

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 094-2021

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) Adding the following Paragraph to Section 9.0 "EXCEPTIONS" to :

"(1524) Notwithstanding the provisions of:

 - a) Subsections 5.1.2 and 5.7 respecting uses permitted in the C6 Highway Commercial Zone and permitted goods and material for Opens Storage in C6 Highway Commercial Zone;
 - b) Subsection 6.3.1 and 6.3.2 respecting Uses Permitted and Accessory Outside Storage in an EM2 General Employment Area Zone;
 - c) Subsection 2.0 Definitions respecting PARKING SPACE;
 - d) Subsection 3.8 f) respecting aisle width
 - e) Subsections 3.13 and 5.1.1 respecting minimum landscape area for C6 Highway Commercial Zone;
 - f) Subsection 6.1.6 a) and c) respecting minimum landscape strip width and minimum landscape area on a lot in an EM2 General Employment Area Zone
 - g) Subsection 3.14 f) respecting permitted yard encroachments

and restrictions;

- h) Schedule 'A' respecting minimum interior side yard in a C6 Highway Commercial;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1655" attached hereto as Schedule "1" for a maximum period of 3 year for 2703 Highway 7 (Area A), 2661 Highway 7 (Area B) and 44 Killaloe Road and the south (rear) portion of 2685 Highway 7 (Area C) from the time in which this by-law goes into full force and effect:

- ai) permit the additional use of motor vehicle sales establishment and accessory outside storage of motor vehicles on a temporary basis of 3 year on 2703 Highway 7 (Area A) and 2661 Highway 7 (Area B);
- bi) Accessory outside storage of motor vehicles for the Motor Vehicle Sales Establishment located at 2685 Highway 7 shall be permitted on the entire lot and in any yard of 44 Killaloe Road and the south (rear) portion of 2685 Highway 7 (Area C) on a temporary basis of 3 years;
- ci) 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 for all areas;
- di) a minimum aisle width of 5.4 m shall be permitted for all areas;
- ei) the minimum landscaped area shall be 3 percent of the lot area and a minimum landscape strip abutting a street line shall be 2 m for 2703 Highway 7 (Area A);
- eii) the minimum landscape area shall be 1.5 percent of the lot area and a minimum landscape strip abutting a street line shall be 2 m for 2661 Highway 7 (Area B);
- fi) the minimum landscaped area of 5 percent shall not apply

and a landscape strip abutting a street shall not apply for 44 Killaloe Road and the south (rear) portion of 2685 Highway 7 (Area C);

gi) Section 3.14 f) shall not apply to all lots for the accessory outside storage of motor vehicles;

hi) the minimum interior side yard shall be 7 m for 2703 Highway 7 (Area A);

b) Adding Schedule "E-1655" attached hereto as Schedule "1".

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

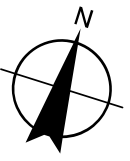
2. That this Zoning By-law shall be in effect for a maximum period of three (3) year only for areas identified as 2703 Highway 7 (Area A), 2661 Highway 7 (Area B) and 44 Killaloe Road and the south (rear) portion of 2685 Highway 7 (Area C) on Schedule "1" from the date of enactment of the By-law.

3. 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



EXISTING BUILDING USED FOR MOTOR VEHICLE SALES ESTABLISHMENT (AUTO BODY DETAILS AND REPAIRS)

