

**ATTACHMENT 2: Z.25.046 – General Amendments Proposed to Comprehensive Zoning By-law
001-2021**

Item	Description
1.	<p>Section: 4.15.1 – Public Uses Permitted in All Zones</p> <p>Objective: To amend Subsection 4.15.1.1.a of the Comprehensive Zoning By-law 001-2021 to remove the erroneous requirement of “an agreement” with the City of Vaughan.</p> <p>Proposed Amendment: Proposed amendment to Subsection 4.15.1.1.a: 4.15 – Uses Permitted in All Zones 4.15.1 – Public Uses Permitted in All Zones</p> <ol style="list-style-type: none"> 1. The requirements of this By-law shall not apply to the <u>use</u> of any land, or the erection or <u>use</u> of any <u>building</u> or <u>structure</u> by a <u>public authority</u> for a <u>public use</u>, subject to the following requirements (184-2022): <ol style="list-style-type: none"> a. A <u>building</u> or <u>structure</u> required for any purpose identified in this section shall be permitted in any <u>zone</u>, provided that the parking, <u>lot</u> and <u>building</u> requirements of the <u>zone</u> in which the <u>use</u>, <u>building</u> or <u>structure</u> is located are satisfied. This provision shall not apply to a <u>building</u> or <u>structure</u> that has an area of 5.0 m² or less, or where an agreement has been entered into with the City of Vaughan.
2.	<p>Section: 4.23 – TransCanada Pipeline and Facilities</p> <p>Objective: To amend Subsection 4.23 of the Comprehensive Zoning By-law 001-2021 to update the requirements for the location of buildings and structures near a TransCanada Pipeline right-of-way, as requested by TransCanada PipeLines Limited.</p>

Proposed Amendment:

Proposed amendments to Subsection 4.23:

4.23 – TransCanada Pipeline and Facilities

1. Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:
 - ~~a. A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.~~
 - a. A minimum setback of 7.0 m shall be required from a lot line abutting the TransCanada pipeline right-of-way to any part of a building or structure.
 - ~~b. A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.~~
 - b. Deleted.
 - c. A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline ~~easement~~ right-of-way shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
 - d. A minimum setback of 7.0 m shall apply to any minimum required amenity area.
 - e. A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted.

3.

Section:

6.3.5 – Parking Space Rates

Objective:

To amend the parking rates for a “podium townhouse dwelling” located in “Other Zones” in Table 6-2: Parking Requirements for All Zones of the Comprehensive Zoning By-law 001-2021, which would be applicable to the RM2 and RM3 zones, where such dwellings are currently permitted but not assigned a parking standard. The proposed “Other Zone” parking rates are consistent with the parking rates for a “podium townhouse dwelling” located in Mixed-Use and VMC Zones.

Proposed Amendment:

Proposed amendment to Subsection 6.3.5:

6.3.5 – Parking Space Rates

Table 6-2: Parking Requirements for All Zones

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Podium Townhouse Dwelling</u>	Per <u>dwelling unit</u>	1	2	-	-	1	2	1	2

4.

Section:

8.2.1 – Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

Objective:

To amend Note 4 of Table 8-2 to clarify that the provision is specifically for a mixed-use development.

Proposed Amendment:

Proposed amendment to Subsection 8.2.1:

8.2.1 – Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

Additional requirements to Table 8-2:

4. The ground floor frontage of a mixed-use development shall consist of a maximum of 40% of all uses subject to this provision.

5.

Section.:

Subsection 8.2.1 – Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

Subsection 8.3.1 – Permitted Uses in the KMS, WMS and MMS Zones

Subsection 9.2.1 – Permitted Uses in the Commercial Zones

Objective:

To simplify the review of existing commercial developments greater than 10,000 m² by amending the permitted use Tables 8-2 and 8-4 to delete Note 5, and Table 9-2 to delete Note 3, thereby removing the requirement of a maximum gross floor area of 10,000 m² for commercial uses subject to these Notes.

