

Attachment 7 Draft Zoning By-law Amendment

THE CITY OF VAUGHAN

BY-LAW

DRAFT BY-LAW NUMBER -2021

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein are set out 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 an Amendment to the Vaughan Official Plan adopted by Council with which the matters herein are set out 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":

"(#####) Notwithstanding the provisions of:

a) Section 3.24 respecting "Prohibited Uses" and Subsection 8.2 respecting Permitted Uses in the A Agricultural Zone;

b) Subsection 3.8, subparagraph k) respecting driveway surfaces;

c) Section 3.8 respecting Minimum Parking Required;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule 1:

ai) a Mixing Plant shall be permitted. For the purposes of this paragraph a Mixing Plant shall be defined as follows:

Mixing Plant – means a building(s), or structure(s), or part of a building(s) or structure(s) where only concrete is mixed or batched, weighed and measured for mixing off-site. The following accessory uses shall be permitted provided such uses are operated accessory to the mixing plant located on the Subject Lands only:

- i) Truck repair located in the existing building labelled “Vehicle Maintenance/Repair Building” as shown on Schedule 1 only having a maximum gross floor area of 485m²;
 - ii) Office use located in the existing buildings shown as “Plant Office Trailer” and “Office Trailer” as shown on Schedule 1 only each having a maximum gross floor area of 60m²;
 - iii) The open storage of sand, gravel, left-over concrete for the purposes of processing recycled concrete, and equipment and machinery accessory to the Mixing Plant use in the areas shown on Schedule 1. The open storage of all other materials is not permitted;
 - iv) An existing building shown as “Existing South Barn (Vacant)” on Schedule 1 having a maximum gross floor area of 235m²;
 - v) the Mixing Plant and all permitted accessory uses shall only be permitted in the area shown as “Proposed Temporary Area of Use” as shown on Schedule 1. The balance of the Subject Lands shall only be used for uses permitted in the A Agricultural Zone;
- bi) a driveway and parking area may be constructed of gravel save and except for the portion of the driveway extending a minimum of 30m from King-Vaughan Road right-of-way which must be paved with hot-mix asphalt or concrete;

ci) a minimum of 27 parking spaces shall be provided for the proposed

Mixing Plant and accessory uses shown on Schedule 1;

2. Deleting the previously approved Schedule E-1589 and replacing it with Schedule 1 attached here-to.
3. Deleting Key Map 5G and substituting the Key Map 5G attached hereto as Schedule 2.
4. That this Zoning By-law shall be in effect a maximum temporary period of three (3) years only from the date of enactment of the By-law.
5. Schedules 1 and 2 shall be and hereby form part of this By-law.

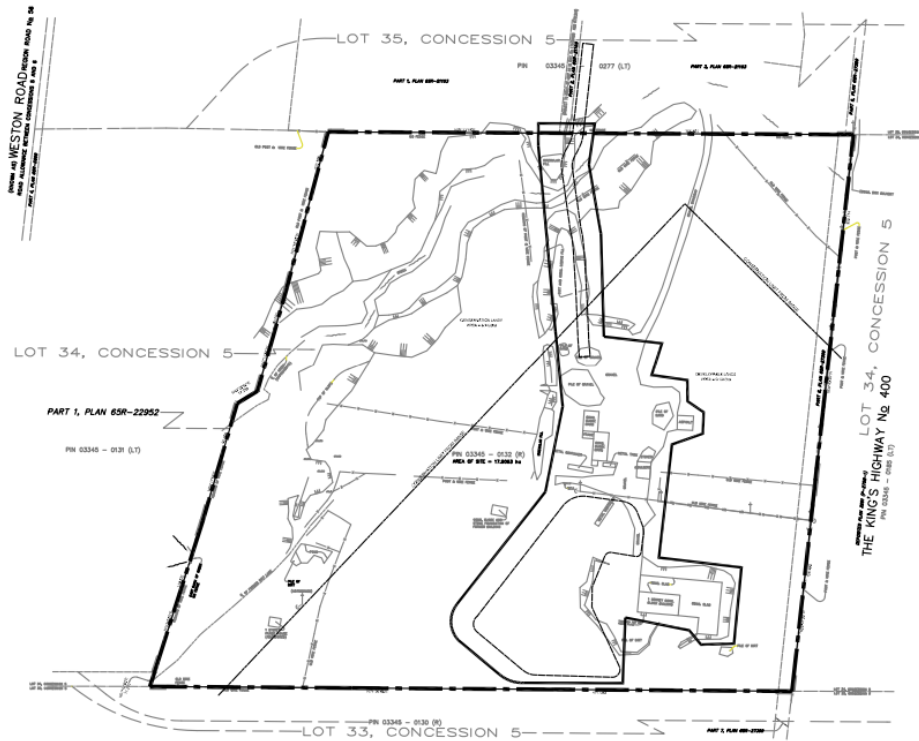
Read a FIRST, SECOND and THIRD time and finally passed this ____ of _____
2021.

