

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 062-2014**

**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 9(868) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“(868) Notwithstanding the provisions of:

    - a) Section 3.8 respecting parking requirements;
    - b) Section 3.8 g) and 5.1.3 b) i) respecting Driveway Width and Ramps;
    - c) Section 3.13 and 5.1.1 a) and b) respecting Landscaped Area;
    - d) Section 5.1.5 and Schedule “A” respecting the zone standards in the C3 Local Commercial Zone;
    - e) Section 5.4 respecting Uses Permitted in the C3 Local Commercial Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-951”:

    - ai) A minimum of 15 parking spaces shall be provided on the lands;
    - bi) The maximum driveway width shall be 10 m along Rutherford Road and 9 m along Keele Street;
    - ci) Where a Commercial Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 5 m in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping;
    - cii) A strip of land not less than 2.5 m in width along Rutherford Road, 5.5 m in width along Keele Street, and 0 m in width abutting a site triangle that forms part of the street line shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip;
    - di) The minimum interior side yard setback shall be 8.7 m to the Pump Island Canopy;

- ei) In addition to the uses permitted in the C3 Local Commercial Zone an Automobile Gas Bar consisting of one pump canopy and a 234 m<sup>2</sup> building to be used as a Convenience Retail Store and a Convenience Eating Establishment with Drive-through shall also be permitted;"
  - b) Deleting Schedule "E-951" and substituting therefor the Schedule "E-951" attached hereto as Schedule "1".
2. Schedule "1" shall be and hereby form part of this By-law.
- Enacted by City of Vaughan Council this 6<sup>th</sup> day of May, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 062-2014**

The lands subject to this By-law are located on the northwest corner of Rutherford Road and Keele Street, being Part of Lot 16, Concession 4, City of Vaughan.

The purpose of this by-law is to permit the additional use of an Automobile Gas Bar and associated Convenience Retail Store and a Convenience Eating Establishment with Drive-through on the subject lands. The By-law also provides the following site-specific zoning exceptions:

- i) Establish a 5 m wide landscape strip adjacent to the residential area and reduce the landscape strip along Rutherford Road and Keele Street to 2.5 m and 5.5 m, respectively;
- ii) Increase the maximum ramp width to 10 m along Rutherford Road and 9 m along Keele Street; and,
- iii) Reduction of the interior side yard setback for the pump island canopy to 8.7 m.