Proposed Amendment:

Proposed amendments to Subsection 8.2.1:

8.2.1 – Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Business service</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
<u>Commercial storage</u> ⁽⁵⁾				E		
<u>Financial institution</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
<u>Funeral services</u> ⁽⁵⁾ ⁽⁶⁾		•	•	•	•	•

	<u>Health and fitness centre</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Hotel</u> ⁽⁵⁾ ⁽⁶⁾		•	•	•	•	•
	<u>Hotel (small scale)</u> ⁽⁵⁾ ⁽⁶⁾	•	•	•	•	•	•
	<u>Motor vehicle sales</u> ⁽⁵⁾				E		
	<u>Personal service</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Pet care establishment</u> ⁽⁵⁾		• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Pet services establishment</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Place of entertainment</u> ⁽⁵⁾		•	•	•	•	•
	<u>Restaurant</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Restaurant, take-out</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Retail</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Retail, convenience</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
	<u>Service or repair shop</u> ⁽⁵⁾	•	•	•	•	•	•
	<u>Shopping centre</u> ⁽⁵⁾	•	•	•		•	

<u>Supermarket</u> ⁽⁵⁾	•	• ⁽³⁾	• ⁽³⁾	•	•	•
<u>Theatre</u> ⁽⁵⁾		•	•	•	•	•

Additional requirements to Table 8-2:

~~5. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².~~

5. Deleted.

Proposed amendments to Subsection 8.3.1:

8.3.1 – Permitted Uses in the KMS, WMS and MMS Zones

Table 8-4: Permitted Uses in the KMS, WMS and MMS Zones

	KMS	WMS	MMS
<u>Business service</u> ⁽⁵⁾	•	•	•
<u>Financial institution</u> ⁽⁵⁾	•	•	•
<u>Health and fitness centre</u> ⁽⁵⁾	•	•	•
<u>Personal service</u> ⁽⁵⁾	•	•	•
<u>Pet services establishment</u> ⁽⁵⁾	•	•	•
<u>Restaurant</u> ⁽⁵⁾	•	•	•
<u>Restaurant, take-out</u> ⁽⁵⁾	•	•	•
<u>Retail</u> ⁽⁵⁾	•	•	•
<u>Retail, convenience</u> ⁽⁵⁾	•	•	•

<u>Service or repair shop</u> ⁽⁵⁾	•	•	•
<u>Supermarket</u> ⁽⁵⁾	•	•	•
<u>Theatre</u> ⁽⁵⁾		•	

Additional requirements to Table 8-4:

~~5. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000 m².~~

5. Deleted.

Proposed amendments to Subsection 9.2.1:

9.2.1 – Permitted Uses in the Commercial Zones

Table 9-2: Permitted Uses in the Commercial Zones

	GC	NC	SC	CC
<u>Business service</u> ⁽³⁾	•	•		
<u>Car wash</u> ⁽³⁾	E		•	
<u>Commercial storage</u> ⁽³⁾	•			
<u>Financial institution</u> ⁽³⁾	•	•		• ⁽²⁾
<u>Funeral services</u> ⁽³⁾	•			
<u>Fueling station</u> ^{(1) (3)}	E		•	
<u>Garden centre</u> ⁽³⁾	•		•	
<u>Health and fitness centre</u> ⁽³⁾	•	•		

		<u>Heavy equipment sales, rental and service establishment</u> ⁽³⁾	•				
		<u>Hotel</u> ⁽³⁾	•				
		<u>Hotel (small scale)</u> ⁽³⁾	•	•			
		<u>Motor vehicle sales</u> ⁽³⁾	•		•		
		<u>Personal service</u> ⁽³⁾	•	•	•	•(2)	
		<u>Pet care establishment</u> ⁽³⁾	•			•(2)	
		<u>Pet services establishment</u> ⁽³⁾		•			
		<u>Place of assembly</u> ⁽³⁾	•				
		<u>Place of entertainment</u> ⁽³⁾	•				
		<u>Restaurant</u> ⁽³⁾	•	•	•	•(2)	
		<u>Restaurant, take-out</u> ⁽³⁾	•	•	•	•(2)	
		<u>Retail</u> ⁽³⁾	•	•	•(2)	•(2)	
		<u>Retail, convenience</u> ⁽³⁾	•	•	•(2)	•(2)	
		<u>Service or repair shop</u> ⁽³⁾	•		•		
		<u>Shopping centre</u> ⁽³⁾	•	•	•	•	
		<u>Supermarket</u> ⁽³⁾	•		•		
		<u>Theatre</u> ⁽³⁾	•				

Additional requirements to Table 9-2:

~~3. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².~~

3. Deleted.