THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 008-2021

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to A Agricultural Zone, EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”, EM2(H) General Employment Area Zone with the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”.

    b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

    “(1513) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1644“, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

    a) Lands zoned with the Holding Symbol “(H)” shall be used only for 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 on the following:

i. The Owner shall obtain approval from Vaughan Council for related Draft Plan of Subdivision File 19T-18V011;

ii. The Owner shall satisfy all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department;

iii. Until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58;

B. Notwithstanding the provisions of:

a) Subsection 6.2.1 a) respecting permitted uses for lands zoned EM1 Prestige Employment Area Zone;

b) Subsection 6.3.1 a) respecting permitted uses for lands zoned EM2 General Employment Area Zone;

c) Subsection 6.1.6 d) respecting minimum Landscape Strip for an Employment Area Zone abutting an Open Space Zone;

d) Subsection 3.8 a) respecting minimum parking requirements;

e) Subsection 6.3.2.vii) respecting screening along a boundary between a lot permitting Outside Storage and the boundary to an Open Space zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1644”:

ai) In addition to the permitted uses listed in Section 6.2.1 a), the following additional use is permitted for lots zoned EM1 Prestige Employment Area Zone;

i) The leaving, placing, or parking of trucks,

trailers and tractor trailers accessory to an Employment Use shall be permitted and not be considered Outside Storage;

ii) Automobile Gas Bar (Block 1 only)

iii) Automobile Service Stations (Block 1 only)

iv) Car Wash (Block 1 only)

aii) In addition to the permitted uses listed in Section 6.2.1a), the following additional uses are permitted for Blocks 1 and 2 zoned EM1 Prestige Employment Area Zone subject to the floor area of any single unit to not exceed 185m^2 and the total gross floor area of the following uses on any one lot to not exceed 20% of the total gross floor area or 1000m^2, whichever is less:

i) Eating Establishment/Outdoor Patio

ii) Eating Establishment Convenience/Drive-Through with Outdoor Patio

iii) Eating Establishment take-out/Outdoor Patio

iv) Store, Convenience Retail

v) Personal Service Shop

vi) Financial Institution

vii) Education or Training Facility

bi) In addition to the permitted uses listed in Section 6.3.1, the following additional use is permitted for lots zoned EM2 General Employment Area Zone;

i) The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use and shall not be considered as Outside Storage;

ci) Where lands zoned EM1 General Employment Area Zone abuts the boundary of lands zoned Open

Space, a strip of land not less than 1.5m in width inside the Employment Area Zone shall be provided abutting the Open Space Zone. This strip of land shall be used for no other purpose than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 6.1.6c) of this by-law and shall include appropriate screening between the Open Space zone and Prestige Employment Area Zone that consists of a combination of landscaping and fencing at a minimum 1.8 metres in height;

cii) Where lands zoned EM2 Prestige Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 2.9m in width inside the Employment Area Zone shall be provided abutting the Open Space Zone. This strip of land shall be used for no other purpose than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 6.1.6c) of this by-law and shall include appropriate screening between the Open Space zone and Prestige Employment Area Zone that consists of a combination of landscaping and fencing at a minimum 1.8 metres in height;

di) The minimum parking requirement for all Employment Uses as defined and Warehousing Use shall be 0.7 parking spaces per 100 sq. m. of GFA;

ei) If a lot upon which Outside Storage is proposed abuts the boundary of an Open Space Zone, screening shall be provided along such boundary within the Employment Zone. Screening shall consist of a solid

fence a minimum of 2m in height;

c) Adding Schedule “E-1644” attached hereto as Schedule “1”.

d) Deleting Key Map 9C and substituting therefor the Key Map 9C 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 26th day of January, 2021.

