

The Corporation of the Township of Vaughan

NOTICE OF APPLICATION to The Ontario Municipal Board by the Corporation of the Township of Vaughan for approval of a by-law to regulate land use passed pursuant to Section 30 of The Planning Act.

TAKE NOTICE that the Council of the Corporation of the Township of Vaughan intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 30 of The Planning Act for approval of By-law 3604 passed on the 19th day of March, 1968.

Any person interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the clerk of the Township of Vaughan notice of his objection to approval of the said by-law together with a statement of the grounds of such objection.

The Ontario Municipal Board may approve of the said by-law but before doing so it may appoint a time and place when any objection to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection and who have left or delivered to the clerk undersigned, the address to which notice of hearing is to be sent.

The last date for filing objections will be May 21st, 1968.

DATED at the Police Village of Maple this 1st day of May, 1968.

F. G. Jackman, Clerk, Township of Vaughan, Maple, Ontario.

THE CORPORATION OF THE TOWNSHIP OF VAUGHAN BY-LAW NUMBER 3604

A By-Law to amend By-Law Number 2523 as amended. The Council of The Corporation of the Township of Vaughan ENACTS AS FOLLOWS:

That By-Law 2523 as amended, be and is hereby amended by: 1. Deleting the figures "5 (8)" from the text of Section 5(7) and by substituting the figures "5 (7)" therefore and by adding the following clause "Pine-grove-Birch Hill Road" at the end of Section 5 (7).

2. Deleting the figures "5 (16)" in the third line of Section 5 (11) (c) thereof and by substituting therefor the figures "5 (15)".

4. Deleting the text of Section 5 (13) and by substituting the following text therefor: "No part of any addition, extension or alteration to an existing building shall be erected nearer to a side lot line than 15 feet unless all exterior walls of such addition, extension or alteration shall be similar in construction and use of materials to that of the main building in order to obtain a uniform exterior appearance."

5. Deleting the Schedule containing the minimum parking requirements from the text of Section 5 (15) (a) and by substituting the following schedule therefor:

Table with columns: Type of Use, Minimum Parking Requirements. Lists various uses like Residential Single, Hotel, Medical, etc., with corresponding parking space requirements.

6. Deleting the figures "5 (24)" in Section 5 (15) (k) and by substituting the figures "5 (23)" therefore.

7. Adding the following paragraph to Section 5 (15) (k): "In (i) and (ii) but not in (iii), the strip of land shall be sodded and planted with evergreen trees not less than 5 feet in height and not more than 8 feet apart and those trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced within 8 months from receipt of a written notice from the Building Inspector to that effect."...

9. Deleting Section 5 (22) (a) and by substituting the following therefor: "5 (22) (a) Temporary camps used in the construction of public works but only for so long as it is necessary for such works as may be constructed adjacent to the camp and only until such time as the work is completed or abandoned. Such camps shall not be used for human habitation unless and until a certificate of occupancy is obtained from the Township of Vaughan."

10. Deleting the words and figures in Section 5 (25) (a) "eighteen (18) inches" and by substituting therefor the words and figures "thirty (30) inches."

11. Deleting Section 5 (25) (c).

12. Deleting Section 5 (26) and renumbering the present item (27) to (26).

13. Adding the following to Section 5 as sub-section (21) "21) Swimming Pools. Nothing in this By-Law shall prevent the use of any land for the purpose of the construction, erection, maintenance or use of a private outdoor swimming pool as an accessory use to a dwelling provided that: (a) no part of such pool shall be located nearer than 25 feet to any property line abutting a street or nearer than 5 feet to any other lot line. (b) a permit for the construction of such pool shall be obtained from the Building Inspector."

14. Deleting Section 15 (3) and by substituting the following therefor: "15 (3) Area Requirements No person shall erect or use any building or structure within any Highway Commercial (C-4) Zone except in accordance with the provisions set out in Schedule "A" and substituting therefor the provisions set out in Section 5 (3)."

