

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 145-2024

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

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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1172 for a temporary period of three (3) years from the date of passing of this by-law as follows:

Exception Number 14.1172	Municipal Address:
Applicable Parent Zone: A - ORM, Agricultural subject to the Oak Ridges Moraine Suffix Zone	141 Maloy Street
Schedule A Reference: 267, 287	
By-law 145-2024	
, 14.1172.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on the lands zoned A - ORM, Agricultural subject to the Oak Ridges Moraine Suffix Zone, as shown on Figure E-1745:</p> <ol style="list-style-type: none"> a. Temporary outside storage of motor vehicles for a temporary period of three (3) years; b. The outside storage of motor vehicles shall <u>only</u> be permitted for storage purposes, and not for outdoor display related to a <u>Motor Vehicle Sales use</u>; c. <u>Motor Vehicle Repair</u> shall not be permitted, other than the inspection and preparation of motor vehicles to be sold off the <u>premises</u>. 	
14.1172.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as "Subject Lands" as shown on Figure "E-1745":</p> <ol style="list-style-type: none"> a. A Minimum <u>Lot Area</u> of 3.64 ha is required; b. Outside storage of motor vehicles shall be permitted in any <u>yard</u>; c. Outside storage of motor vehicles shall be permitted between a <u>principal building or structure</u> and the street lines abutting Maloy Street, King-Vaughan Road, and Keele Street; d. Outside storage of motor vehicles shall be permitted to be located on a <u>corner lot</u>; e. The maximum permitted area of outside storage of motor vehicles shall be 61.27% of the total <u>Lot Area</u>. 	
14.1172.3 Figures	
Figure E-1745	

- a) Adding a new Figure E-1745 in Subsection 14.1172 attached hereto as Schedule "1".
- b) Deleting Map 287 in Schedule A and substituting therefore Map 287 attached hereto as Schedule "2".
- c) Deleting Map 267 in Schedule A and substituting therefore Map 267 attached hereto as Schedule "3".

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

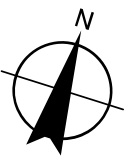
Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 3 of Report No. 17 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 22, 2024.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024



KING-VAUGHAN ROAD

A-ORM - 1172

MALOY STREET

KEELE STREET

Metrolinx

Proposed Motor Vehicle Storage Area 1 (Paved)

Proposed 9m Screening Berm with Landscaping

Existing Paved Area and Fenced Compound

Existing Paved Entrance and Parking Area

Existing 1 - Storey Building (141 Maloy Street)

Sodded Area

Proposed Motor Vehicle Storage Area 2 (Gravel)



Subject Lands

THIS IS FIGURE 'E-1745'
TO BY-LAW 001-2021
SECTION 14.1172

**THIS IS SCHEDULE '1'
TO BY-LAW 145-2024
PASSED THE 25TH DAY OF JUNE, 2024**

FILE: Z.22.025

LOCATION: 141 Maloy Street

Part of Lot 35, Concession 3

APPLICANT: 2609134 Ontario Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 287



- Conservation, OpenSpace and Agricultural Zones**
 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
 - V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)
- Residential Zones**
 - R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RT1 (Townhouse Residential)
 - RT2 (Townhouse Residential)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RM3 (Multiple Residential Zone 3)
- Commercial Zones**
 - RE (Estate Residential Zone)
 - GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
 - LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
- Employment Zones**
 - CMU (Community Commercial Mixed-Use Zone)
 - EMU (Employment Commercial Mixed-Use Zone)
 - KMS (Main Street Mixed-Use - Kleinburg Zone)
 - MMS (Main Street Mixed-Use - Maple Zone)
 - WMS (Main Street Mixed-Use - Woodbridge Zone)
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
 - I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
 - These Lands shall not be subject to Zoning By-law 001-2021

285	286	287	288	289
265	266	267	268	269
245	246	247	248	249

Final: June, 2024

THIS IS SCHEDULE '2'
TO BY-LAW 145-2024
PASSED THE 25TH DAY OF JUNE, 2024

FILE: Z.22.025
LOCATION: 141 Maloy Street
 Part of Lot 35, Concession 3
APPLICANT: 2609134 Ontario Inc.
CITY OF VAUGHAN

