

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 109-2015**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 101-2013.**

**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 an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are 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-paragraph to Exception 9(1392):

“C. Notwithstanding the provisions of:

    - a) Subsections 3.1.3 and 5.1.1 respecting Minimum Landscape Requirements along a streetline:
    - b) Subsection 5.1.3 respecting Automobile Service Stations, Automobile Gas Bars and Public Garages:
    - c) Subsections 5.1.4 and 5.6 respecting Uses Permitted in the C5 Community Commercial Zone:
    - d) Subsection 5.1.5 and Schedule “A” respecting the zone standards in the C5 Community Commercial Zone:

the following provisions apply to the lands shown as “Subject Lands” on Schedule “E-1519A”:

    - ai) a minimum 6 metre wide strip of land shall be provided along the lot line adjacent to Regional Road 7 and shall be used for no other purposes than landscaping, except between the pump island, kiosk, and canopy of an Automobile Gas Bar and Regional Road 7, which shall have a minimum 11 metres strip of land provided along the lot line adjacent to Regional Road 7, and shall be used for no other purpose but landscaping;
    - aii) a minimum 3 metre wide strip of land shall be provided along the lot lines adjacent to New Huntington Road and New Enterprise Way and shall be used for no other purposes than landscaping. This shall not prevent the provision of access driveways across the said strip.”
    - bi) the minimum distance from the face of the pump island, kiosk, and canopy of an Automobile Gas Bar to the Regional Road 7 street line shall be 11 metres;

- ci) a maximum of one Automobile Gas Bar is permitted as an accessory use to a permitted retail store, subject to the following:
  - i) no convenience retail or eating establishment uses are permitted as accessory uses to the Automobile Gas Bar;
  - ii) the pump island, kiosk, and canopy of the Automobile Gas Bar shall be located a minimum of 11 metres from the lot line abutting Regional Road 7, and must be located within the area identified as “Area B”;
  - iii) the Automobile Gas Bar shall not have direct vehicular access to Regional Road 7;
- cii) a maximum of one Automobile Service Station and one Automotive Retail Store are permitted as accessory uses to a permitted retail store, and shall be located wholly within a permitted retail store;
- di) the minimum front yard (from lot lines abutting New Huntington Road) and interior and exterior side yards (from lot lines abutting New Enterprise Way) shall be 3 metres;
- dii) the minimum rear yard (from the eastern lot line abutting the planned Highway 427 extension) shall be 14 metres;

Adding Schedule “E-1519A” 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 23<sup>rd</sup> day of June, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 109-2015**

The lands subject to this By-law are located at the northwest corner of Regional Road 7 and Highway 427, in Lot 6, Concession 9, City of Vaughan.

The purpose of this by-law is to permit one Automobile Gas Bar as an accessory use to a permitted Retail Store, and to permit one Automotive Retail Store and Automobile Service Station as permitted accessory uses, to be located wholly within the permitted retail store on the subject lands. Exceptions are also included to: limit the location of the Automobile Gas Bar; decrease the setbacks and landscape strip widths along New Huntington Road and New Enterprise Way; decrease the setback along Highway 427; and, increase the landscape strip width between Regional Road 7 and the Automobile Gas Bar.