15. Deleting the figures "15 (5) (a)" in Section 19 (4) (b) and by substituting therefor the figures "19 (4) (a)".

16. Deleting the figures "15 (5) (h)" in Section 19 (4) (c) and by substituting therefor the figures "19 (4) (h)".

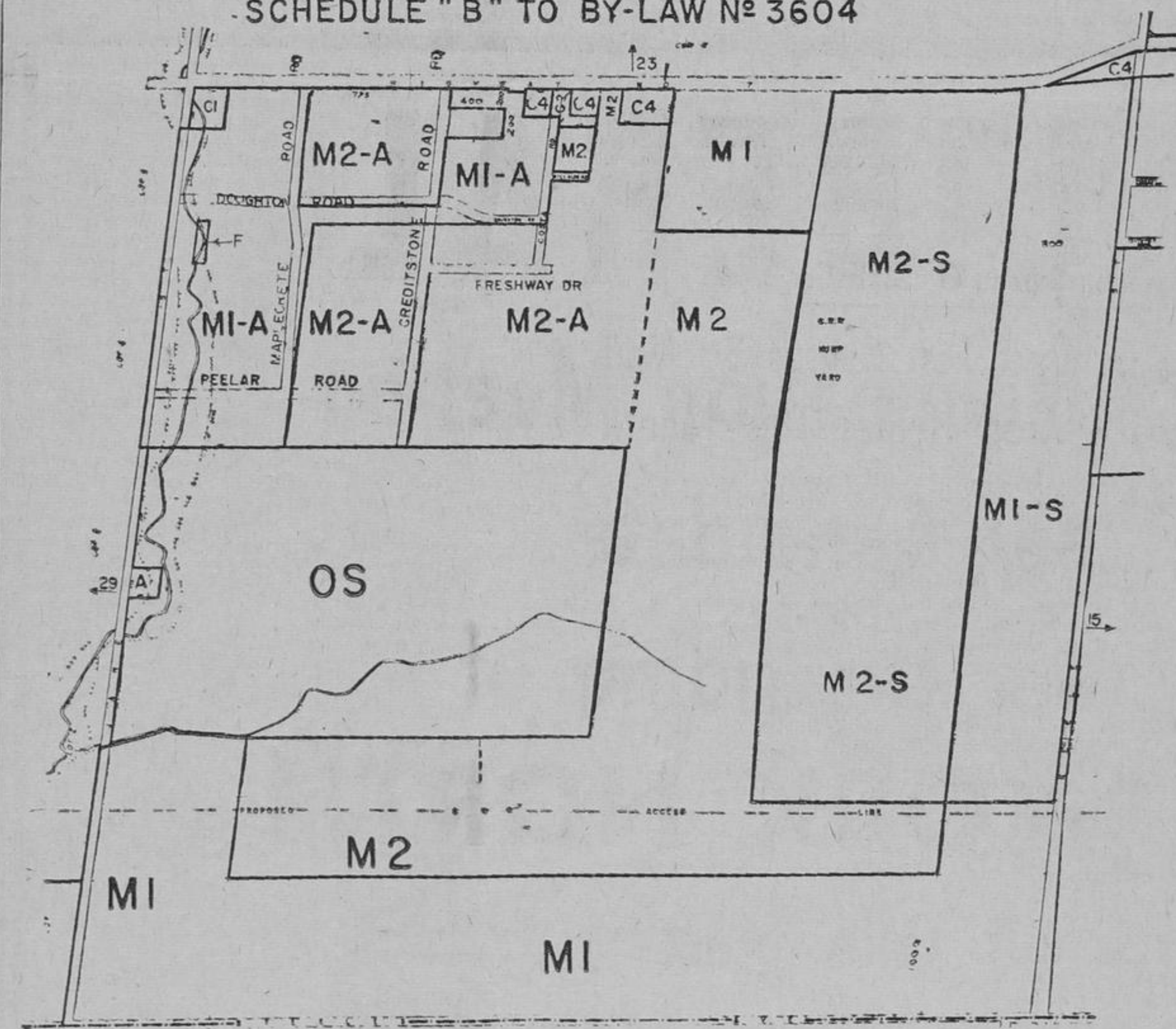
17. Deleting the words "and use" from the first line of Section 26 (2) and by adding the words "or any part thereof" after the word "structure" in the first line of the said Section.