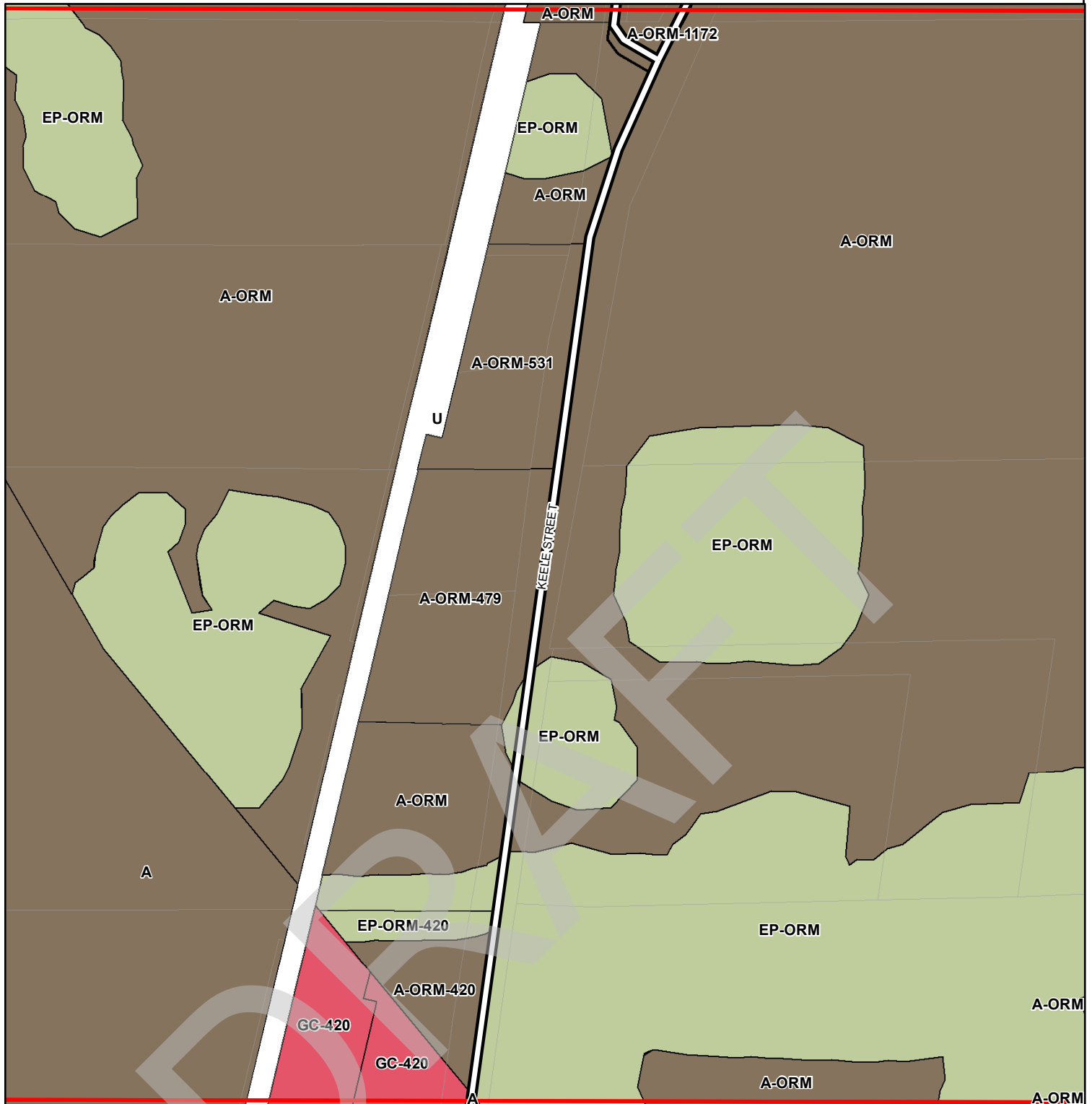
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 267



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zones)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RT1 (Townhouse Residential)
- RT2 (Townhouse Residential)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RM3 (Multiple Residential Zone 3)

Commercial Zones

- RE (Estate Residential Zone)
- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

