

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. 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 with 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 (6)" 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)".

3. Deleting the text of Section 5 (12) thereof and by substituting the following text therefor: "Lots Having Less Area Than Required

Notwithstanding the provisions of this by-law where a lot having a lesser frontage and/or depth and/or area than the minimum required herein was held under distinct and separate ownership from abutting lands as shown by a registered conveyance in the records of the Registry Office or Land Titles Office at the time of the passing of this by-law or where such a lot is created as a result of an expropriation, a building may be erected, altered or repaired and used on such smaller lot provided that it conforms to all other requirements of this by-law. If such lot is located in an "A" Zone, a dwelling erected thereon shall comply with the requirements of Schedule "A"

for such zone with the exception of the minimum yard requirements which shall be those required in Schedule "A" for an "RR" Zone. For the purpose of this section, lots on the following registered plans shall be considered as being held under separate ownership:

- M-681, 3541, 4005, 5300, 5582, 5590, 5624, 5644, 5757 and 6022.

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:

Type of Use	Minimum Parking Requirements
Residential Single	1 Parking Space for each dwelling
Residential Multiple	1.5 Parking Space for each dwelling unit.
Hotel	1 Parking Space for each bedroom.
Tavern or Public House, Lounge or Hotel with licensed premises	1 Parking Space for each 4 persons that can be accommodated in such licensed premises at any one time.
Tourist Home or Motel	1 Parking Space for each unit contained therein.
Hospital	1 Parking Space for every patient bed and bassinets.
Medical, Dental or Drugless Practitioner, Clinic	5 Parking Spaces per Practitioner.
Funeral Home or Undertaker's Establishment	4 Parking Spaces for each 1,000 square feet total floor area with a minimum of 15 Spaces.
Libraries, Museums, Post Offices	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 thereof.
Dance Halls	1 Parking Space for every 40 square feet of dance and seating floor area in the building.
Bowling Alleys	4 Parking Spaces for each alley.
Places of Assembly including Curling Rinks, Skating Arenas, Race Tracks, Theatres, Auditoria, Public Halls, Billiard or Pool Rooms, Churches	1 Parking Space for each six persons comprised in a designed maximum capacity attendance or audience.
Schools	1 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 attendance or audience.
Restaurants, Tea Rooms, Lunch Counters	1 Parking Space for every 5 employees plus 1 parking space for each 4 customer seating places.
Factory or Industrial Building	1 Parking Space for each 3 employees or 1 parking space per 1,000 square feet whichever produces the greater number of spaces.
Retail Store, Department Store, or Service Shop	4 Parking Spaces for each 1,000 square feet of sales floor area or part thereof.
Groceries, Super-Market	12 Parking Spaces for each 1,000 square feet of gross floor area or part thereof.
Planned Shopping Centre	8 Parking Spaces for each 1,000 square feet gross floor area or part thereof.
Office Buildings	1 Customer Parking Space for each 800 square feet of gross floor area or part thereof and 1 Employee parking space for each 300 square feet of gross floor area or part thereof.
Bank	1 Parking Space for every 100 square feet of ground floor area or part thereof.

Where there is more than one use in a building, the minimum parking requirements for such building shall be the total of the minimum parking requirements for each use."

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

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. The lands of which the 8 foot strip forms a part shall not be used for any purpose other than residential until such time as the required sodding and planting has been completed."

8. Adding the following to Section 5 (18): "Provided that if the contravention is as a result of an expropriation or acquisition by an authority possessing the powers of expropriation, that part of such remaining lands or buildings shall be deemed to conform to the provisions of this by-law."

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 subject to the additional 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.

18. Deleting Schedule "A" Zone Requirement Table and by substituting therefor the Schedule "A" Zone Requirement Table attached hereto.

19. Adding the following classifications to Section 4 (1) (a): "M 1-A Restricted Industrial "A".

"M 2-A General Industrial "A".

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

(2) Uses Permitted (a) Any industrial, commercial, residential or recreational use permitted in an M-1 Zone.

(3) Area Requirements No person shall within any Restricted Industrial "A" (M 1-A) Zone erect or use any buildings or structure except in accordance with the provisions set out in Schedule "A".

(4) Uses Prohibited Notwithstanding any other provision of this Section the following uses are prohibited: (a) All uses prohibited in an M-1 Zone."

21. Adding the following: "Section 17 A. General Industrial "A" (M 2-A) Zone. (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 provisions:—

(2) Uses Permitted (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 buildings 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 the minimum yard provisions of Schedule "A", except that no open storage use shall be permitted between a building on the premises and a street line upon which the property abuts.

(5) Uses Prohibited Notwithstanding any other provision of this Section the following uses are prohibited: (a) All uses prohibited in any M-2 Zone.

(6) Screening Screening requirements shall be identical to those required in an M-2 Zone."

22. Deleting Key Map No. 22 and by substituting therefor Key Map No. 22 attached hereto as Schedule "B".

23. 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."