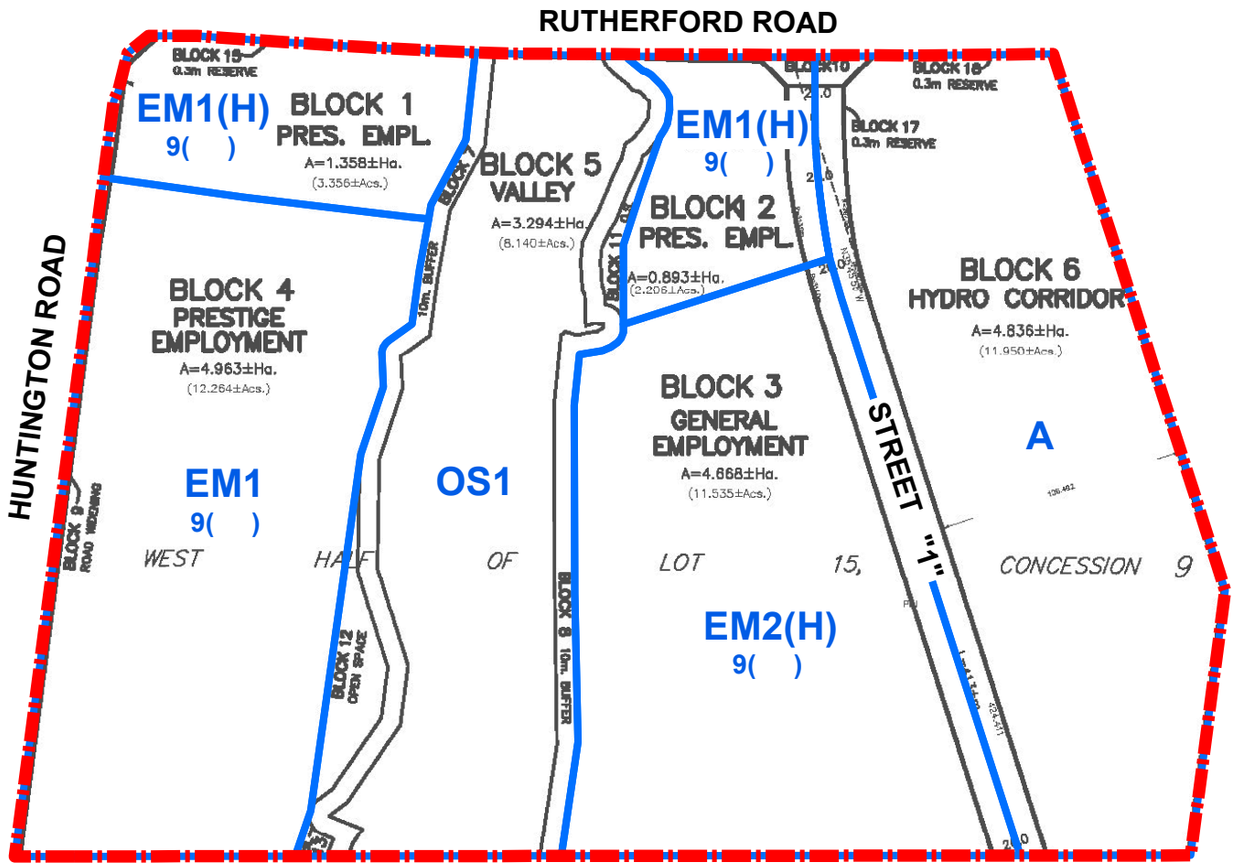
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 11 of Report No. 1
of the Committee of the Whole
Adopted by Vaughan City Council on
January 26, 2021.



THIS IS SCHEDULE 'E-1644'
TO BY-LAW 1-88
SECTION 9(1513)

SUBJECT LANDS

Metres
0 50 100 200

THIS IS SCHEDULE '1'
TO BY-LAW 008-2021
PASSED THE 26TH DAY OF JANUARY, 2021

FILE: Z.18.027
RELATED FILES: 19T-18V011, DA.18.067
LOCATION: Part of Lot 15, Concession 9
APPLICANT: Anatolia Investments Corp.
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK



KEY MAP 9C
BY-LAW 1-88

Metres
0 125 250 500

THIS IS SCHEDULE '2'
TO BY-LAW 008-2021
PASSED THE 26TH DAY OF JANUARY, 2021

FILE: Z.18.027
RELATED FILES: 19T-18V011, DA.18.067
LOCATION: Part of Lot 15, Concession 9
APPLICANT: Anatolia Investments Corp.
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

SUMMARY TO BY-LAW 008-2021

The lands subject to this By-law are located east of Huntington Road and south of Rutherford Road and are municipally known as 9151 Huntington Road, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “A Agricultural Zone” to “A Agricultural Zone’, “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)” and “OS1 Open Space Conservation Zone”.

