

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 043-2013

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 67-2007.

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 Official Plan adopted by Council and 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) Deleting Key Map 5F and substituting therefor Key Map 5F attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1404”; attached hereto as Schedule “1” and effectively zoning the subject lands C3 Local Commercial Zone;
 - b) Deleting Exception 9(1276) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph, thereby deleting all reference to the Holding Symbol “(H)” in said Exception 9(1276):

“9(1276) Notwithstanding the provisions of:

 - a) Subsection 3.8 a) and g) respecting Parking Requirements;
 - b) Subsection 3.13 respecting Minimum Landscaped Area and Section 5.1.1 a) and b) respecting Landscaping Area;
 - c) Subsection 5.1.7 b) respecting Drive-Through Facility;
 - d) Subsection 5.4 respecting Permitted Uses in a C3 Local Commercial Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1404”:

 - ai) a total of 17 parking spaces shall be provided;
 - aii) the maximum driveway width on Teston Road shall be 10.8 m;
 - aiii) the maximum driveway width on Jane Street shall be 10.3 m;
 - bi) the minimum landscape strip width abutting Teston Road shall be 3.0 m;

- bii) the minimum landscape strip width abutting sight triangle shall be 3.0 m;
- ci) the minimum stacking lane width shall be 3.2 m;
- di) The following uses shall only be permitted:
 - i) automobile gas bar/automobile service station;
 - ii) car wash; and,
 - iii) eating establishment; eating establishment, convenience with or without a drive-through; and eating establishment, take-out, provided that 1 (one) or more of these uses is operated in conjunction with an automobile gas bar/automobile service station on the "Subject Lands";

- b) Deleting Schedule "E-1404" and substituting therefor the Schedule "E-1404" attached hereto as Schedule "1", thereby deleting the Holding Symbol "(H)".

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

Enacted by City of Vaughan Council this 14th day of May, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 043-2013

The subjects lands are located at the southwest corner of Jane Street and Teston Road, in Part of Lot 26, Concession 5, municipally known as 10520 Jane Street, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned C3(H) Local Commercial Zone with the Holding Symbol “(H)”, to facilitate the development of a Automobile Gas Bar. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 67-2007, until such time that site plan approval is granted. Council approved Site Development Application (File DA.12.065) and therefore, the Holding Symbol “(H)” can be removed.

In addition, this By-law permits the additional use of a car wash, reduces the required number of parking spaces, the landscape strip width abutting a street and site triangle, and minimum stacking lane width and an increases the required maximum driveway width.