

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 100-2022

A By-law to amend City of Vaughan By-law 001-2021, as amended.

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 there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

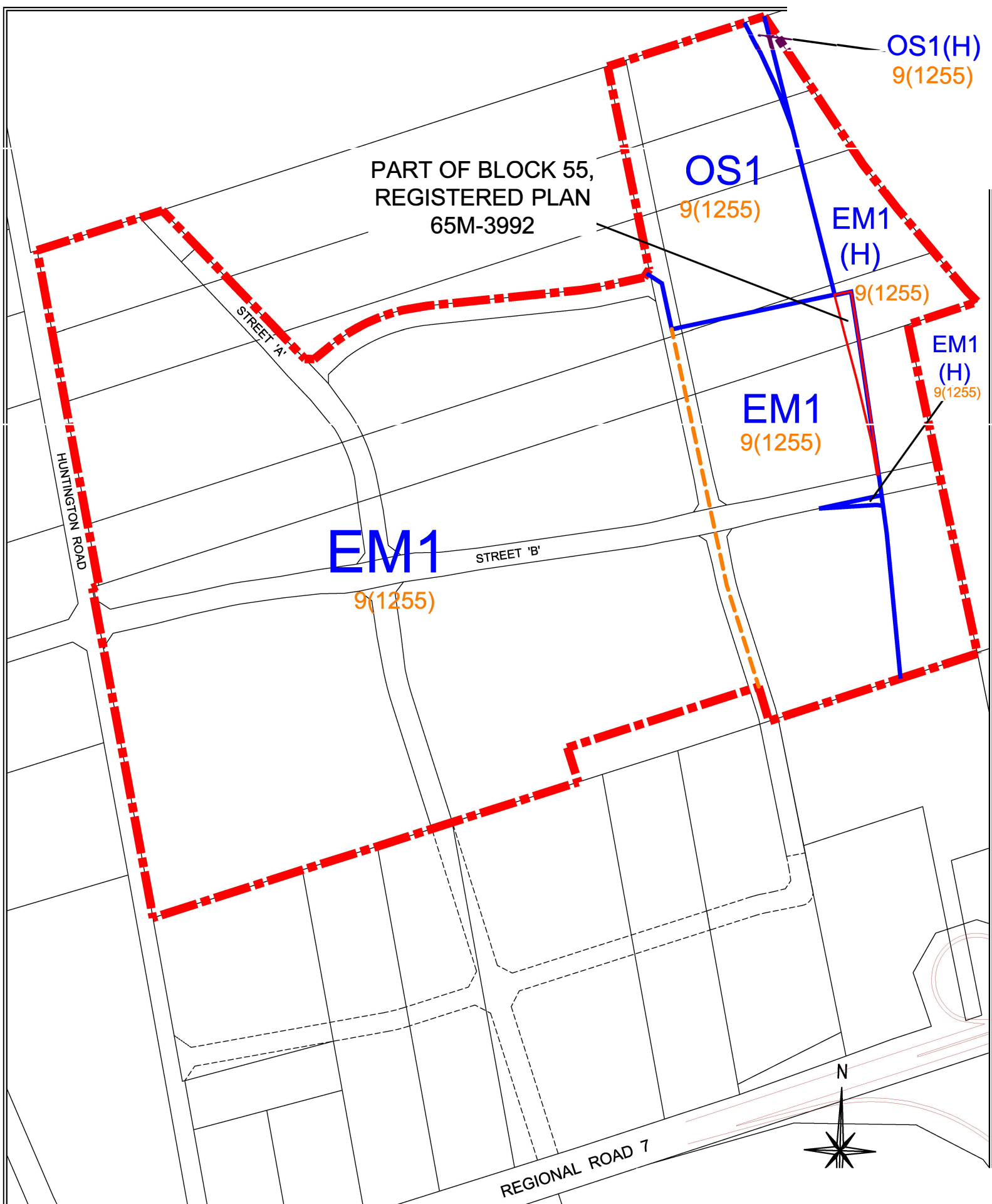
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule A, Map “42” of By-law 001-2021, and substituting therefor the Schedule A, Map “42” attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” from Part of Block 55, Registered Plan 65M-3992 and effectively zoning the lands EM1 Prestige Employment Zone, subject to Exception 14.897.
 - b) Deleting Figure “E-1383” and substituting therefor the Figure “E-1383” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” from Part of Block 55, Registered Plan 65M-3992.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS FIGURE 'E-1383'
TO BY-LAW 001-2021
SECTION 14.897


SUBJECT LANDS

NOT TO SCALE

**THIS IS SCHEDULE '1'
TO BY-LAW 100-2022
PASSED THE 28TH DAY OF JUNE, 2022**

FILE: Z.22.012
RELATED FILES: Z.06.077, Z.13.011, DA.18.077
LOCATION: Part of Lots 7 and 8, Concession 9
APPLICANT: VAUGHAN WEST II LIMITED
CITY OF VAUGHAN