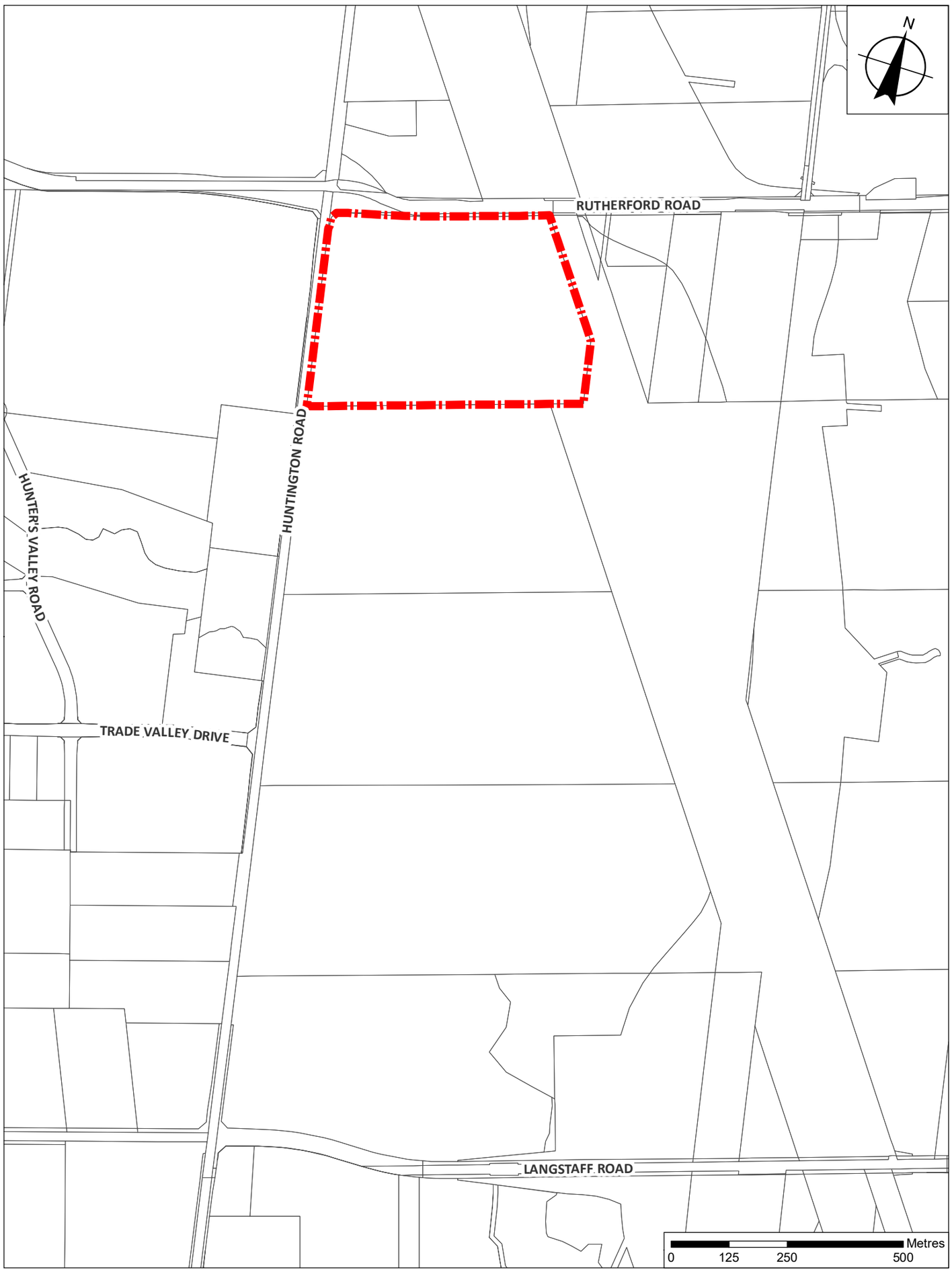
The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM1 Prestige Employment Area Zone” and the lands zoned “EM2 General Employment Area Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

a. Draft Plan of Subdivision File 19T-18V011 is approved by Vaughan Council;

b. All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department as shown on Attachment 8;

c. Until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58;

This By-law also provides for site-specific development standards including, exceptions to the permitted minimum landscape strip abutting an OS1 Zone, permitted uses, minimum required parking, and the definition of outside storage.



LOCATION MAP
TO BY-LAW 008-2021

FILE: Z.18.027
RELATED FILES: 19T-18V011, DA.18.067
LOCATION: Part of Lot 15, Concession 9
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CITY OF VAUGHAN

SUBJECT LANDS