

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 144-2014

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone and A Agricultural Zone subject to Exception 9 (737) to EM1 Prestige Employment Area Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Paragraph 9(737) in Section 9.0 EXCEPTIONS and substituting therefor the word “Deleted”.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1412) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of a Front Lot Line;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsections 6.1.1 and 6.2.1 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-*1539”:

 - ai) Regional Road 27 shall be considered the front lot line;
 - bi) a minimum of 538 parking spaces is required;
 - bii) the maximum width of a driveway providing access to a parking area shall be 15 m;
 - ci) the maximum width of a driveway and/or aisle that serves the movement of a truck shall be 55.0m;
 - cii) loading and unloading shall be permitted between a building and a street;
 - di) parking of trucks and trailers shall be permitted and shall not be considered accessory outside storage;

dii) The following uses shall be permitted as accessory uses to a warehouse:

facilities for fuel tanks, maintenance buildings, and gateway buildings.”

- d) Deleting Schedule “E819”.
- e) Adding Schedule “E-*1539” 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 9th day of September, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 144-2014

The lands subject to this By-law consist of four properties municipally known as 8850, 8936, 8944 and 8980 Regional Road 27, located on the west side of Regional Road 27, south of Rutherford Road, in Part of Lots 13 and 14, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone and A Agricultural Zone subject to Exception 9 (737) to EM1 Prestige Employment Area Zone to facilitate the development of a 38,042 m² warehouse with accessory buildings. 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.