

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 131-2015

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS there has been an amendment to the Official Plan, as modified, which is adopted but not yet approved, with which the matters herein set out are in conformity;

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the addition of the Holding Symbol “H”, OS1(H) Open Space Conservation Zone with the addition of the Holding Symbol “H” and, A Agricultural Zone, in the manner shown on the said Schedule “1”
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1425) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1552”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 131-2015, or the production of field crops.”

B. Notwithstanding the provisions of:

 - a) Subsection 3.8 a) respecting Parking Requirements;
 - b) Subsection 3.8 g) respecting Means of Access or Driveway;
 - c) Subsection 3.9 b) and d) respecting Loading Space Requirements;
 - d) Subsections 6.1.1 and 6.2.1 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;
 - e) Subsection 3.16 b) respecting Accessory Buildings;
 - f) Subsection 6.1.6 d) respecting Landscaping Requirements;
 - g) Subsection 6.1.2 and Schedule “A” respecting the Minimum Zone Requirements;
 - h) Subsection 7.2.1 respecting Structures Within the OS1 Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1552”:

 - ai) a minimum of 444 parking spaces shall be provided on the lot;

- bi) the maximum width of a means of access or driveway providing access to a parking area shall be 10 m;
- ci) the maximum width of a driveway and/or aisle that serves the movement of a truck to and from a loading space shall be 56.0m;
- cii) loading and unloading shall be permitted between a building and a street;
- cii) loading shall not be restricted to areas between the building and rear lot line ;
- di) in addition to the permitted uses listed in 6.1.1 and 6.2.1., the parking of trucks and trailers shall also be permitted and shall not be considered accessory outside storage;
- ei) a guard booth shall be permitted to be located closer to the front lot line than the main building;
- fi) a landscape strip shall not be required along the boundary of the lands zoned Open Space located on the northeast corner of the site and a minimum landscape strip not less than 1.6 m in width shall be provided along the boundary of the lands zoned Open Space located on the southeast corner of the site”
- gi) the minimum interior side yard abutting an A Agricultural Zone shall be 9.2 m to any building or structure;
- hi) a building (the John Lawrie heritage building) shall be permitted on lands zoned OS1 Open Space Conservation Zone at the southeast corner of the site.”

e) Adding Schedule “E-1552” attached hereto as Schedule “1”.

f) Deleting Key Map 9C and substituting therefor the Key Map 9C 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 16th day of July, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 10 of Report No. 29
of the Committee of the Whole
Adopted by Vaughan City Council on
July 16, 2015.

SUMMARY TO BY-LAW 131-2015

The lands subject to this By-law consist of 2 properties comprising a total of approximately 35 hectares of land located on the west side of Regional Road 27, north of Langstaff Road, in Part of Lots 11 and 12, Concession 9, City of Vaughan. The property municipally known as 8682 Regional Road 27 comprises 34 hectares, a 4.1 hectare property with frontage on Langstaff Road of which 0.83 hectares is the subject of this by-law, as it is required to provide access to the site.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” (developable lands), and OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” (valleylands and stormwater management lands), to facilitate the development of a warehouse/distribution centre. The By-law provides zoning exceptions respecting the parking of trucks and trailers; minimum parking requirements; driveway/aisle widths and, loading and unloading between a building and a street line.

The Holding Symbol “(H)” shall not be removed from the lands zoned EM1(H) Prestige Employment Area Zone and OS1(H) Open Space Conservation Zone until:

- i) Site Development File DA.14.088, and any future phases thereof, have been approved by Vaughan Council;
- ii) the City is in receipt of confirmation from the Toronto and Region Conservation Authority (TRCA) that the limits of the Natural Heritage Network and OS1 Open Space Conservation Zone in the northeast corner of the site has been appropriately delineated and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iii) confirmation that the block containing the stormwater management pond is appropriately sized based on Ministry of the Environment and Climate Change (MOECC), City of Vaughan and TRCA standards, and any required adjustments to the zone boundaries be identified in the by-law to remove the Holding provision;
- iv) the City is in receipt of confirmation of the MOECC's Acknowledgement/Registration of the Record of Site Condition;
- v) the final use(s) and location of the John Lawrie heritage dwelling (8682 Regional Road 27) to be located within the same block as the stormwater management pond, shall be determined to the satisfaction of the City and TRCA.