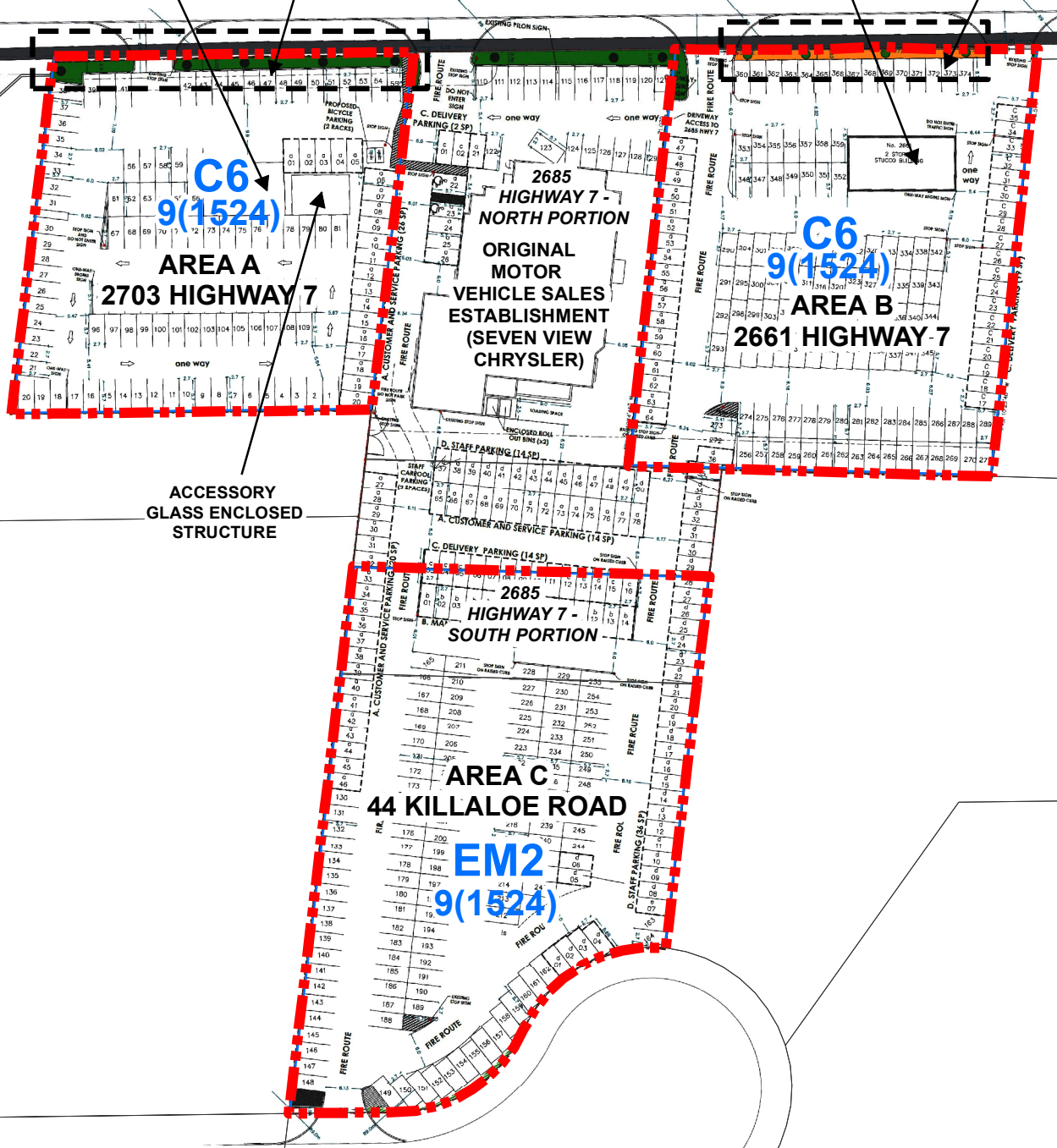
PARKING RESTRICTED TO VEHICLES NO LARGER THAN A PICKUP TRUCK

EXISTING BUILDING USED FOR MOTOR VEHICLE SALES ESTABLISHMENT (OFFICE ADMINISTRATION)