24. 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 subject to the additional provisions set out in Section 5 (3)."

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

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

27. 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.

28. Deleting Schedule "A" Zone Requirement Table and by substituting therefor the Schedule "A" Zone Requirement Table attached hereto.

29. Adding the following classifications to Section 4 (1) (a): "M 1-A Restricted Industrial "A".

"M 2-A General Industrial "A".

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

(2) Uses Permitted (a) Any industrial, commercial, residential or recreational use permitted in an M-1 Zone.

(3) Area Requirements No person shall within any Restricted Industrial "A" (M 1-A) Zone erect or use any buildings or structure except in accordance with the provisions set out in Schedule "A".

(4) Uses Prohibited Notwithstanding any other provision of this Section the following uses are prohibited: (a) All uses prohibited in an M-1 Zone."

31. Adding the following: "Section 17 A. General Industrial "A" (M 2-A) Zone. (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 provisions:—

(2) Uses Permitted (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 buildings 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 the minimum yard provisions of Schedule "A", except that no open storage use shall be permitted between a building on the premises and a street line upon which the property abuts.

(5) Uses Prohibited Notwithstanding any other provision of this Section the following uses are prohibited: (a) All uses prohibited in any M-2 Zone.

(6) Screening Screening requirements shall be identical to those required in an M-2 Zone."

32. Deleting Key Map No. 22 and by substituting therefor Key Map No. 22 attached hereto as Schedule "B".

33. 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."

34. 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 subject to the additional provisions set out in Section 5 (3)."