ZONE REQUIREMENTS TABLE SCHEDULE "A" TO BY-LAW No. 3604. Large table with columns: Zone, Permitted Use, Lot Type, Minimum Lot Frontage, Minimum Lot Area, Minimum Lot Depth, Maximum Lot Coverage, Minimum Yards (Front, Interior, Exterior, Rear), Minimum Set-back from R Zone, Minimum Ground Floor Area for dwellings, Maximum Blg. Height.

FOOTNOTES (1) Subject to Section 5(16) and Schedule "B" regarding planned width of road allowances. (2) Subject to Section 5(13) Subject to Section 7(4) in the case of RS Section to Section 8(4) in the case of R1 Section 9(4) in the case of R2 Section 10(4) in the case of R3 and Section 11(4) in the case of R4 regarding garages.

(3) Subject to additional provisions in Section 5(3) (4) The maximum building height of 35 feet may be exceeded providing 1 foot is added to each of the minimum yard requirements for each foot the height exceeds 35 feet. (5) See Section 6(4) (6) See Section 8(7) (7) See Section 9(7) (8) See Section 9(8) (9) See Section 24(4) (10) Subject to a side yard of minimum five (5) feet with an aggregate total for both side yards (Interior or Exterior) of minimum thirty (30) feet. (11) Provided however, that where a rear yard abuts a street, the minimum set-back from the street line shall be 30 feet.

TOWNSHIP OF VAUGHAN SCHEDULE "B" TO BY-LAW No 3604



SCALE: 1" = 1250' AS AMENDED BY BY LAW NO. 2961 AS AMENDED BY BY LAW NO. 2994 AS AMENDED BY BY LAW NO. 3234 AS AMENDED BY BY LAW NO. 3373

SUMMARY OF INTENT, BY-LAW 3604 Said By-law corrects numerous typographical or clerical errors in By-law No. 2523 and also deals with the following matters: Re: Section 1 By-law No. 2523 does not permit the erection of a building on a lot that does not front on a public highway less than 66 feet in width, except for the roads listed in Sections 5 (7). This Section adds: "Birch Hill Road" to that list. Re: Section 2 This Section corrects a clerical error. Re: Section 3 By-law No. 2523 provides that

a lot having a lesser frontage or area than the minimum required could be used as a building lot if it was held under separate ownership from adjoining lands at the time of the passing of the By-law or if created as a result of an expropriation. This Section extends the existing provision to include a lot that may have a lesser depth than the required minimum. Re: Section 4 By-law No. 2523 does not permit the construction of a structure nearer than 15' 0" to a side lot line unless the exterior walls are of masonry construction except for a private detached garage less than 250 square feet in floor area, and one storey in height. This Section will permit the erection of a structure to the minimum side yard setback as set out in Schedule "A" regardless of the type of construction, but if it is an addition to an existing structure and within 15' 0" of a side lot line, its exterior walls must be similar in construction and use of materials to such existing structure. Re: Section 5 This Section sets out a new parking schedule, bringing the requirements more in line with present day trends. There has been no change to the existing minimum requirements for churches. Re: Section 6 This Section corrects a clerical error. Re: Section 7 By-law No. 2523 requires an 8' 0" strip of land be set aside for sodding or for planting between a residential zone and a commercial, institutional or industrial zone. This Section will require the actual sodding or planting to be done prior to the commencement of such commercial, institutional or industrial use. Re: Section 8 By-law No. 2523 does not permit the severance of any lands from an existing parcel if it will cause the remaining lands or buildings to contravene the By-law. This Section permits the contravention if the sever-

