

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 102-2022

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

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:

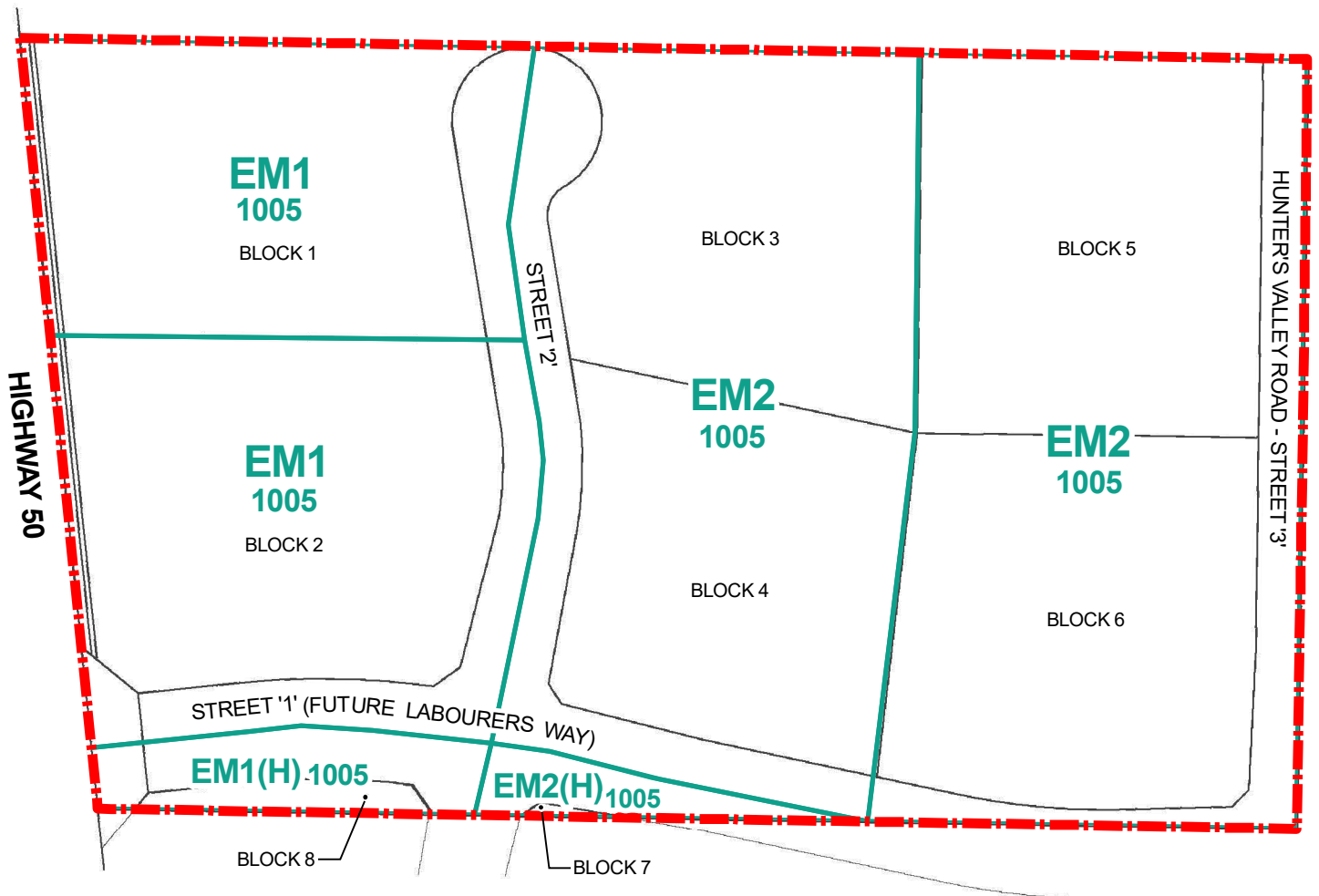
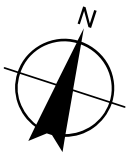
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Figure “E-1503” and substituting therefor the Figure “E-1503” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on Blocks 5 and 6 of the Subject Lands
 - b) Deleting Part “1” to Exception 14.1005.1, thereby deleting all reference to the Holding Symbol “(H)” for Blocks 5 and 6 of the said Exception 14.1005.
 - c) Deleting Map 81 of Schedule A and substituting therefor Map 81 attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands” on Figure “E-1503” to Exception Zone 14.1005 and effectively zoning a portion of the Subject Lands, EM2 General Employment Zone, subject to Exception Zone 14.1005
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

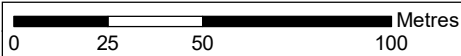
Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 12
of the Committee of the Whole
Adopted by Vaughan City Council on
April 17, 2012



THIS IS FIGURE 'E-1503'
TO BY-LAW No. 001-2021
SECTION 14.1005

 **Subject Lands**



THIS IS SCHEDULE '1'
TO BY-LAW 102-2022
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.21.039
RELATED FILE: DA.21.028
LOCATION: Part of Lots 11 and 12, Concession 10
APPLICANT: Highway 50 Nominee Inc.
CITY OF VAUGHAN

