The Corporation of the Township of Vaughan

Lot

Minimum Minimum Minimum

Lot

Lot

Permitted

Use

Residential

Commercial

Industrial

Residential

Commercial

Industrial

Residential

Industrial

Industrial

Industrial

Industrial

Residential

Commercial

Residential

Commercial

Farming (9)

(2) Subject to Section 5(13)

(1) Subject to Section 5(16) and Schedule "B"

Section 10(4) in the case of R3 and

Section 9(4) in the case of R2

regarding planned width of road allowances.

Section 11(4) in the case of R4 regarding garages.

Subject to Section 7(4) in the case of RS

Subject to Section 8(4) in the case of R1

FOOTNOTES

to The Ontario Municipal Board grove-Birch Hill Road" at the and by substituting the followby the Corporation of the Town- end of Section 5 (7). ship of Vaughan for approval 2. Deleting the figures "5 (16)" "5 (22) (a) Temporary camps of a by-law to regulate land in the third line of Section 5 used in the construction of use passed pursuant to Section (11) (c) thereof and by substi-30 of The Planning Act.

TAKE NOTICE that the (15)". Municipal Board pursuant to for: the provisions of Section 30 of The Planning Act for approval of By-law 3604 passed on the 19th day of March, 1968. A Notwithstanding the provisions tained from the Township of copy of the by-law is furnished of this by-law where a lot hav- Vaughan." herewith. A note giving an ex- ing a lesser frontage and/or 10. Deleting the words and figplanation of the purpose and depth and/or area than the ures in Section 5 (25) (a) effect of the by-law and stating minimum required herein was "eighteen (18) inches" and by R3 the lands affected thereby is held under distinct and sep- substituting therefor the words R4 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 bylaw together with a statement of the grounds of such objec-

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 with or delivered to the clerk undersigned, the address to which notice of hearing is to be sent.

jections will be May 21st, 1968. ship; of Maple this 1st day of May,

F. G. Jackman, Clerk. Maple, Ontario.

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, 5. Deleting the Schedule conbe and is hereby amended by: taining the minimum parking 1. Deleting the figures "5 (8)" requirements from the text of from the text of Section 5(7) Section 5 (15) (a) and by suband by substituting the figures stituting the following sched-"5 (7)" therefore and by add- ule therefor:

"Type of Use Residential Single

Residential Multiple Hotel

Tavern or Public House, Lounge or Hotel with licensed premises

Tourist Home or Motel

Hospital

Medical, Dental or Drugless Practioner, Clinic Funeral Home or Undertaker's Establishment

Libraries, Museums, Post Offices

Dance Halls

Bowling Alleys Places of Assembly including 1 Parking Space for each six "A" Curling Rinks, Skating Arenas, Race Tracks. Theatres, Auditoria, Public Halls, Billiard or Pool Rooms Churches

Schools

Restaurants. Tea Rooms. Lunch Counters

Factory or Industrial Building

Retail Store, Department Store, or Service Shop

Groceteria, Super-Market

Planned Shopping Centre

Office Buildings

Bank

Where there is more than one be replaced within 8 months M-2 Zone. use in a building, the mini- from receipt of a written no- (6) Screening of the minimum parking re- which the 8 foot strip forms a in an M-2 Zone." quirements for each use."

substituting the figures "5 quired sodding and planting to as Schedule "B". (23)" therefor.

"In (i) and (ii) but not in (iii), "Provided that if the contrathe strip of land shall be sod- vention is as a result of an ded and planted with ever- expropriation or acquisition green trees not less than 5 by an authority possessing the READ a THIRD time and finfeet in height and not more powers of expropriation, that ally passed this 19th day of than 8 feet apart and those part of such remaining lands March, 1968. trees shall be maintained in a or buildings shall be deemed healthy condition and any to conform to the provisions diseased or dead trees shall of this by-law."

