

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 099-2016**

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

“(132) Notwithstanding the provisions of:

      - a) Subsection 2.0 respecting Definitions;
      - b) Subsection 3.8 respecting Parking Requirements;
      - c) Subsection 3.14 respecting Permitted Yard Encroachments and Schedule A5 respecting Yard Requirements;
      - d) Subsections 3.13 and 5.1.1 respecting Minimum Landscaped Area and Landscaping Area in a Commercial Zone;
      - e) Subsection 5.14 respecting Permitted Uses in the C11 Mainstreet Commercial Zone;
      - f) Subsection 5.1.6 respecting Outdoor Patios;
      - g) Subsection 5.14.1.1 Permitted Uses in the C11 Mainstreet Commercial Zone;
- the following provisions apply to the lands shown as “Subject Lands” on Schedule “E-136”:
- ai) Unit – Means a building or part of a building that is used for one (1) or two (2) purposes by one (1) or two (2) users, on the subject lands as shown on n on Schedule “E-136”;
  - bi) A minimum of 14 parking spaces must be provided for all permitted uses and an associated patio of 20 m<sup>2</sup>;
  - ci) All buildings and structures shall be located within the building envelopes as shown on Schedule “E-136”;

- di) Where lands zoned C11 Mainstreet Commercial Zone abut the boundary of lands zoned Residential, a strip of land not less than 0.3 metres in width and inside the C11 Mainstreet Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping, as shown on Schedule "E-136";
  - dii) Where lands zoned C11 Mainstreet Commercial abut the boundary of lands zoned other than Open Space or Residential, a strip of land inside the Mainstreet Commercial zone not less than 0.58 metres along the south property line and not less than 0.0 metres along the north property line, shall be used for no other purpose than landscaping, as shown on Schedule "E-136";
  - ei) Only Personal Service Shops or Business or Professional Office Uses shall be permitted in the unit on the second floor;
  - fi) An outdoor patio with a maximum area of 20 m<sup>2</sup> and a maximum seating capacity of 16 seats, may be permitted in a yard located between the building containing the main eating establishment and the Residential Zone to the east, within the "Building Area" as shown on Schedule "E-136";
  - gi) A seasonal tent, accessory to an eating establishment, on an outdoor patio, not exceeding 20 m<sup>2</sup>, may be located within the "Building Envelope", as shown on Schedule "E-136";
  - gii) For the purposes of this By-law, a "Seasonal Tent" is defined as a tent not exceeding 3.5 metres in height, assembled and used between April 1 and October 1."
- b) Deleting Schedule "E-136" and substituting therefor the Schedule "E-136" attached hereto as Schedule "1".
- c) Deleting Key Map 8E and substituting therefor the Key Map 8E 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 28<sup>th</sup> day of June, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 099-2016**

The lands subject to this By-law are located on the east side of Islington Avenue, south of Nashville Road, municipally known as 10503 Islington Avenue, being Lot C on Registered Plan R 275, in Lot 24, Concession 8, City of Vaughan.

The purpose of this by-law is to amend Zoning By-law 1-88, specifically the C11 Mainstreet Commercial Zone, subject to Exception 9(132), to permit two as-built additions to the existing 1.5-storey commercial building, maintain the changes to the parking and landscape area, and permit the addition of a seasonal tent above a patio and a garbage enclosure, and to permit the site-specific exceptions to the Zoning By-law.