

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 179-2012

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 PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1380) Notwithstanding the provisions of:

 - a) Subsection 3.8 g) respecting Access;
 - b) Subsections 6.1.1 and 6.2.1 respecting Permitted Uses in the EM1 Prestige Employment Area Zone;
 - c) Subsection 6.1.2 and Schedule “A” respecting Minimum Rear and Interior Side Yard Setbacks;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1508”:

 - ai) driveway access to the subject lands shall only be permitted from Great Gulf Drive;
 - bi) a wayside pit, a wayside quarry, and a golf driving range shall not be permitted uses;
 - bii) a club and a health centre shall be additional permitted uses;
 - biii) the lands remaining within the Parkway Belt West Plan (Part 2 on Schedule “E-1508”) shall be used only for PBM7 Parkway Belt Industrial Zone uses and/or an access road for the 407 Transitway. EM1 Prestige Employment Area Zone uses (in part - as permitted on Parts 1 and 3 on Schedule “E -1508”) shall only be permitted on Part 2 upon confirmation from the Ministry of Municipal Affairs and Housing that the lands have been removed from the Parkway Belt West Plan;

- ci) the minimum rear and interior side yard setbacks shall be 14 m;
- c) Adding Schedule "E-1508" attached hereto as Schedule "1".
- d) Deleting Key Map 3A and substituting therefor the Key Map 3A 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 20th day of November 20, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 179-2012

The lands subject to this By-law are located on the north side of Great Gulf Drive, east of Keele Street, and south of Highway 407, in Part of Lot 3, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone, to facilitate future development of the subject lands with prestige employment uses. The by-law includes the following site-specific exceptions:

- i) a wayside pit, a wayside quarry, and a golf driving range are not permitted uses;
- ii) a club and a health centre are additional permitted uses;
- iii) Part 2 is restricted to PBM7 Parkway Belt Industrial Zone uses and/or an access road for the 407 Transitway, until the lands are removed from the Parkway Belt West Plan;
- iv) a 14 m rear (northerly) and interior side yard (westerly) setback is required by the Ministry of Transportation for any new buildings/structures above and below ground, including parking spaces, fire routes, driveway aisles, loading docks and access to loading docks, garbage access, private servicing, and stormwater management pond access; and,
- v) driveway access to the subject lands shall only be permitted from Great Gulf Drive, as required by the Ministry of Transportation.

On January 17, 2012, the Ministry of Municipal Affairs and Housing approved Amendment #207 to the Parkway Belt West Plan, which removed Parts 1 and 3 from the Parkway Belt West Plan. Part 2 is intended to be used by the Ministry of Transportation as an access road for the future 407 Transitway. Accordingly, Part 2 continues to be subject to the Parkway Belt West Plan and its uses are restricted to PBM7 Parkway Belt Industrial Zone uses and/or an access road for the 407 Transitway. Should the location of the proposed access road change and the Ministry of Municipal Affairs and Housing remove Part 2 from the Parkway Belt West Plan, the EM1 Zone uses permitted on Parts 1 and 3 shall also be permitted on Part 2.