ance results from an expropriation or an acquisition by an authority having the power to expropriate. Re: Section 9 This Section will permit the use of Trailer Camps for the housing of workmen employed on public works adjacent to such camps during the construction period. Re: Section 10 By-law No. 2523 permits the projection of cornices, eaves, chimneys, etc., into a minimum yard of to a minimum of 18". This Section extends the permitted encroachment to 30". Re: Section 11 This Section provides that a gate house erected in an Industrial Zone must now comply with the yard requirements for that Zone. Re: Section 12 This Section deletes the provisions of By-law No. 2523 regulating fences. Re: Section 13 This Section makes it clear that a swimming pool is a permitted accessory use to a dwelling but no part of the pool may be nearer to a street line than 25' 0" or nearer to any other lot line than 5' 0". Re: Section 14 This Section corrects a clerical error. Re: Section 15 This Section corrects a clerical error. Re: Section 16 This Section corrects a clerical error. Re: Section 17 This Section is to make it clear that it is an offence to erect a structure without first obtaining a building permit. Re: Section 18 Schedule "A" sets out the minimum requirements for all zones with respect to lot frontage, area, yard setbacks, floor areas and height of buildings, etc. By-law No. 2523 does not restrict the height of buildings used for institutional and recreational purposes. This Section sets a maximum building height of 35 feet subject to increase related to increased yard setbacks. By-law No. 2523 requires that a building or other structure in a Restricted Commercial (C-1) Zone shall be set back at least 45 feet from a Residential Zone. This distance is reduced to 30 feet in this Section. By-law No. 2523 contains a provision which permits a farmer farming on the lot, a residential use of such lot if it contains in area, at least 10,000 square feet. This Section deletes this provision so that the By-law will reflect the policy set out in the Official Plan. By-law No. 2523 requires a minimum side yard of 50 feet in an Agricultural "A" Zone. This Section reduces this to 30 feet if the lands are used for "Farming" and do not abut a residential zone. By-law No. 2523 does not require a minimum ground floor

area for a dwelling erected by a farmer in an Agricultural Zone. This Section requires the same minimum ground floor area as in a Residential (R-3) Zone. Two new zoning categories have been added to Schedule "A" namely, "M1-A" and "M2-A". (See the note re Section 19 to 22 below). Re: Section 19 to 22 inclusive. Two new industrial categories have been created, namely "M1-A" and "M2-A". The lands affected are the Estelle and Maplecrest Subdivisions situated on the South Side of Provincial Highway No. 7 to the East of Jane Street. These lands are presently zoned Industrial "M1" and "M2" by By-law No. 2523, but the new categories will require a minimum side yard of 5 feet with an aggregate total for both side yards of minimum 30 feet and a minimum rear yard of 15 feet. The present minimum side yard is 30 feet and the minimum rear yard is 50 feet. The same uses are permitted in the new zones as in the present zones. TO PROPERTY OWNERS IN MUNICIPALITIES ADJOINING THE TOWNSHIP OF VAUGHAN NOTICE OF APPLICATION to The Ontario Municipal Board by the Corporation of the Township of Vaughan for approval of a by-law to regulate land use passed pursuant to Section 30 of The Planning Act. TAKE NOTICE that the Council of the Corporation of the Township of Vaughan intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 30 of The Planning Act for approval of By-law 3604 passed on the 19th day of March, 1968. A copy of the by-law is furnished herewith. A note giving an explanation of the purpose and effect of the by-law and stating the lands affected thereby is also furnished herewith. Any person interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the clerk of the Township of Vaughan notice of his objection to approval of the said by-law together with a statement of the grounds of such objection. The Ontario Municipal Board may approve of the said by-law but before doing so it may appoint a time and place when any objection to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection and who have left or delivered to the clerk undersigned, the address to which notice of hearing is to be sent. The last date for filing objections will be May 21st, 1968. DATED at the Police Village of Maple this 1st day of May, 1968. F. G. Jackman, Clerk, Township of Vaughan, Maple, Ontario.