

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 013-2014

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 19-2008.

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 sub-clauses to Exception 9(343):
 - biii) A minimum 3.6 parking spaces/100 m² GFA, or a minimum of 53 parking spaces shall be provided on the portion of the lands identified as "Part B" Schedule "E-355", attached hereto:
 - biv) A shared mutual driveway at least 7.5 m, but not exceeding 9.05 m shall be permitted for the lands identified on Schedule "E-355".
 - cii) A maximum lot coverage of 32.2% shall be permitted for the lands identified as "Part B" on Schedule "E-355":
 - b) Deleting sub-clause dii) and substituting therefor the following sub-clause dii):
 - dii) Only the following uses shall be permitted on the lands identified as "Part B" on Schedule "E-355":
 - Banking or Financial Institution;
 - Business or Professional Office;
 - Eating Establishment;
 - Eating Establishment, Take out;
 - Eating Establishment, Convenience;
 - Laboratory;
 - Personal Service Shop;
 - Pet Grooming Establishment, to be contained within a wholly enclosed building;
 - Pharmacy;
 - Photography Studio;
 - Retail Store;
 - Video Store;
 - a minimum Gross Floor Area of 487.5 m² shall be used solely for Business

or Professional Office uses; and,

- the total gross floor area on the subject lands devoted to any or all permitted eating establishment uses shall not exceed 321.75 m² (22%) of the gross floor area of the development (1,462.5 m²).

c) Deleting Schedule "E-355" and substituting therefor the Schedule "E-355" attached hereto as Schedule "1".

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

Enacted by City of Vaughan Council this 28th day of January, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 013-2014

The lands subject to this By-law are located on the west side of Regional Road 27, north of Milani Boulevard, known municipally as 8290 Regional Road 27, City of Vaughan.

The purpose of this by-law is to permit the following exceptions:

- The maximum lot coverage shall be 32.2 %, whereas 30% is required
- The maximum shared/mutual driveway width shall be 9.05 m, whereas 7.5 m is required
- Parking shall be provided at a rate of 3.6 spaces/100 m² GFA
- A minimum gross floor area of 487.5 m² shall be used solely for Business or Professional Office uses

The uses permitted on the lands identified as Part B shall be limited to:

- Banking or Financial Institution;
- Business or Professional Office;
- Eating Establishment;
- Eating Establishment, Take-out and, Convenience;
- Personal Service Shop;
- Pet Grooming Establishment, within a wholly enclosed building;
- Pharmacy;
- Laboratory;
- Photography Studio;
- Retail Store;
- Video Store;
- a minimum gross floor area of 487.5 m² shall be used solely for Business or professional Office uses; and,
- the total gross floor area on the subject lands devoted to any or all permitted eating establishment uses shall not exceed 321.75 m² (i.e. 22%) of the gross floor area of the development (1,462.5 m²).