NOTICE OF APPLICATION, ing the following clause "Pine- 9. Deleting Section 5 (22) (a)

tuting therefor the figures "5 long as it is necessary for

Council of the Corporation of 3. Deleting the text of Section the Township of Vaughan in- 5 (12) thereof and by substitends to apply to The Ontario uting the following text therenot be used for human hab-RS

"Lots Having Less Area Than itation unless and until a cer-

arate ownership from abutting and figures "thirty (30) inches." lands as shown by a registered 11. Deleting Section 5 (25) (c). R4

conveyance in the records of 12. Deleting Section 5 (26) and the Registry Office or Land renumbering the present item R4 Titles Office at the time of the (27) to (26). passing of this by-law or where 13. Adding the following to such a lot is created as a re- Section 5 as sub-section (21) C1 sult of an expropriation, a "(21) Swimming Pools. building may be erected, al- Nothing in this By-Law shall C3 tered or repaired and used prevent the use of any land for C4 on such smaller lot provided the purpose of the constructhat it conforms to all other tion, erection, maintenance or MI requirements of this by-law. use of a private outdoor swim-If such lot is located in an "A" ming pool as an accessory use M1 Zone, a dwelling erected to a dwelling provided that: M1 thereon shall comply with the (a) no part of such pool shall M1-A requirements of Schedule "A" for such zone with the exception of the minimum yard requirements which shall be

DATED at the Police Village M-681, 3541, 4005, 5300, 5582, therefor: 5590, 5624, 5644, 5757 and

those required in Schedule "A"

4. Deleting the text of Section Township of Vaughan, following text therefor: "No part of any addition, ex-

sion or alteration shall be similar in construction and use of figures "19 (4) (a)" materials to that of the main 16. Deleting the figures "15 building in order to obtain a

Minimum Parking

Requirements

1 Parking Space for each

1.5 Parking Space for each

1 Parking Space for each

1 Parking Space for each 4

modated in such licensed premises at any one time.

Parking Space for each unit

Parking Spaces for each 1,000

square feet total floor area

1 Parking Space for every 40

4 Parking Spaces for each alley.

signed maximum capacity at-

Parking Space for each em-

ployee and where a place of

assembly or gymnasium is

each 5 persons comprised in

a designed capacity attend-

1 Parking Space for every 5

employees plus 1 parking

space for each 4 customer

1 Parking Space for each 3 em-

ployees or 1 parking space

per 1,000 square feet which-

ever produces the greater

1,000 square feet of sales

1,000 square feet of gross

floor area or part thereof.

12 Parking Spaces for each

floor area or part thereof.

floor area or part thereof.

area or part thereof.

has been completed."

square feet of ground floor

8 Parking Spaces for each 1,000

tendance or audience.

tendance or audience.

ance or audience.

seating places.

number of spaces.

or part thereof.

4 Parking Spaces for each

dwelling.

bedroom.

dwelling unit.

contained therein.

5 Parking Spaces per

Practitioner.

Spaces.

thereof.

building.

1 Parking Space for every

with a minimum of 15

patient bed and bassinet.

Section. ment Table attached hereto. ifications to Section 4 (1) (a)

persons that can be accom-

20. Adding the following: dustrial "A" (M 1-A) Zone Restricted Industrial

(2) Uses Permitted Parking Space equal in number (a) Any industrial, commercto at least 75% of the number of employees, plus 1 parking space for each 750 square feet

of building floor area or part (3) Area Requirements Restricted Industrial square feet of dance and seating floor area in the

persons comprised in a des-(4) Uses Prohibited igned maximum capacity at-1 Parking Space for each ten M-1 Zone."

trial A (M 2-A) Zone. provided, 1 parking space for

ions:-

(a) Any industrial use permitted in M-1 and M-2 Zones. (b) Any commercial, residential or recreational use permitted in an M-2 Zone. (3) Area Requirements No person shall within any General Industrial A (M2-A) Zone erect or use any build-

ings or structure except in accordance with the provisions set out in Schedule "A". (4) Open Storage Open Storage uses shall be set back in accordance with

square feet gross floor area the minimum yard provisions of Schedule "A", except that 1 Customer Parking Space for no open storage use shall be each 800 square feet of gross permitted between a building floor area or part thereof and on the premises and a street 1 Employee parking space for line upon which the property each 300 square feet of gross (5) Uses Prohibited 1 Parking Space for every 100

