is Schedule '2'  
To By-Law 054-2019  
Passed the 1st Day of May, 2019

**File:** Z.18.002  
**Related Files:**  
**Location:** Part of Lot 4, Concession 9  
**Applicant:** Arbor Memorial Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

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Clerk

## **SUMMARY TO BY-LAW 054-2019**

The lands subject to this By-law are located east of Regional Road No.50 and south of Regional Road No.7, and are municipally known as 7541 Highway 50, City of Vaughan.

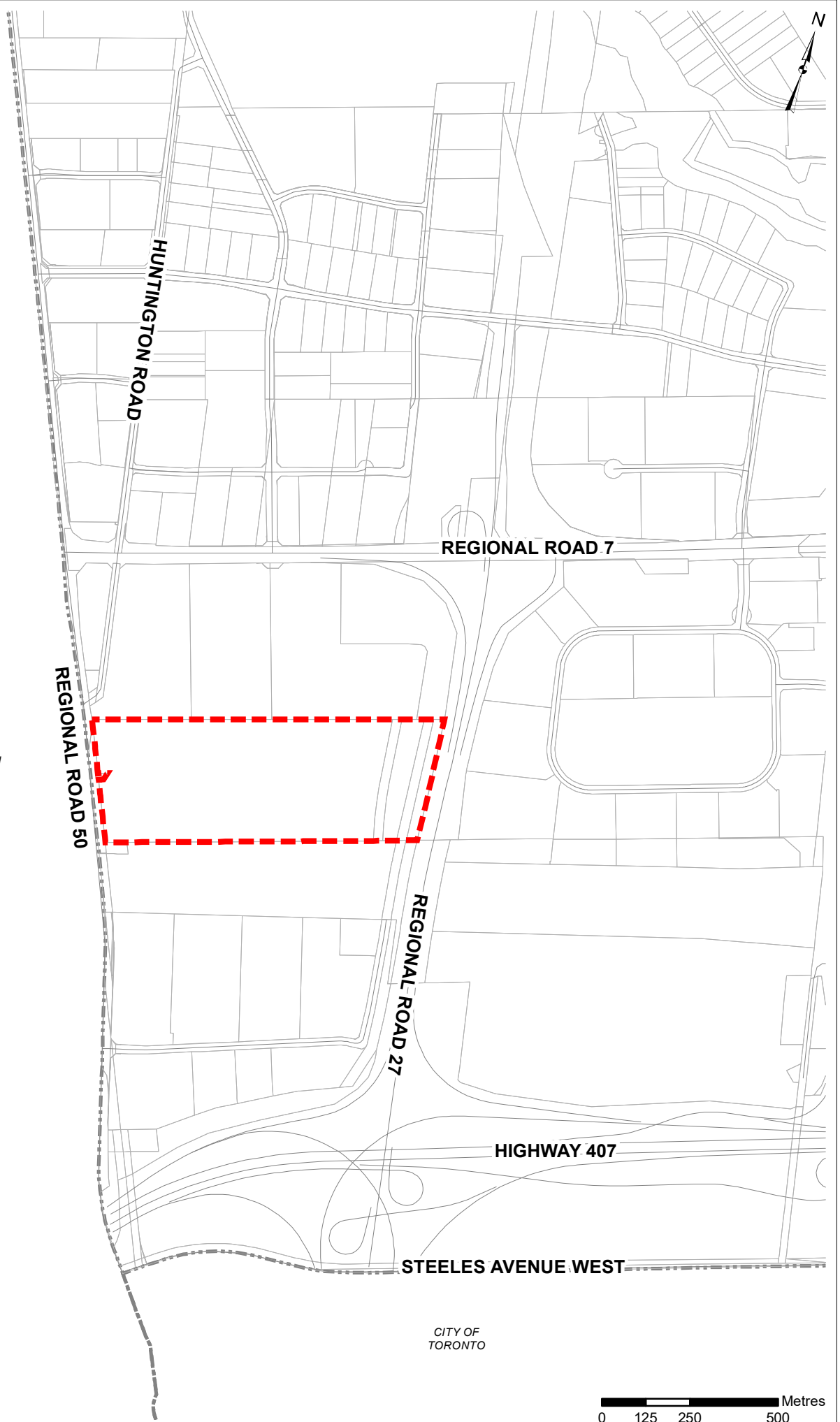
The purpose of this By-law is to rezone the Subject Lands from "OS2 Open Space Park Zone", subject to Exception 9(1139) and "A Agricultural Zone" to "OS2 Open Space Park Zone" and "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)". The By-law also refines the boundary limits between the "OS2 Open Space Park Zone" and the "EM1(H) Prestige Employment Area Zone". This By-law adds additional exceptions to Exception 9(1139) specifically to the "EM1(H) Prestige Employment Area Zone" to permit the employment building and funeral establishment.

The By-law includes the Holding Symbol "(H)" for the lands zoned "EM1 Prestige Employment Area Zone". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) The Owner successfully obtains the approval of a Site Development Application(s) for the proposed development;
- b) The Owner shall enter into a Servicing/Development and/or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Gibraltar Road from the north to south limit of the property), water, wastewater, storm and any land conveyances, as required for the Subject Lands. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the Development Engineering Department.
- c) The Owner shall enter into the Developer's Group Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing. This agreement shall also include a provision for future developers of land to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department; and
- d) The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

The amendments include, but are not limited, to the following:

- a) To rezone the Subject Lands from "OS2 Open Space Park Zone", subject to Exception 9(1139) and "A Agricultural Zone" to "OS2 Open Space Park Zone" and "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)";
- b) To permit a funeral home in a Single Unit Building to be connected to another cemetery use by a covered walkway/breezeway;
- c) To permit no minimum landscape strip requirements between the Employment Area and Open Space Park Zones;
- d) To permit a reduced minimum driveway width for means of parking area and access;
- e) To permit shared parking across zone boundaries;
- f) To provide minimum setback requirements to a TransCanada Pipeline right-of-way;
- g) To update the E-Schedules to accurately reflect the proposed amendments.



## Location Map To By-Law 054-2019


**File:** Z.18.002

**Related Files:**

**Location:** Part of Lot 4, Concession 9

**Applicant:** Arbor Memorial Inc.

**City of Vaughan**

 Subject Lands