

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 251-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 059-2022.

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:

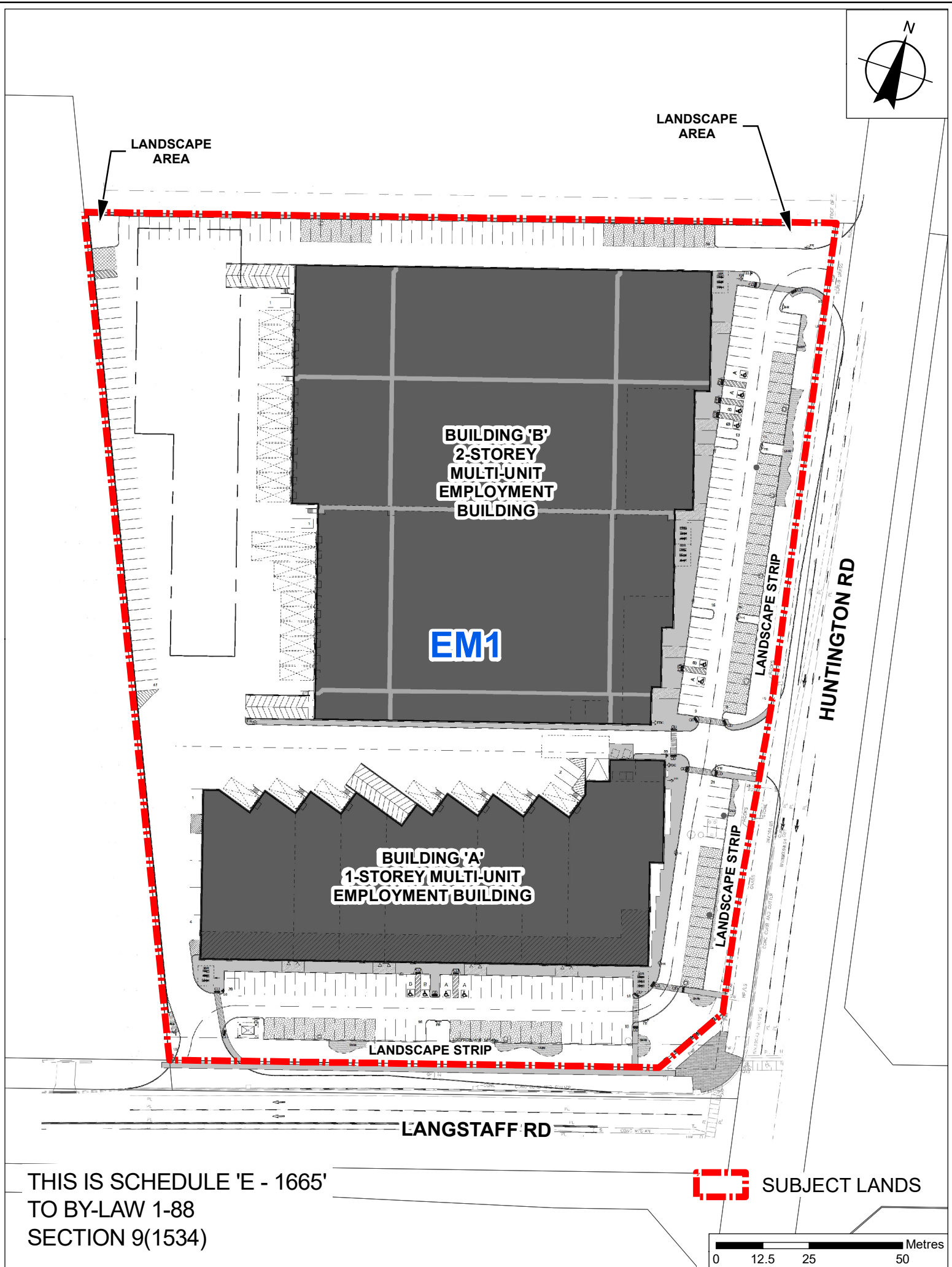
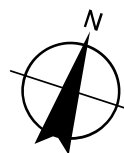
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Part “A” to Exception 9(1534), in its entirety, thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1534).
 - b) Deleting Schedule “E-1665” and substituting therefor the Schedule “E-1665” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on the Subject Lands.
 - c) Deleting Key Map 10C and substituting therefor the Key Map 10C attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1665”; and effectively zoning the Subject Lands, EM1 Prestige Employment Area Zone.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29th. day of November, 2022.


Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.18 of Report No. 12
of the Committee the Whole
Adopted by Vaughan City Council on
March 22, 2022.



