The Corporation of the Township of Vaughan

Permitted

Minimum Minimum Minimum Maximum

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 30 of The Planning Act.

TAKE NOTICE that the (15)". Council of the Corporation of 3. Deleting the text of Section structed adjacent to the camp All Zones the Township of Vaughan in- 5 (12) thereof and by substitends to apply to The Ontario uting the following text there- the work is completed or ab- RR Municipal Board pursuant to for: the provisions of Section 30 of "Lots Having Less Area Than itation unless and until a cer-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 fig- R2 planation 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 passing of this by-law or where 13. Adding the following to 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 address to which notice of hearing is to be sent.

The last date for filing ob- held under separate owner- 14. Deleting Section 15 (3) and jections will be May 21st, 1968. ship;

F. G. Jackman. Maple, Ontario.

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: 1. Deleting the figures "5 (8)" requirements from the text of

"Type of Use Residential Single

Residential Multiple

Hotel

Hospital

Tavern or Public House. ensed premises

Tourist Home or Motel

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

Libraries, Museums, Post Offices

Dance Halls

Bowling Alleys Curling Rinks, Skating Arenas, Race Tracks. Theatres, Auditoria, Public Halls, Billiard or Pool Rooms

Schools

Churches

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

(23)" therefor.

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

use passed pursuant to Section (11) (c) thereof and by substi- public works but only for so tuting therefor the figures "5 long as it is necessary for

ing therefor:

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)

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 M1 requirements of this by-law. use of a private outdoor swimmay approve of the said by-law If such lot is located in an "A" ming pool as an accessory use M1 but before doing so it may ap- Zone, a dwelling erected to a dwelling provided that: M1 point a time and place when thereon shall comply with the (a) no part of such pool shall M1-A will be considered. Notice of for such zone with the excepany hearing that may be held tion of the minimum yard re- butting a street or nearer M1-A quirements which shall be than 5 feet to any other lot M2 who have filed an objection and those required in Schedule "A" line. who have left with or delivered for an "R R" 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."

DATED at the Police Village M-681, 3541, 4005, 5300, 5582, therefor: of Maple this 1st day of May, 5590, 5624, 5644, 5757 and "15 (3) Area Requirements M3

4. Deleting the text of Section any building or structure with-5 (13) and by substituting the in any Highway Commercial M5 Township of Vaughan, following text therefor: "No part of any addition, ex- 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 TOWNSHIP OF VAUGHAN 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 sion or alteration shall be sim- by substituting therefor the A ilar in construction and use of figures "19 (4) (a)". materials to that of the main building in order to obtain a uniform exterior appearance."

taining the minimum parking 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:

> Minimum Parking Requirements 1 Parking Space for each · dwelling.

1.5 Parking Space for each dwelling unit. 1 Parking Space for each

bedroom. 1 Parking Space for each 4 Lounge or Hotel with lic- persons that can be accom- "M 2-A General Industrial modated in such licensed premises at any one time. 20. Adding the following:

1 Parking Space for each unit contained therein. 1 Parking Space for every patient bed and bassinet. 5 Parking Spaces per

Practitioner. 4 Parking Spaces for each 1.000 square feet total floor area with a minimum of 15 Spaces.

Parking Space equal in number to at least 75% of the number of employees, plus 1 parking space for each 750 square feet of building floor area or part

1 Parking Space for every 40 square feet of dance and (M 1-A) Zone erect or use any seating floor area in the building.

4 Parking Spaces for each alley. Places of Assembly including 1 Parking Space for each six "A" persons comprised in a des- (4) Uses Prohibited igned maximum capacity attendance or audience.

> 1 Parking Space for each ten persons comprised in a de- 21. Adding the following: signed maximum capacity at- "Section 17 A. General Indus-

Parking Space for each employee and where a place of assembly or gymnasium is provided, 1 parking space for each 5 persons comprised in a designed capacity attend-

ance or audience. 1 Parking Space for every 5 employees plus 1 parking space for each 4 customer seating places.

l Parking Space for each 3 employees or 1 parking space per 1,000 square feet whichever produces the greater number of spaces. 4 Parking Spaces for each

1,000 square feet of sales floor area or part thereof. 12 Parking Spaces for each 1,000 square feet of gross floor area or part thereof. 8 Parking Spaces for each 1,000

set back in accordance with square feet gross floor area the minimum yard provisions or part thereof. 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 abuts. floor area or part thereof.