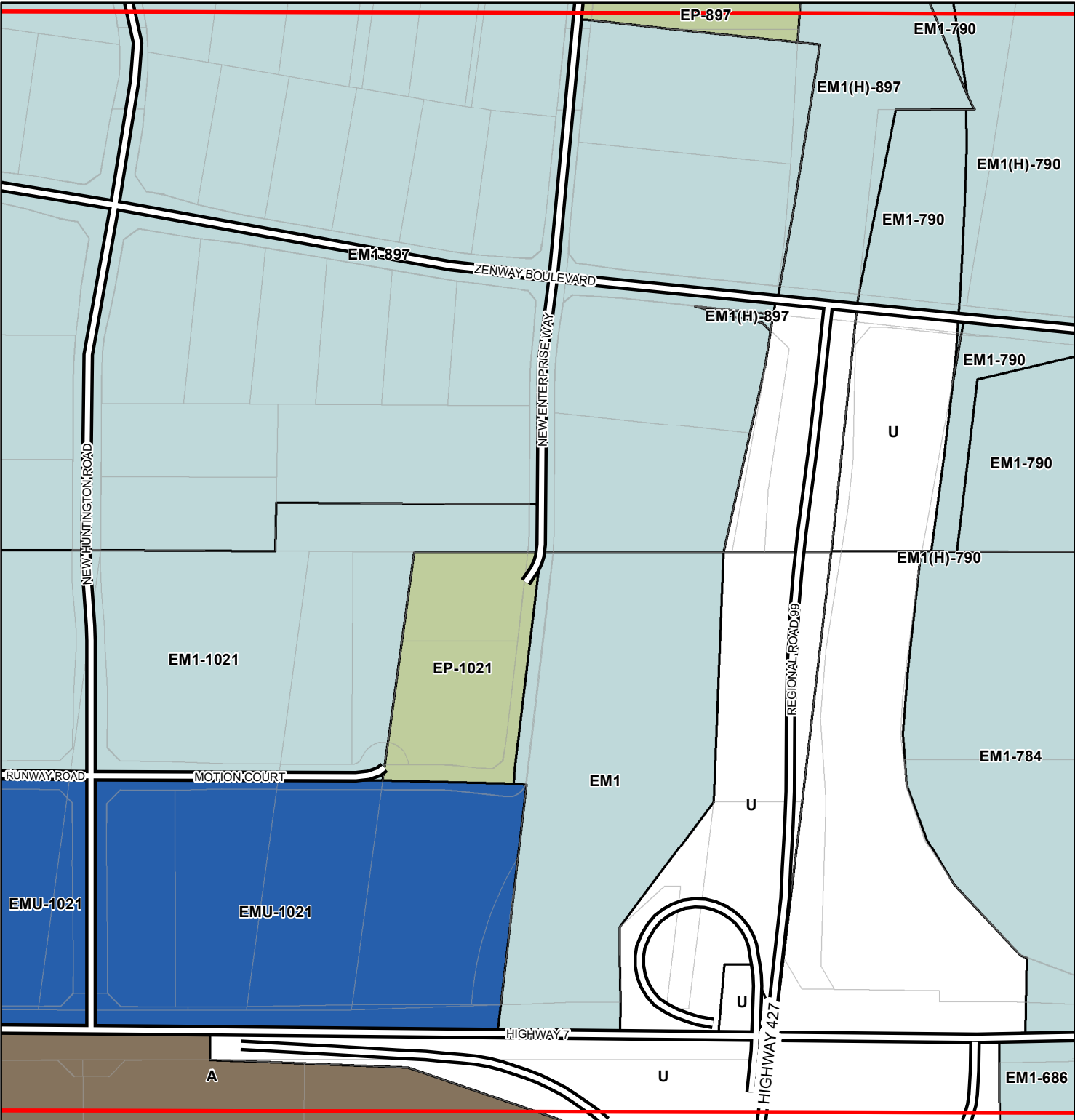
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 42



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Legend

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge Zone)

Other

- These lands shall not be subject to Zoning By-law 001-2021

1:5,000

VAUGHAN WSP

81	82	83	84
61	62	63	64
41	42	43	44
21	22	23	24
1	2	3	4

Final: June, 2022

THIS IS SCHEDULE '2'
TO BY-LAW 100-2022
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.22.012
RELATED FILES: Z.06.077, Z.13.011, DA.18.077
LOCATION: Part of Lots 7 and 8, Concession 9
APPLICANT: Vaughan West II Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

