

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 085-2021

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 "E-1654" attached hereto as Schedule "1" from EM4 Employment Area Transportation Zone to EM2 General Employment Area Zone, in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1523) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsections 6.1.1, 6.2.1 and 6.3.1 respecting Uses Permitted;
 - c) Subsection 6.3.2 i, iv, and viii) respecting Accessory Outside Storage;

notwithstanding sections 6.1.1, 6.3.1 and 6.3.2 the existing eight (8) railway tracks shall remain unused and shall not be used to facilitate any permitted or accessory uses on the "Subject Lands" on Schedule "E-1654", in addition, the following provisions shall also apply to the lands shown as "Subject Lands" on Schedule "E-1654":

ai) for the purpose of this paragraph, "Meat Packing" and "Parking Space", shall be defined as follows:

MEAT PACKING – means a building or part of a building used for the packing, storing, sorting, or handling of meat, but not processing, for which all required approvals of the Ministry of Agriculture, Food and Rural Affairs and the York Region Health Unit have been obtained. A meat packing use shall not include any accessory outside storage and all garbage and refuse shall be stored within the building or unit where the use is carried out. Where any such garbage or refuse is a putrescible material, it shall be stored in a refrigerated area prior to being sent for disposal. For the purposes of this definition: Meat shall mean any flesh or body parts obtained from all animals including, but not limited to beef, pork, fish, seafood, poultry and fowl and; meat packing shall not include an abattoir or rendering plant or any use cited in Section 3.24 "Prohibited Uses", or an "Obnoxious Use", as defined;

PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;

bi) permit the additional use of MEAT PACKING (not including meat processing and accessory outside storage)

bii) the following uses shall not be permitted:

- Meat Packing and Processing;
- Funeral Home;
- Day Nursery; and,
- Recreational Uses

ci) Accessory outside storage of tractor trailers associated with a ('Use Employment': warehousing or assembly of materials to finished product only), shall not exceed 75% of the lot

area and may be permitted at a height no more than 4 m only. Accessory outside storage for all the other goods and materials shall not exceed 30% of the lot area;

cii) The outside storage area shall be completely enclosed by a stone or masonry wall or chain link fence with appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height, with the exception of accessory outside storage of tractor trailers associated with a ('Use Employment': warehousing or assembly of materials to finished product only) where the height of the enclosure may be no less than one point eight three (1.83) metres;

c) Adding Schedule "E-1654" attached hereto as Schedule "1".

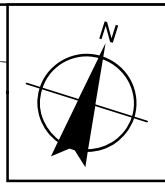
d) Deleting Key Map 4B and substituting therefor the Key Map 4B attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



CN
MACMILLAN
RAIL YARD



8 UNUSED
RAIL TRACKS

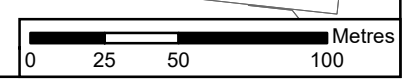
EM2
9()

EXISTING
1-STOREY
EMPLOYMENT
BUILDING

ADMINISTRATION ROAD

THIS IS SCHEDULE 'E- 1654'
TO BY-LAW 1-88 SECTION 9(1523)

| | |
|--|------------------------------------|
|  | SUBJECT LANDS |
|  | EXISTING ACCESSORY OUTDOOR STORAGE |



THIS IS SCHEDULE '1'
TO BY-LAW 085-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.020

LOCATION: Part of Lots 7 and 8 Concession 4,

Part 1 65R-20716, 62 Administration Road

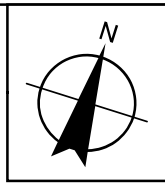
APPLICANT: Reimer World Properties Corp.

CITY OF VAUGHAN

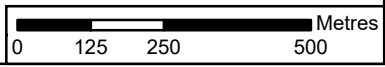
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 4B
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 085-2021
PASSED THE 22ND DAY OF JUNE, 2021**

FILE: Z.20.020
LOCATION: Part of Lots 7 and 8 Concession 4,
Part 1 65R-20716, 62 Administration Road
APPLICANT: Reimer World Properties Corp.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