(5) Uses Prohibited 1 Parking Space for every 100 Notwithstanding any other square feet of ground floor provision of this Section the area or part thereof. following uses are prohibited: (a) All uses prohibited in any M-2 Zone.

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.

B. BAILEY, Reeve Re:- Section 3 age less than 250 square feet in Re:- Section 6

Minimum Set-Use Minimum Ground Type Lot Lot Lot Maximum Lot back from an Floor Area for dwellings Frontage Area Coverage Depth Bldg. Front R Zone to any Interior Exterior Rear Height 11/2 building structure Side Side Storey Storey Storey or open storage use SQ. FT. FT. FT. FT. FT. FT. SQ. FT. SQ. FT. SQ. FT. such works as may be con- All Zones -Institutional 20 50 50 50(8) 50 35(4) Recreational and only until such time as 20 50 50 50 50 35(4) Residential 150 1 acre 10 50(5) 15 50 50 1,200 1,500(5)andoned. Such camps shall 900 35 Interior 60 10,000 30 5(2) not be used for human hab-RS Residential Corner 75 1,100 10.000 900 700 35 30 5(2) 30 25 1,100 900 700 35 Interior 70(6) 9,100 tificate of occupancy is ob- R1 5(2) Residential Corner 1,350 85(6) 11,050 1,080 810 35 30 5(2) 30 25 1,350 1,080 810 35 Interior 7,500 60(7) 5(2) Residential Corner 75(7) 9,375 1,200 960 720 35 20 30 5(2) 30 25 1,200 960 720 35 Interior 50 6,000 25 5(2) 25 Residential Corner 65 1,050 7,800 840 630 35 25 5(2) 25 25 1.050 840 630 Residential 35 Interior 6,000 5(2) Single Family Corner 1,050 65 7.800 840 35 630 25 5(2) 25 25 1,050 840 Residential 630 35 Interior 8,400 25 5(2) 25 Semi-Detached Corner 1.050 85 10,200 840 25 5(2) 25 25 1,050 840 Residential 630 35 Maisonettes 200 Not per-Not per- 600 1 acre 200 20 30 30 30 25 mitted mitted per unit Commercial 35 200 50 30 30 50 30 Commercial 200 30 50 20 30 50 45 Commercial 300 2 acres 200 20 70 35 50 50 Commercial (3) 200 35 200 30 50 35 50 50 35 Residential 200 50 50 30 50 1,050 840 Commercial 630 35 200 50 50 30 50 50 200 Industrial 35(4) 200 50 50 30 50 50 200 Residential 35(4) 100 200 50 50 5(10) 50 15(11) 1,050 840 Commercial 630 100 35 200 50 50 5(10) 50 15(11) Industrial 35(4) 100 200 50 50 5(10) 50 15(11) 200 Residential 35(4) 200 50 50 30 50 50 1,050 840 Commercial 630 35 200 50 50 30 50 50 200 Industrial 35(4) 200 50 30 50 50 200 Residential 35(4) 100 200 15(11) 5(10) 50 1,050 840 35 Commercial 100 200 50 50 5(10) 50 15(11) 200 by substituting the following M2-A 35(4) Industrial 100 200 50 5(10) 50 15(11) 200 Residential 35(4) 200 50 50 50 50 1,050 840 630 Industrial 35 200 50 No person shall erect or use M4 50 30 50 50 500

Minimum Yards

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

FOOTNOTES

(C-4) Zone except in accord- M6

16. Deleting the figures "15

(5) (h)" in Section 19 (4) (c)

and by substituting therefor

17. Deleting the words "and

use" from the first line of

Section 26 (2) and by adding

the words "or any part there-

of" after the word "structure'

18. Deleting Schedule "A"

Zone Requirement Table and

by substituting therefor the

Schedule "A" Zone Require-

ment Table attached hereto.

19. Adding the following class-

ifications to Section 4 (1) (a)

"M 1-A Restricted 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 ac-

cordance with the following

(a) Any industrial, commerc-

ial, residential or recreational

use permitted in an M-1

No person shall within any

buildings or structure except

in accordance with the pro-

visions set out in Schedule

Notwithstanding any other

provision of this Section the

following uses are prohibited:

(a) All uses prohibited in an

(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-

(a) Any industrial use per-

mitted in M-1 and M-2 Zones.