Other Zones

- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

285	286	287	288	289
265	266	267	268	269
245	246	247	248	249
225	226	227	228	229

Final: June, 2024

1:5,000

**THIS IS SCHEDULE '3'
TO BY-LAW 145-2024
PASSED THE 25TH DAY OF JUNE, 2024**

FILE: Z.22.025

LOCATION: 141 Maloy Street

Part of Lot 35, Concession 3

APPLICANT: 2609134 Ontario Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

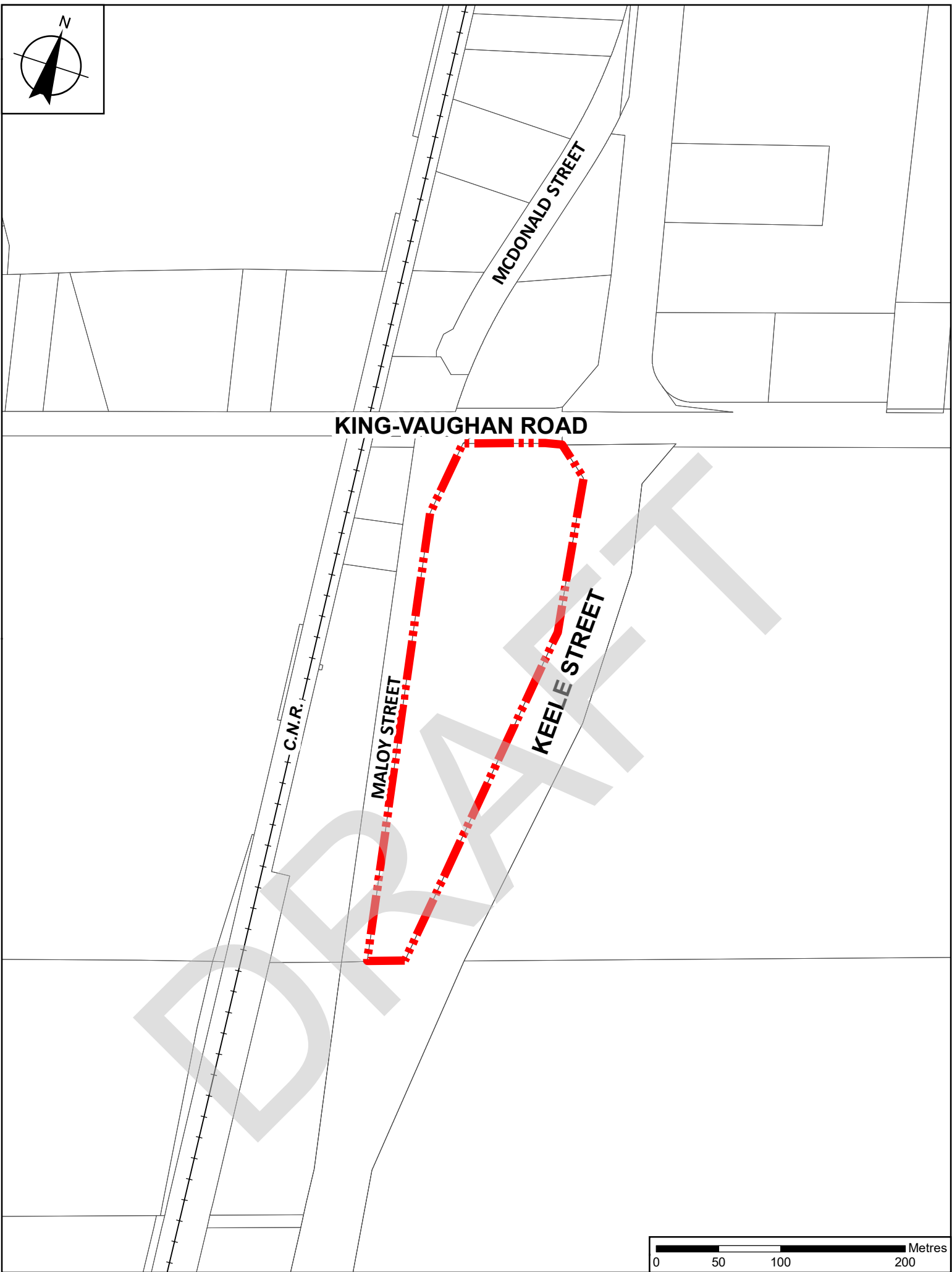
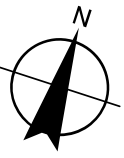
CLERK

SUMMARY TO BY-LAW 145-2024

The lands subject to this By-law are municipally known as 141 Maloy Street, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from A - ORM, Agricultural subject to the Oak Ridges Moraine Suffix Zone to A - ORM, Agricultural subject to the Oak Ridges Moraine Suffix Zone with a site specific exception to allow for the storage of motor vehicles and associated preparation of the motor vehicles and provide for a reduced minimum lot area for a temporary period of three (3) years.

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LOCATION MAP TO BY-LAW 145-2024

FILE: Z.22.025

LOCATION: 141 Maloy Street
Part of Lot 35, Concession 3

APPLICANT: 2609134 Ontario Inc.
CITY OF VAUGHAN



Subject Lands