> following uses are prohibited: (a) All uses prohibited in any

6. Deleting the figures "5 (24)" purpose other than residential and by substituting therefor ters: in Section 5 (15) (k) and by until such time as the re- Key Map No. 22 attached here- Re:- Section 1

Road" to that list. Re:- Section 2

B. BAILEY, Reeve Re:- Section 3

Area Frontage Depth Coverage Front Interior Exterior R Zone to any Rear building structure (1) Side Side Storey or open storage use SQ. FT. FT. FT. FT. FT. FT. FT. SQ. FT. SQ. FT. SQ. FT. such works as may be con- All Zones Institutional 66 20 50 50 50(8) 50 structed adjacent to the camp and only until such time as 20 Recreational 50 50 50 50 Residential 150 50(5) 1 acre 15 50 50 1,500(5)Interior 60 10,000 20 30 5(2) 25 1,100 Residential Corner 10,000 20 30 5(2) 30 25 1,100 70(6) 9,100 5(2) Interior 25 1,350 Residential 11,050 20 Corner 85(6) 30 5(2) 30 25 1,350 7,500 20 60(7) Interior 5(2) 1,200 Residential 20 75(7) 9,375 30 Corner 5(2) 30 25 1,200 20 Interior 50 6,000 5(2) 25 1,050 20 Residential Corner 65 7,800 25 5(2) 25 25 1,050 Residential Interior 6,000 5(2) 25 1,050 Single Family 7.800 20 Corner 5(2) 25 25 1,050 Residential 5(2) 25 1,050

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20

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200

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ZONE REQUIREMENTS TABLE SCHEDULE "A" TO BY-LAW No. 3604

Maximum

Lot

Minimum Yards

5(2)

30

20

35

35

30

30

30

30

30

30

30

30

30

50

50

50

50

5(10)

5(10)

5(10)

5(10)

5(10)

5(10)

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15(11)

15(11)

15(11)

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50

50

15(11)

15(11)

15(11)

50

50

50

50

50

50

50

50

50

Minimum Set-

back from an

30

45

75

45

200

200

200

200

200

200

200

200

500

500

500

500

50

50

Minimum Ground

Floor Area for dwellings

Storey

1,200

900

900

1,080

1,080

960

840

840

840

840

840

840

840

840

840

840

1.200

840

Not per-

mitted per unit

1,050

Not per-

mitted

1,050

1,050

1,050

1,050

1,050

1,050

1,500

1,050

Storey

900

700

700

810

810

720

630

630

630

630

630

630

630

630

630

630

630

900

630

Two new Industrial categories

have been created, namely

ed on the South Side of Pro-

vincial Highway No. 7 to the

total for both side yards of

minimum 30 feet and a mini-

mum rear yard of 15 feet. The

VAUGHAN/

to The Ontario Municipal Board

by the Corporation of the

proval of a by-law to regulate

land use passed pursuant to

Council of the Corporation of

The Planning Act for approval

of the by-law and stating the

TAKE NOTICE that the

Maximum

Height

35(4)

35(4)

35

35

35

35

35

35

35

35

35

35

35

35

35

35

35(4)

35(4)

35(4)

35(4)

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35(4)

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35(4)

35(4)

35(4)

35(4)

35

70 8,400 20 Interior Semi-Detached Corner 10,200 Residential 20 200 30 Maisonettes 1 acre 200 200 30 Commercial 50 200 Commercial 30 50 20 70 Commercial 200 300 2 acres Commercial (3) 200 200 30 50 Residential 200 50 50 200 Commercial 50 50 Industrial 50 50 Residential 100 200 50 50 be located nearer than 25 M1-A feet to any property line ab-Commercial 100 200 50 50 butting a street or nearer M1-A 100 200 Industrial 50 50 200