THIS IS SCHEDULE 'E - 1665'
TO BY-LAW 1-88
SECTION 9(1534)

 SUBJECT LANDS

THIS IS SCHEDULE '1'
TO BY-LAW 251-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

File: Z.22.021

Related Files: Z.20.030, DA.20.053

Location: Part of Lot 11, Concession 10

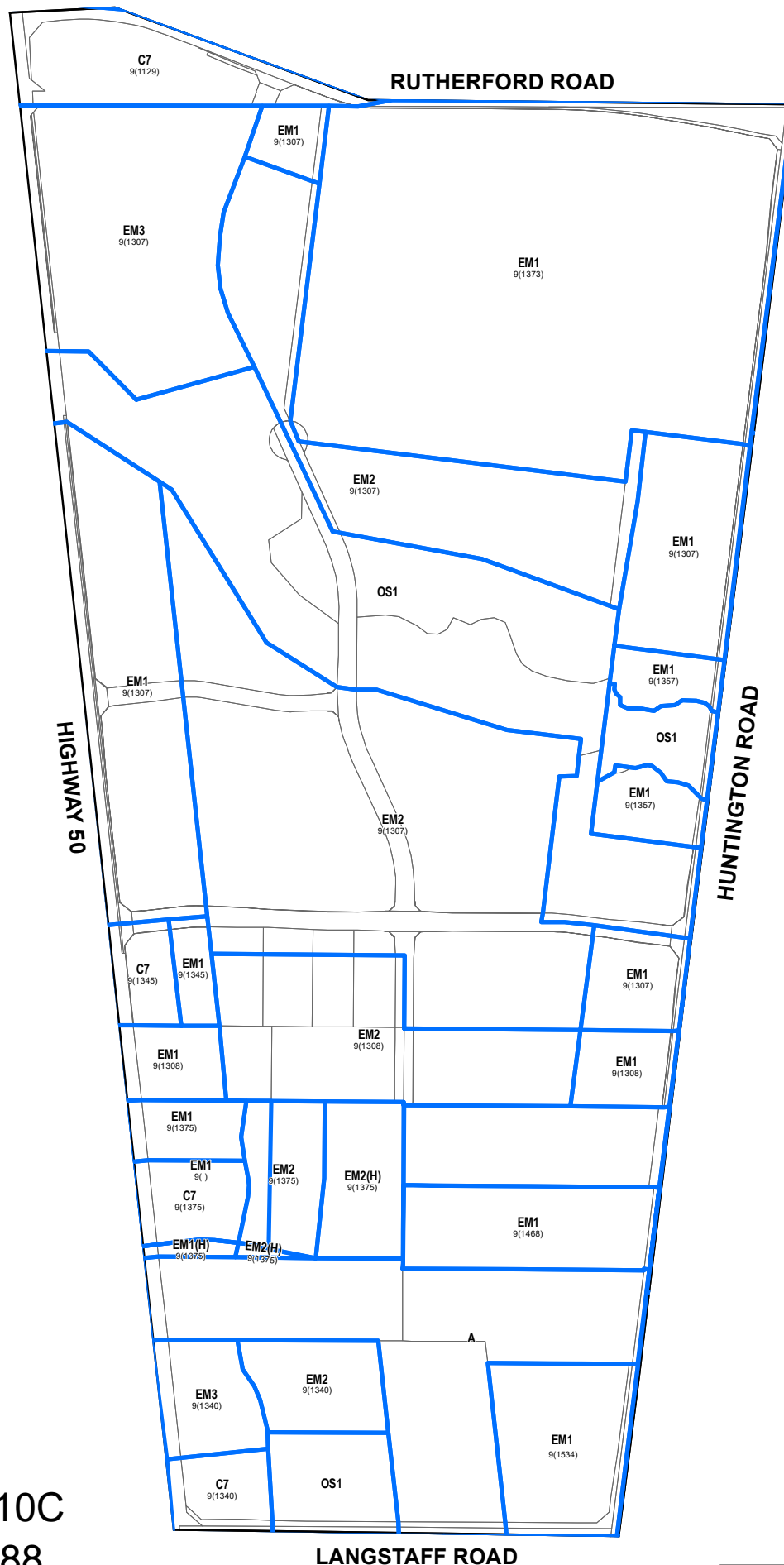
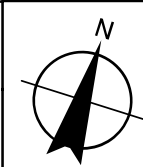
Applicant: 2118349 Ontario Inc.