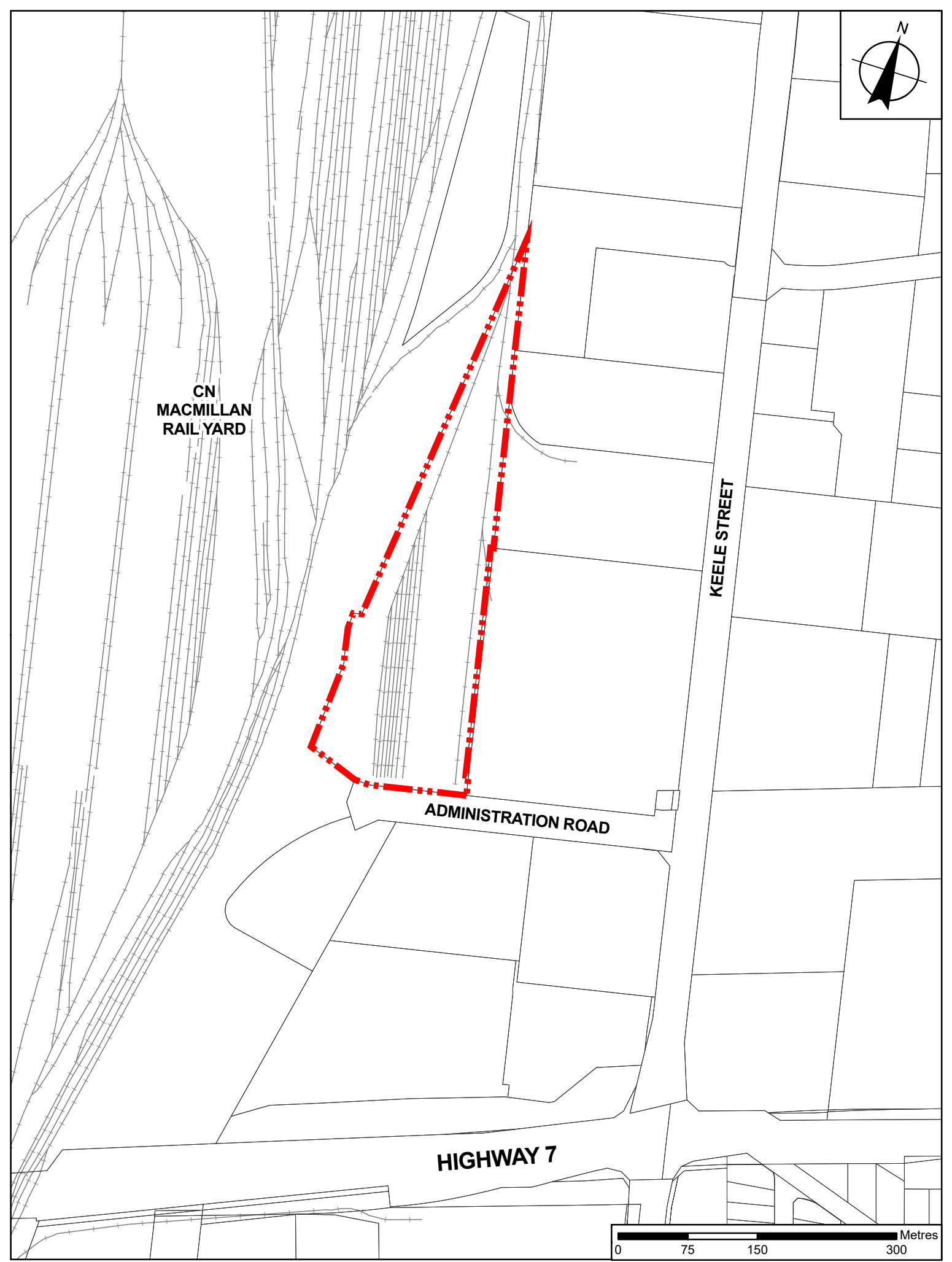
CLERK

SUMMARY TO BY-LAW 085-2021

The lands subject to this By-law are located on the north side of Administration Road, west of Keele Street, in Lots 7 and 8, Concession 4, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands to from “EM4 Employment Area Transportation Zone” to “EM2 General Employment Area Zone”. The By-law also provides site-specific zoning exceptions to the EM2 General Employment Zone to accommodate pre-existing conditions present on the Subject Lands and restrict uses that have been deemed to be incompatible with the surrounding environment.

The By-law further provides exceptions to definitions, permitted uses, amount of outside accessory storage permitted, and fencing requirements.




LOCATION MAP TO BY-LAW 085-2021

FILE: Z.20.020

LOCATION: Part of Lots 7 and 8 Concession 4,
Part 1 65R-20716, 62 Administration Road

APPLICANT: Reimer World Properties Corp.

CITY OF VAUGHAN

 SUBJECT LANDS