

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 089-2017

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 the matters herein set out are in conformity with all amendments to the Vaughan Official Plan adopted by Council but not approved at this time;

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 EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1448) Notwithstanding the provisions of:

 - a) Subsection 5.1.4 and 5.8 respecting Uses Permitted, All Commercial Zones and the C7 Service Commercial Zone ;
 - b) Subsection 2.0 DEFINITIONS respecting the definition of an Automotive Retail Store, Parking Garage, and Service or Repair Shop;
 - c) Subsection 5.1.1 b) respecting Landscape Strip along a Lot Line which abuts a Street Line;
 - d) Subsection 3.8 g) respecting the Minimum width of a One Way Driveway access at a Street Line;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1578":

 - ai) In addition to the Uses Permitted, All Commercial Zones and uses permitted in a C7 Service Commercial Zone, the following uses shall be permitted on the Subject Lands:
 - i) Retail Store with a gross floor area (GFA) not to exceed 3,050m²
 - ii) Supermarket.
 - bi) That the following uses are permitted on the Subject Lands as defined below:
 - i) Automotive Retail Store- Means a building or part of a building primarily engaged in the retail of vehicle parts, accessories, and

tools, but does not include service bays for performing specialized automotive related work, autobody repair or paint work or the retail sale of any vehicle(s).

ii) Parking Garage- Means a structure used for the parking of motor vehicles, including pedestrian aisles, lanes for the movement of vehicles and a way of access to and from a public highway, provided it shall only be permitted below ground and service only the uses on the Subject Lands.

iii) Service or Repair Shop - Means a building or part of a building used for servicing of small household appliances, dry cleaning depot and shall include the shop of a painter, plumber, carpenter, electrician, locksmith, tool sharpener and other similar trades, but shall not include the repair of motor vehicles and heavy equipment, the manufacturing of articles, goods and materials, or any other uses otherwise classified or defined by this By-law. Accessory sales will be permitted, provided the display area does not exceed ten (10%) of the total gross floor area of the unit and is located within the building.

ci) The Minimum Landscape Strip abutting Jevlan Drive shall be 3.0 m in width;

di) The minimum width of the one-way driveway access from Weston Road at the lot line shall be 5.0 m;”

c) Adding Schedule “E-1578” attached hereto as Schedule “1”.

d) Deleting Key Map 5B and substituting therefor the Key Map 5B 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 27th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 089-2017

The lands subject to this By-law are located on the east side of Weston Road, south of Langstaff Road, municipally known as 8311 Weston Road in Lots 9 and 10, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, with exceptions to permit a retail store up to a maximum Gross Floor Area (GFA) of 3050 m², a supermarket and site specific definitions for automotive retail store, parking garage and service or repair shop. Exceptions for the reduction in the required landscape strip along Jevlan Drive and reduced driveway access along Weston Road will be included in the implementing Zoning By-law.