100

100

330

330

25 acres

10 acres

for an "RR" Zone. For the (b) a permit for the construcpurpose of this section, lots on tion of such pool shall be ob- M2 the following registered plans tained from the Building In- M2-A shall be considered as being spector." The last date for filing ob- held under separate owner- 14. Deleting Section 15 (3) and by substituting the following M2-A

than 5 feet to any other lot M2

public works but only for so

the work is completed or ab- RR

tificate of occupancy is ob- R1

andoned. Such camps shall

"15 (3) Area Requirements No person shall erect or use M4 any building or structure with-5 (13) and by substituting the in any Highway Commercial M5 (C-4) Zone except in accord- M6 ance with the provisions set tension or alteration to an ex- out in Schedule "A" and sub- OS THE CORPORATION OF THE isting building shall be erected ject to the additional provis- OS nearer to a side lot line than ions set out in Section 5 (3)." 15 feet unless all exterior 15. Deleting the figures "15 (5) A walls of such addition, exten- (a)" in Section 19 (4) (b) and A by substituting therefor the A

> (5) (h)" in Section 19 (4) (c) uniform exterior appearance." 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

> > 18. Deleting Schedule "A" Zone Requirement Table and by substituting therefor the Schedule "A" Zone Require-19. Adding the following class-"M 1-A Restricted Industrial

"M 2-A General Industrial

"Section 16-A. Restricted In-(1) No person shall hereafter use any land or erect or use a building or structure in a (M 1-A) Zone except in accordance with the following provisions:

ial, residential or recreational use permitted in an M-1 Zone.

No person shall within any (M 1-A) Zone erect or use any buildings or structure except in accordance with the provisions set out in Schedule

Notwithstanding any other provision of this Section the following uses are prohibited: (a) All uses prohibited in an

persons comprised in a de- 21. Adding the following: "Section 17 A. General Indus-(1) No person shall hereafter use any land or erect or use a building or structure in a General Industrial (M 2-A) Zone except in accordance with the following provis-

(2) Uses Permitted

Notwithstanding any other provision of this Section the

7. Adding the following para- 8. Adding the following to Section 5 time this 19th day of March, a public highway less than 66 than the required minimum. Re:- Section 5 feet in width, except for the Re:- Section 4

(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 50 feet.

TOWNSHIP OF VAUGHAN SCHEDULE "B" TO BY-LAW Nº 3604 MI DOUGHTON PORD क्या व M2-S FRESHWAY DR M 2 M2-A M2-A PEELAR ROAD MI-S 05 M 2-S M2 MI MI

SCALE . 1 : 1260

AS AMENDED BY BY LAW NO. 2961 AS AMENDED BY BTLAW NO 2994

BY LAW NO. 3234

AS AMENDED BY BY LAW NO 3373

SUMMARY OF INTENT, a lot having a lesser frontage or height. This Section will permit cal error. area than the minimum requir- the erection of a structure to Re:- Section 7 BY-LAW 3604

OF.

mum parking requirements for tice from the Building Inspector to the by-law No. 2523 contains a any objection to the by-law will such building shall be the total tor to that effect. The lands of be identical to those required typographical or clerical errors lot if it was held under separ- as set out in Schedule "A" re- 8' 0" strip of land be set aside provision which permits a be considered. Notice of any in By-law No. 2523 and also ate ownership from abutting gardless of the type of construction for sodding or for planting be-farmer farming on the lot, a hearing that may be held will be part shall not be used for any 22. Deleting Key Map No. 22 deals with the following mat- lands at the time of the passing tion, but if it is an addition to tween a residential zone and a residential zone an of the By-law or if created as a an existing structure and within commercial, institutional or in- contains in area, at least 10,000 filed an objection and who have result of an expropriation. 15' 0" of a side lot line, its ex-dustrial use.

NO_RTH

YORK

KEY MAP 22

By-law No. 2523 does not per- This Section extends the ex- terior walls must be similar in This Section deletes this pro- clerk undersigned, the address mit the erection of a building isting provision to include a lot construction and use of mater- actual sodding or planting to vision so that the By-law will to which notice of hearing is to READ a FIRST and SECOND on a lot that does not front on that may have a lesser depth lals to such existing structure. be done prior to the commence- reflect the policy set out in the be sent. This Section sets out a new stitutional or industrial use.