PARKING RESTRICTED TO VEHICLES NO LARGER THAN A PICKUP TRUCK

HIGHWAY 7

COSTA ROAD



ACCESSORY GLASS ENCLOSED STRUCTURE

2685 HIGHWAY 7 - NORTH PORTION

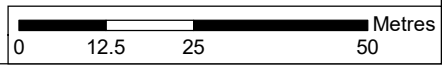
ORIGINAL MOTOR VEHICLE SALES ESTABLISHMENT (SEVEN VIEW CHRYSLER)

2685 HIGHWAY 7 - SOUTH PORTION

44 KILLALOE ROAD

THIS IS SCHEDULE 'E-1655' TO BY-LAW 1-88 SECTION 9(1524)

 SUBJECT LANDS



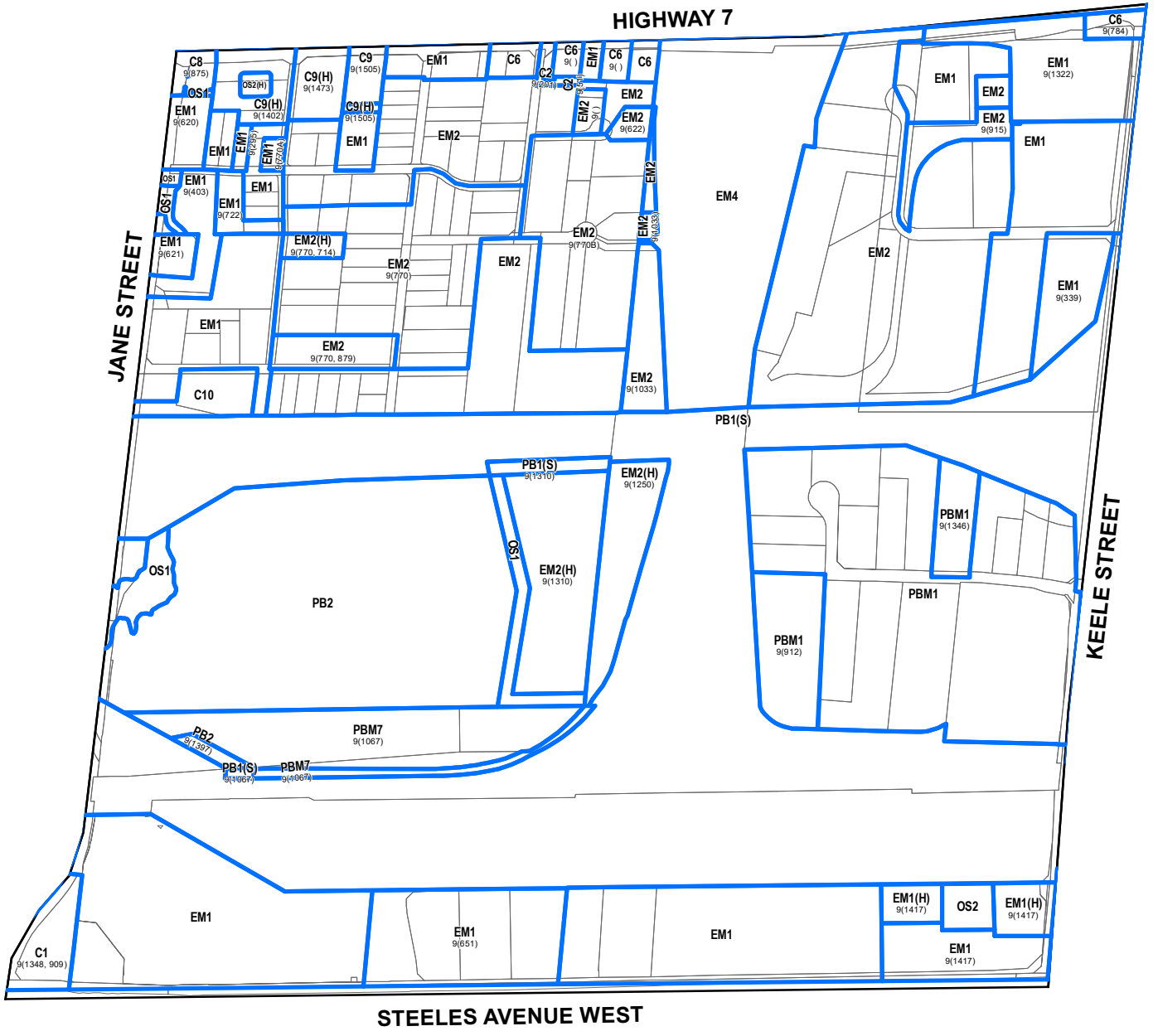
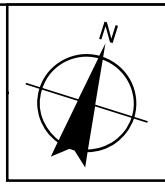
THIS IS SCHEDULE '1' TO BY-LAW 094-2021 PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.015
RELATED FILE: OP.20.007 and DA.20.065
LOCATION: Part of Lot 5, Concession 4
APPLICANT: Domy's and Pat Garage and Auto Collision Ltd. (Seven View Chrysler)
CITY OF VAUGHAN