(b) Any commercial, resi-

dential or recreational use

No person shall within any

General Industrial A (M2-A)

Zone erect or use any build-

ings or structure except in

accordance with the provis-

ions set out in Schedule "A"

Open Storage uses shall be

permitted in an M-2 Zone.

(3) Area Requirements

(4) Open Storage

Restricted Industrial

Restricted Industrial

provisions:

M-1 Zone."

ions:-

trial A (M 2-A) Zone.

(2) Uses Permitted

Zone.

(2) Uses Permitted

(3) Area Requirements

dustrial "A" (M 1-A) Zone

Section.

in the first line of the said

the figures "19 (4) (h)".

Industrial

Industrial

Industrial

Residential

Commercial

Residential

Commercial

Farming (9)

(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 Subject 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.

25 acres

10 acres

330

330

TOWNSHIP OF VAUGHAN

(3) Subject to additional provisions in Section 5(3)

50

50

50

50

50

50

50

50

30

30

30

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50

(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)

200

200

200

200

50

50

50

20

20

20

10

(6) See Section 8(7) (7) See Section 9(7)

(8) See Section 9(8)

500

500

500

50

50

(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.

1.050

1,500

1.050

840

1,200

840

630

900

630

Re:- Section 19 to 22 inclusive.

affected are the Estelle and

Maplecrest Subdivisions situat-

ed on the South Side of Pro-

vincial Highway No. 7 to the

East of Jane Street. These lands

will require a minimum side

mum rear yard of 15 feet. The

present minimum side yard is

ING THE TOWNSHIP OF

VAUGHAN

to The Ontario Municipal Board

by the Corporation of the

proval of a by-law to regulate

land use passed pursuant to

TAKE NOTICE that the

Council of the Corporation of

The Planning Act for approval

Vaughan notice of his objection

point a time and place when

Two new Industrial categories

35

35

35

35

35

35

35

35(4)

35(4)

(11) Provided however, that where a rear yard abuts a street, the minimum set-back from the street line shall be 50 feet.

SCHEDULE "B" TO BY-LAW Nº 3604 MI M2-A DOUGHTON M2-S FRESHWAY DR

SEC Sec. 1 800 M 2 M2-A M2-A MINE PEELAR ROAD M1-5 OS 29 A M 2-S M 2 MI MI

SCALE 1 = 1200

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

TOWNSHIP

AS AMENDED BY 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

O.F.

mum parking requirements for tice from the Building Inspection to the by-law No. 2523 contains a any objection to the by-law will be used as a building the minimum side yard setback. By-law No. 2523 contains a any objection to the by-law will be used as a building the minimum side yard setback. 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 construct for sodding or for planting be- farmer farming on the lot, a hearing that may be held will be quirements for each use." 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 use of such lot if it given only to persons who have 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

substituting the figures "5 quired sodding and planting to as Schedule "B".

By-law No. 2523 does not per- This Section will require the 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. 7. Adding the following para- 8. Adding the following to Section 5 (15) (15) tion 5 (18):

Re:- Section 5 feet in width, except for the Re:- Section 4

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. DATED at the Police Village 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.

for buildings to contravene the residential zone. By-law. This Section permits By-law No. 2723 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

KEY MAP 22

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 period. tion 19 to 22 below). Re:- Section 10. By-law No. 2523 permits the

projection of cornices, eaves, "M1-A" and "M2-A". The lands 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. yard of 5 feet with an aggregate Re:- Section 12

This Section deletes the pro- total for both side yards of visions of By-law No. 2523 reg- minimum 30 feet and a miniulating fences. Re:- Section 13

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 ADJOIN-

line than 5'0". 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 inclear 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 hereage, area, yard setbacks, floor with. A note giving an explanareas and height of buildings, ation of the purpose and effect of the by-law and stating the 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 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.

square feet.

left with or delivered to the

ment of such commercial, in-Official Plan. This Section sets out a new stitutional or industrial use. By-law No. 2523 requires a jections will be May 21st,

minimum side yard of 50 feet 1968.

The last date for filing ob-

F. G. Jackman, Clerk

Township of Vaughan,

Maple, Ortario.

"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."

Where there is more than one be replaced within 8 months 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." has been completed.'