

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 044-2013

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) Deleting Exception Paragraph 9(166) and Exception Paragraph 9(385) from Section 9.0 Exceptions and substituting therefor the word “Deleted”.
 - b) Deleting Schedules “E-170” and “E-401” from By-law 1-88.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1384) Notwithstanding the provisions of:

 - a) Subsection 2.0, respecting Definitions;
 - b) Subsection 5.1.4 and 5.3 respecting uses permitted in the C2 General Commercial Zone;
 - c) Subsection 3.8 respecting parking requirements and the surface of parking spaces and maneuvering areas;
 - d) Subsection 5.1.1 respecting Landscaping Area; and,
 - e) Schedule “A” respecting Setbacks.

The following provisions shall apply to lands shown as “Subject Lands” on Schedule “E-1511”:

- ai) for the purpose of this Paragraph, an Accessory Showroom shall be defined as follows:

Accessory showroom – Means an area located within the same building as the principal use and is used for the display of products, materials, design illustrations, and samples accessory to the Business or Professional Office use.
- bi) only a Business or Professional Office with Accessory Showroom shall be permitted;
- ci) parking shall be calculated at a rate of 3.2 parking spaces per 100 m² of GFA;
- cii) the surface of the parking spaces and maneuvering areas shall be permeable paving material as shown on Schedule “E-1511”;

- di) A strip of land not less than 0.5 m in width shall be provided along a lot line which abuts a street line;
 - ei) the minimum front yard shall be 0.5 m;
 - eii) the minimum interior side yard shall be 3.2 m;
 - eiii) the minimum rear yard setback shall be 10.3 m.
- d) Adding Schedule “E-1511“, attached hereto as Schedule “1”.
 - e) Deleting Key Map 9F and substituting therefor the Key Map 9F attached hereto as Schedule “2”.

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 044-2013

The lands subject to this By-law are located north side of Nashville Road, east of Huntington Road, municipally known as 950 Nashville Road, being Part of Lot 26, Concession 9, City of Vaughan.

The purpose of this by-law is to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone, subject to site-specific Exceptions 9(166) and 9(385), to permit a 2-storey addition to an existing 1-storey commercial building to be used for a Business or Professional Office with an accessory showroom. The following site-specific zoning exceptions are required to implement the proposal:

- 1) Permit only the following site-specific use as defined:
 - Business or Professional Office with an accessory showroom

Accessory showroom shall be defined as an area located within the same building as the principal use and is used for the display of products, materials, design illustrations, and samples accessory to the Business or Professional Office use.
- 2) Parking shall be calculated at a rate of 3.2 spaces per 100m² of GFA;
- 3) The surface of the parking spaces and maneuvering areas shall be permeable paving material;
- 4) A strip of land not less than 0.5m in width shall be provided along a lot line which abuts a street line;
- 5) The zone requirements in a C2 General Commercial Zone shall be as follows:
 - i) The minimum front yard setback shall be 0.5m;
 - ii) The minimum interior side yard setback shall be 3.2m;
 - iii) The minimum lot depth shall be 33.4m; and,
- 6) Deleting all references to Site-specific Exception Paragraphs 9(166) and 9(385).