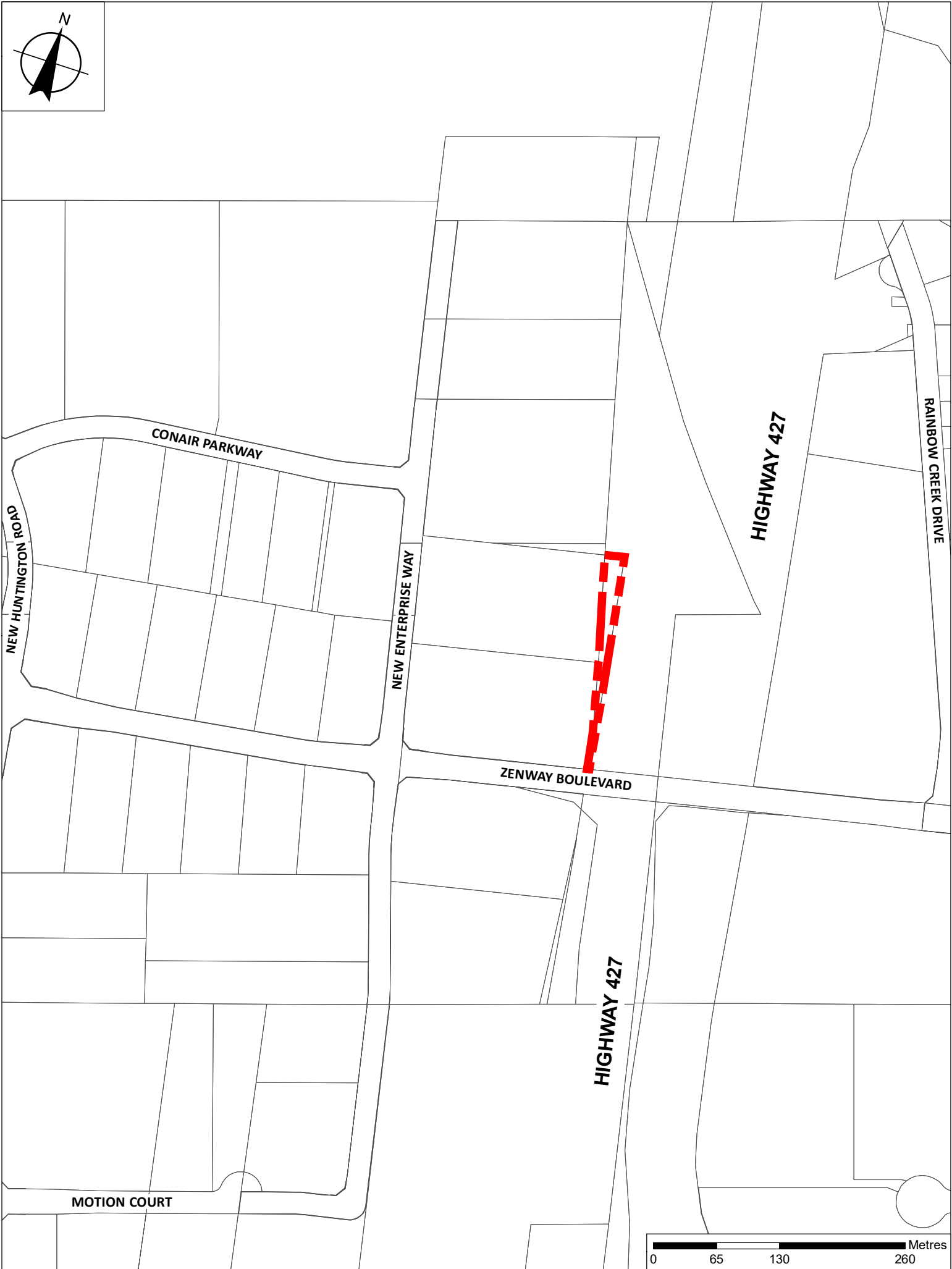
CLERK

SUMMARY TO BY-LAW 100-2022

The lands subject to this By-law are located north of Highway 7, between Huntington Road and the Highway 427 extension, in Part of Lots 7 and 8, Concession 9, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from a portion of the Subject Lands, specifically Part of Block 55 on Registered Plan 65M-3992, which is zoned EM1(H) Prestige Employment Zone with the Holding Symbol “(H)”, to facilitate the development of an industrial building located at 350 Zenway Boulevard and 477 New Enterprise Way. The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 126-2006 (which was carried forward into the City’s new Comprehensive Zoning By-law 001-2021) until such time that the lands subject to the Holding Symbol “(H)” have been combined with other lands, being part blocks in the adjacent plan of subdivision to form full developable blocks, and/or upon determination of the final alignment of the Highway #427 extension and cross-over, to the satisfaction of the Ministry of Transportation (MTO), Province of Ontario.

On June 07, 2022, the MTO confirmed to the City that they have no objection to the removal of the Holding Symbol “(H)” from Part of Block 55 on Registered Plan 65M-3992 and that the above condition has been satisfied. Therefore, the Holding Symbol “(H)” can be removed from Part of Block 55 on Registered Plan 65M-3992.



LOCATION MAP TO BY-LAW 100-2022

FILE: Z.22.012
RELATED FILES: Z.06.077, Z.13.011, DA.18.077
LOCATION: Part of Lots 7 and 8, Concession 9
APPLICANT: Vaughan West II Limited
CITY OF VAUGHAN



BLOCK 55 ON REGISTERED PLAN
65M-3992, SAVE & EXCEPT PART 8
ON 65R-34775 AND PART 2 ON
65R-35060, IN PART OF LOT 7 AND
8, CONCESSION 9