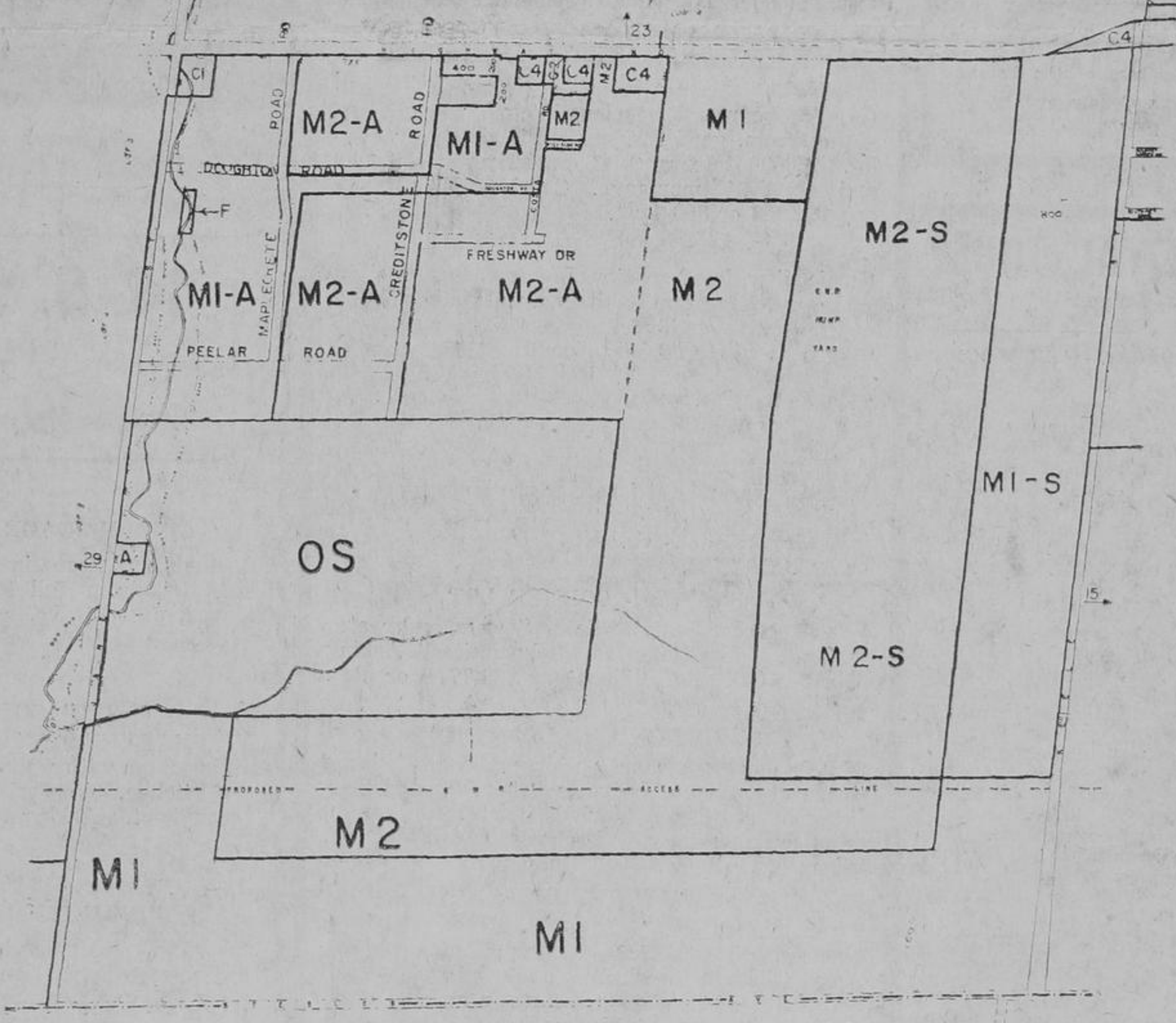
Zone	Permitted Use	Lot Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Lot Depth	Maximum Lot Coverage	Minimum Yards				Minimum Set-back from an R Zone to any building structure or open storage use	Minimum Ground Floor Area for dwellings			Maximum Bldg. Height
							Front (1)	Interior Side	Exterior Side	Rear		1 Storey	1 1/2 Storey	2 Storey	
			FT.	SQ. FT.	FT.	%	FT.	FT.	FT.	FT.	SQ. FT.	SQ. FT.	SQ. FT.	FT.	
All Zones	Institutional		66			20	50	50	50(8)	50					35(4)
All Zones	Recreational		66			20	50	50	50	50					35(4)
RR	Residential		150	1 acre		10	50(5)	15	50	50	1,500(5)	1,200	900		35
RS	Residential	Interior Corner	60	10,000		20	30	5(2)		25	1,100	900	700		35
			75	10,000		20	30	5(2)	30	25	1,100	900	700		35
R1	Residential	Interior Corner	70(6)	9,100		20	30	5(2)		25	1,350	1,080	810		35
			85(6)	11,050		20	30	5(2)	30	25	1,350	1,080	810		35
R2	Residential	Interior Corner	60(7)	7,500		20	30	5(2)		25	1,200	960	720		35
			75(7)	9,375		20	30	5(2)	30	25	1,200	960	720		35
R3	Residential	Interior Corner	50	6,000		20	25	5(2)		25	1,050	840	630		35
			65	7,800		20	25	5(2)	25	25	1,050	840	630		35
R4	Residential Single Family	Interior Corner	50	6,000		20	25	5(2)		25	1,050	840	630		35
			65	7,800		20	25	5(2)	25	25	1,050	840	630		35
R4	Residential Semi-Detached	Interior Corner	70	8,400		20	25	5(2)		25	1,050	840	630		35
			85	10,200		20	25	5(2)	25	25	1,050	840	630		35
R4	Residential Maisonettes		200	1 acre	200	20	30	30	30	25	Not permitted	Not permitted	600 per unit		35
C1	Commercial				200	50	30	30	30	25					35
C2	Commercial				200	30	50	20	30	50	45				35
C3	Commercial		300	2 acres	200	20	70	35	50	50	45				35
C4	Commercial (3)		200		200	30	50	35	50	50	45				35
M1	Residential				200	50	50	30	50	50	1,050	840	630		35
M1	Commercial				200	50	50	30	50	50	200				35(4)
M1	Industrial				200	50	50	30	50	50	200				35(4)
M1-A	Residential		100		200	50	50	5(10)	50	15(11)	1,050	840	630		35
M1-A	Commercial		100		200	50	50	5(10)	50	15(11)	200				35(4)
M1-A	Industrial		100		200	50	50	5(10)	50	15(11)	200				35(4)
M2	Residential		200		200	50	50	30	50	50	1,050	840	630		35
M2	Commercial		200		200	50	50	30	50	50	200				35(4)
M2	Industrial		200		200	50	50	30	50	50	200				35(4)
M2-A	Residential		100		200	50	50	5(10)	50	15(11)	1,050	840	630		35
M2-A	Commercial		100		200	50	50	5(10)	50	15(11)	200				35(4)
M2-A	Industrial		100		200	50	50	5(10)	50	15(11)	200				35(4)
M3	Residential		200		200	50	50	30	50	50	1,050	840	630		35
M3	Industrial		200		200	50	50	30	50	50	500				35
M4	Industrial		200		200	50	50	30	50	50	500				35
M5	Industrial		200		200	50	50	30	50	50	500				35
M6	Industrial		200		200	50	50	30	50	50	500				35
OS	Residential		20		20	50	50	50	50	50	1,050	840	630		35
OS	Commercial		20		20	50	50	50	50	50					35
A	Commercial		330	25 acres		5	50	50	50	50	1,500	1,200	900		35
A	Commercial				200	20	50	50	50	50	50				35(4)
A	Farming (9)		330	10 acres		10	50	30	50	50	1,050	840	630		35(4)

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

FOOTNOTES

- (1) Subject to Section 5(16) and Schedule "B" regarding planned width of road allowances.
- (2) Subject to Section 5(13)
- (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



SCALE 1" = 1200'
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 abutting 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.