

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 082-2018

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":

"(1459) Notwithstanding the provisions of:

- a) Section 3.24 respecting "Prohibited Uses" and Subsection 8.2 respecting Permitted Uses in the A Agriculture 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 "E-1589":

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 shown as "Vehicle Maintenance/Repair Building" as shown on Schedule "E-1589" only having a maximum gross floor area of 485 m²;
- ii) office use located in the existing buildings shown as "Plant Office Trailer" and "Office Trailer" as shown on Schedule "E-1589" only each having a maximum gross floor area of 60 m²;
- iii) only storage of sand, gravel and equipment and machinery accessory to the Mixing Plant use in the areas shown on Schedule "E-1589". The open storage of all other materials is not permitted;

- iv) an existing building shown as "Existing South Barn (Vacant)" on Schedule "E-1589" having a maximum gross floor area of 235 m²;
 - 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 "E-1589". 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 30 m 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 "E-1589";"
2. Adding Schedule "E-1589" attached hereto as Schedule "1".
3. Deleting Key Map 5G and substituting therefor the Key Map 5G attached hereto as Schedule "2".
4. That this Zoning By-law shall be in effect only for the earlier of the following:
- i) a maximum temporary period of three (3) years only from the date of enactment of By-law 082-2018; or;
 - ii) upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the Subject Lands, whichever occurs first;
- Extensions for a Temporary Use By-law on the Subject Lands shown on Scheduled "E-1589" may be granted by By-law by Vaughan Council for further periods of not more than the 3 years each during which the temporary use is authorized.
5. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23rd day of May, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



KEY MAP 5G
BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '2'
TO BY-LAW 082 - 2018
PASSED THE 23rd DAY OF may, 2018

FILE: Z.16.009
RELATED FILE: DA.11.086
LOCATION: PART OF LOT 34, CONCESSION 5
APPLICANT: 2109179 ONTARIO INC.
CITY OF VAUGHAN

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SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 082-2018

The lands subject to this By-law are located on the south side of King-Vaughan Road and west of Highway 400, municipally known as 3501 King-Vaughan Road, 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.



Not to Scale

LOCATION MAP TO BY-LAW 082 - 2018

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SUBJECT LANDS