SUMMARY TO BY-LAW ____-2021

The lands subject to this By-law are located on the west side of HWY 400, between King-Vaughan Road and Kirby Road at 3501 King-Vaughan Road., in Part of Lot 34, Concession 5, City of Vaughan.

The purpose of this by-law is to permit the continued use of an existing portable dry batch concrete production plant as a temporary use on a portion identified as “Proposed Temporary Area of Use” of the subject lands for a 3-year period.

DRAFT



THIS IS SCHEDULE 'XXX'
TO BY-LAW 1- 88
SECTION 9 (xxx)

----- AREA SUBJECT TO
AMENDMENT No. _____

THIS IS SCHEDULE '1'

Not to Scale

TO AMENDMENT No. _____

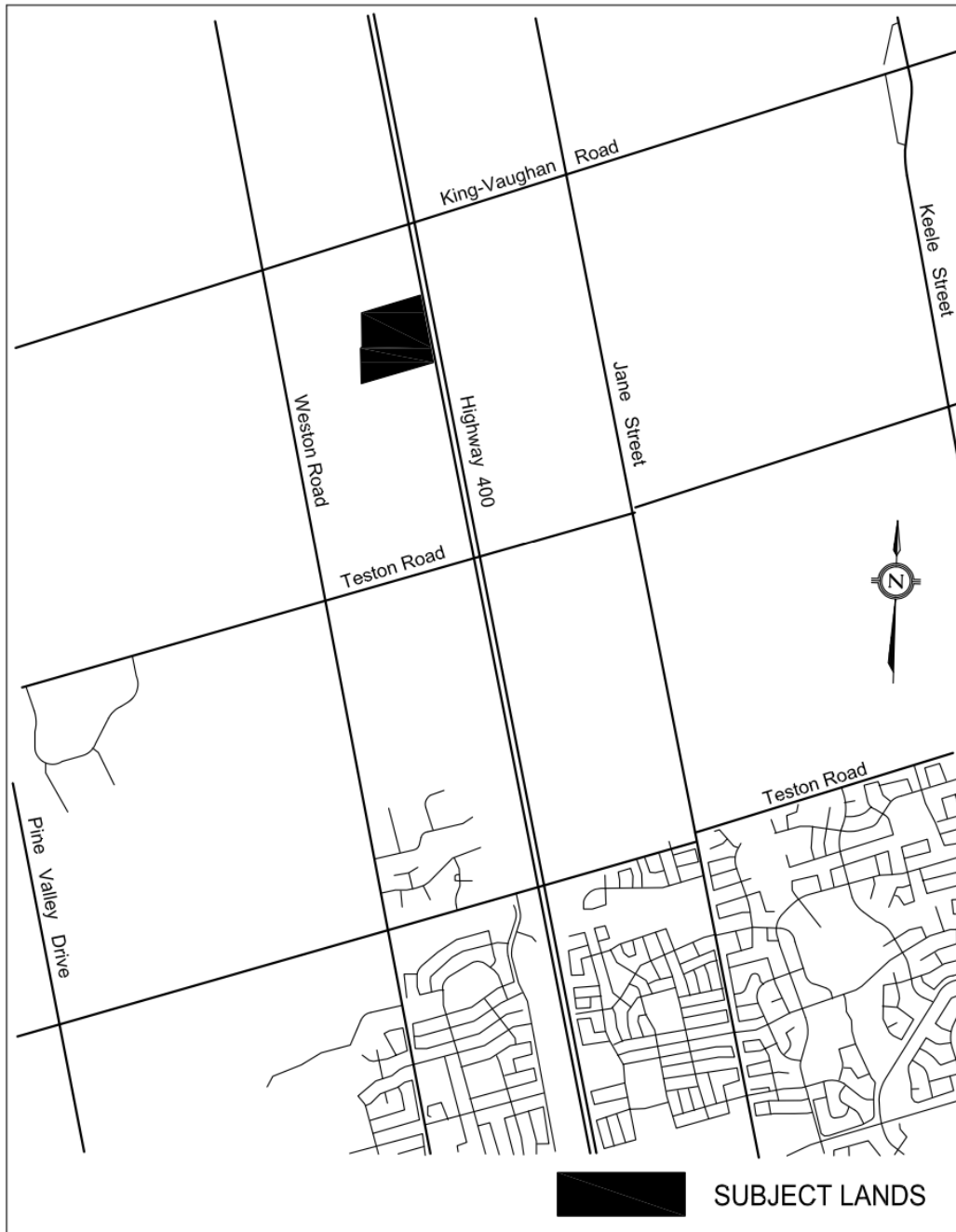
ADOPTED THE _____ DAY OF _____, 2021

FILE No.: Z.10.002
RELATED FILE No.: OP. 10.001
LOCATION: Pt Lot 34, Concession 5
APPLICANT: 2109179 Ontario Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



**THIS IS SCHEDULE '2'
TO BY-LAW _____ - 2021**

Not to Scale

FILE No. Z.10.002
LOCATION: Pt Lot 34, Concession 5
APPLICANT: 2109179 Ontario Inc.
CITY OF VAUGHAN