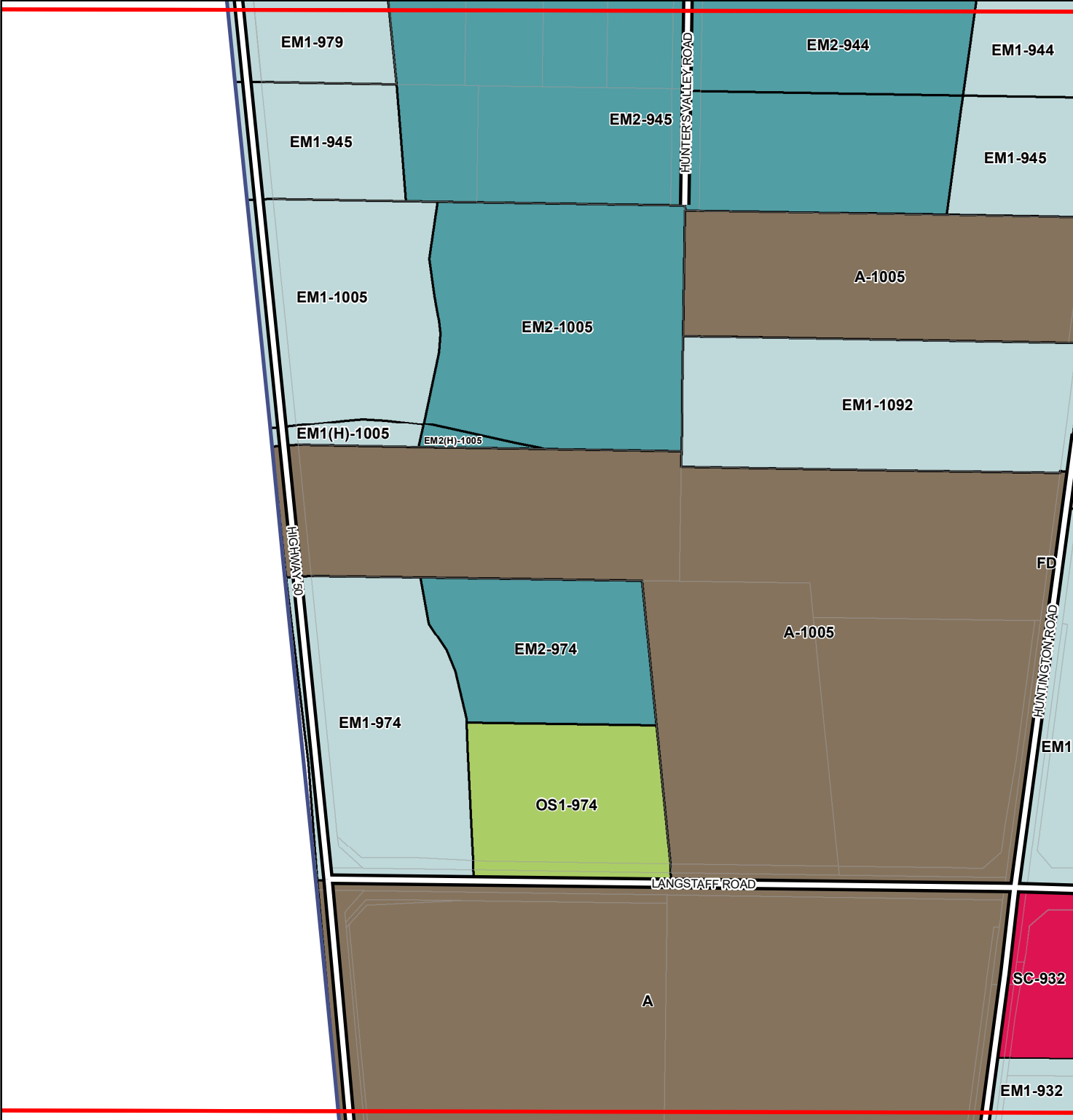
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 81



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

- 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)
- 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:

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

VAUGHAN **wsp**

| | | |
|-----|-----|-----|
| 117 | 118 | 119 |
| 99 | 100 | 101 |
| 81 | 82 | 83 |
| 61 | 62 | 63 |
| 41 | 42 | 43 |

Final: June, 2022

1:5,000

THIS IS SCHEDULE '2'
TO BY-LAW 102-2022
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.21.039

RELATED FILE: DA.21.028

LOCATION: Part of Lots 11 and 12, Concession 10

APPLICANT: Highway 50 Nominee Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

SUMMARY TO BY-LAW 102-2022

The lands subject to this By-law are located east of Highway 50 between Langstaff Road and Trade Valley Drive, being Lots 11 and 12, Concession 10, City of Vaughan.

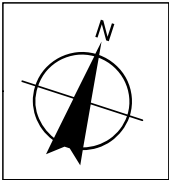
The purpose of this by-law is to remove the Holding Symbol "(H)" from a portion of the Subject Lands, which are zoned EM2 General Employment Zone, subject to site-specific Exception 14.1005 with the Holding Symbol "(H)" to facilitate the development of future employment uses.

The Subject Lands were originally zoned with the Holding Symbol "(H)" by By-law 79-2012, until such time that:

- Street "1" and Street "3" (Hunter's Valley Road), together with the intersection of Hunter's Valley Road and Street "1", have been constructed in conjunction with the adjacent lands to provide the Blocks with full road access, to the satisfaction of the Vaughan Development/Transportation Engineering and Development Planning Departments.

The Development Engineering Department has confirmed that the appropriate securities and amending Spine Servicing Agreement has been executed to secure for the construction of Street "1" with the intersection of Hunter's Valley Road and Street "1" to the satisfaction of the Development Engineering Department. Street "3" (Hunter's Valley Road) construction has previously been secured for to the satisfaction of the Development Engineering Department. Therefore, the Holding Symbol "(H)" can be removed.

The Holding Symbol "(H)" will remain on Blocks 7 and 8.



LOCATION MAP
TO BY-LAW 102-2022

FILE: Z.21.039
RELATED FILE: DA.21.028
LOCATION: Part of Lots 11 and 12, Concession 10
APPLICANT: Highway 50 Nominee Inc.
CITY OF VAUGHAN

 **Subject Lands**