

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 140-2015

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

“(1426) Notwithstanding the provisions of:

 - a) Subsection 6.1.2 and Schedule “A” respecting the Zone Standards in the EM1 Prestige Employment Area Zone;
 - b) Subsections 6.1.6 b) and 6.1.6 d) respecting Landscaping Requirements;
 - c) Subsection 6.2.1 respecting Permitted Uses in the EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1554”:

 - ai) the minimum setback from the OS1 Open Space Conservation Zone shall be 6 m;
 - bi) the minimum landscape strip width shall be:
 - 5.5 m abutting Jane Street;
 - 3.5 m abutting the OS1 Open Space Conservation Zone;
 - ci) the following uses shall only be permitted in the EM1 Prestige Employment Area Zone, provided they are in a wholly enclosed building and with no outside storage:
 - i) Employment Use;
 - ii) Accessory Retail Sales to an Employment Use;
 - iii) Accessory Office Uses to an Employment Use;
 - iv) Business or Professional Office, not including a Regulated Health Professional;

- v) Office Building, with a maximum gross floor area of 10,000 m²;
 - vi) Service and Repair Shop;
 - vii) One Eating Establishment, Eating Establishment, Convenience, or Eating Establishment, Take-Out, having a maximum gross floor area of 185 m²;
 - viii) One Personal Service Shop, having a maximum gross floor area of 185 m²”
- c) Adding Schedule “E-1554” attached hereto as Schedule “1”.
 - d) Deleting Key Map 4B and substituting therefor the Key Map 4B 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 September, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 140-2015

The lands subject to this By-law are located on the east side of Jane Street, south of Macintosh Boulevard, municipally known as 8025 and 8033 Jane Street, being part of Lot 7, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone. The by-law also provides site-specific zoning exceptions to the EM1 Prestige Employment Area Zone with respect to permitted uses, minimum landscape strip width and setbacks to the OS1 Open Space Conservation Zone, in order to facilitate development of the subject lands with employment uses.