B. BAILEY, Reeve roads listed in Sections 5 (7). By-law No. 2523 does not per- parking schedule, bringing the Re:- Section 8 F. G. JACKMAN, Clerk This Section adds: "Birch Hill mit the construction of a struc- requirements more in line with By-law No. 2523 does not per- in an Agricultural "A" Zone. ture nearer than 15'0" to a side present day trends. There has mit the severance of any lands This Section reduces this to 30 of Maple this 1st day of May, lot line unless the exterior walls been no change to the existing from an existing parcel if it feet if the lands are used for 1968. This Section corrects a clerical are of masonry construction ex- minimum requirements for will cause the remaining lands "Farming" and do not abut a cept for a private detached gar- churches. age less than 250 square feet in Re:- Section 6

or buildings to contravene the residential zone. By-law. This Section permits By-law No. 2523 does not re-F. G. JACKMAN, Clerk By-law No. 2523 provides that floor area, and one storey in This Section corrects a cleri- the contravention if the sever- quire a minimum ground floor

ance results from an expropria- area for a dwelling erected by tion or an acquisition by an au- a farmer in an Agricultural thority having the power to Zone. This Section requires the expropriate. same minimum ground floor Re:- Section 9 area as in a Residential (R-3)

This Section will permit the Zone. use of Trailer Camps for the Two new zoning categories housing of workmen employed have been added to Schedule on public works adjacent to "A" namely, "M1-A" and such camps during the construc- "M2-A". (See the note re Section 19 to 22 below). tion period. Re:- Section 19 to 22 inclusive.

Re:- Section 10. By-law No. 2523 permits the projection of cornices, eaves, "M1-A" and "M2-A". The lands chimneys, etc., into a minimum yard of to a minimum of 18". Maplecrest Subdivisions situatmitted encroachment to 30". Re:- Section 11

East of Jane Street. These lands This Section provides that a gate house erected in an Indus- "M1" and "M2" by By-law No. trial Zone must now comply with 2523, but the new categories will require a minimum side yard of 5 feet with an aggregate

Re:- Section 12 This Section deletes the provisions of By-law No. 2523 regulating fences. Re:- Section 13

present minimum side yard is This Section makes it clear that 30 feet and the minimum rear a swimming pool is a permitted yard is 50 feet. The same uses accessory use to a dwelling but are permitted in the new zones no part of the pool may be as in the present zones. nearer to a street line than TO PROPERTY OWNERS IN 25' 0" or nearer to any other lot MUNICIPALITIES ADJOINline than 5'0". ING THE TOWNSHIP OF

Re:- Section 14 This Section corrects a cleri- NOTICE OF APPLICATION cal error. Re:- Section 15

This Section corrects a cleri- Township of Vaughan for apcal error. Re:- Section 16

This Section corrects a cleri- Section 30 of The Planning Act. cal error. Re:- Section 17 This Section is to make it the Township of Vaughan in-

clear that it is an offence to tends to apply to The Ontario erect a structure without first Municipal Board pursuant to obtaining a building permit. the provisions of Section 30 of Re:- Section 18 Schedule "A" sets out the of By-law 3604 passed on the minimum requirements for all 19th day of March, 1968. A copy zones with respect to lot front- of the by-law is furnished here-

age, area, yard setbacks, floor with. A note giving an explanareas and height of buildings, ation of the purpose and effect, By-law No. 2523 does not re- lands affected thereby is also strict the height of buildings furnished herewith. used for institutional and re- Any person interested may,

creational purposes. This Sec- within fourteen (14) days after tion sets a maximum building the date of this notice, send by height of 35 feet subject to in-registered mail or deliver to crease related to increased yard the clerk of the Township of Vaughan notice of his objection setbacks. By-law No. 2523 requires that to approval of the said by-law a building or other structure in together with a statement of the

a Restricted Commercial (C-1) grounds of such objection. Zone shall be set back at least The Ontario Municipal Board 45 feet from a Residential Zone. may approve of the said by-law This distance is reduced to 30 but before doing so it may apfeet in this Section. point a time and place when

left with or delivered to the square feet.

ment of such commercial, in- Official Plan.

By-law No. 2523 requires a jections will be May 21st, minimum side yard of 50 feet

The last date for filing ob-DATED at the Police Village

F. G. Jackman,

Clerk Township of Vaughan, Maple, Ontario,