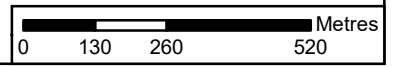
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 4A
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 094-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.015
RELATED FILE: OP.20.007 and DA.20.065
LOCATION: Part of Lot 5, Concession 4
APPLICANT: Domy's and Pat Garage and
Auto Collision Ltd. (Seven View Chrysler)
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

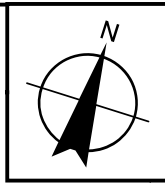
SUMMARY TO BY-LAW 094-2021

The lands subject to this By-law are located on the south side of Highway 7, east of Costa Road and are municipally known as 2661, 2685, 2703 Highway 7 and 44 Killaloe Road, being Lot 5, Concession 4, City of Vaughan.

The purpose of this By-law is to zone the lands to permit motor vehicles sales establishment, their accessory uses and the outside storage of motor vehicles on the Subject Lands, for a maximum period of 3 year for 2703 Highway 7 (Area A), 2661 Highway 7 (Area B) and 44 Killaloe Road and the south (rear) portion of 2685 Highway 7(Area C) in Schedule 1 of this By-law.

The By-law further provides exceptions to the following:

- Section 2.0: Definition to Parking Space;
- Section 3.8: Minimum Parking Aisle width;
- Sections 3.13 and 5.1.1: minimum landscape requirements in a C6 Highway Commercial ;
- Section 3.14 f): respecting permitted yard encroachments and restrictions;
- Sections 5.7 and 6.3: Permitted Uses;
- Section 5.1.2: goods and materials permitted in an open storage area in a C6 Highway Commercial;
- Section 6.1.6: minimum landscape requirements in a EM2 General Employment Area Zone;
- Section 6.3.2: maximum accessory outside storage space and location in an EM2 General Employment Area Zone;
- Schedule A: minimum interior side yard in a C6 Highway Commercial



MCCLEARY COURT

HIGHWAY 7

AREA A
2703 HIGHWAY 7

2685
HIGHWAY 7 -
NORTH PORTION

AREA B
2661 HIGHWAY 7

ORIGINAL
MOTOR
VEHICLE SALES
ESTABLISHMENT
(SEVEN VIEW
CHRYSLER)

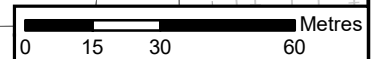
2685
HIGHWAY 7 -
SOUTH PORTION

AREA C
44 KILLALOE ROAD

COSTA ROAD

KILLALOE ROAD

CN
MACMILLAN
YARD



LOCATION MAP TO BY-LAW 094-2021

FILE: Z.20.015

RELATED FILE: OP.20.007 and DA.20.065

LOCATION: Part of Lot 5, Concession 4

APPLICANT: Domy's and Pat Garage and
Auto Collision Ltd. (Seven View Chrysler)

CITY OF VAUGHAN



SUBJECT LANDS