City of Vaughan

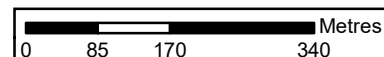
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 10C
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 251-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

File: Z.22.021

Related Files: Z.20.030, DA.20.053

Location: Part of Lot 11, Concession 10

Applicant: 2118349 Ontario Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 251-2022

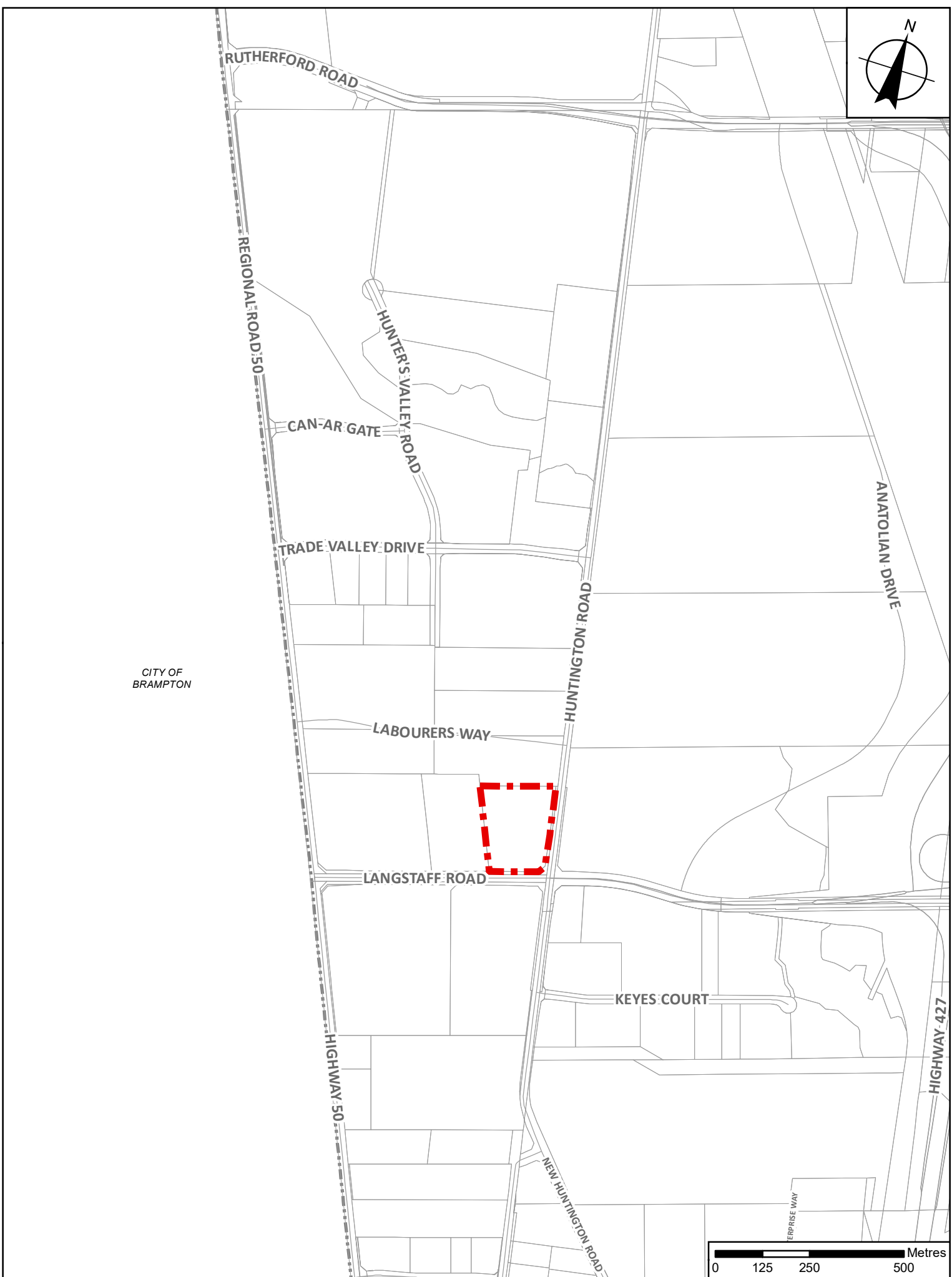
The lands subject to this By-law are located at the northwest corner of Langstaff Road and Huntington Road, in Part of Lot 11, Concession 10, City of Vaughan, and known municipally as 8554 Huntington Road.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned EM1(H) Prestige Employment Area Zone, with the Holding Symbol “(H)”, to facilitate the development of two (2) multi-unit employment buildings with accessory office uses totaling a gross floor area of approximately 19,728 m². The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 59-2022, until such time that the following condition was satisfied:

- “1. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion of thereof, shall be contingent on the Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc., entering into an amending Block 64 South Spine Servicing Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City of Vaughan, with regard to such matters as the City of Vaughan may consider necessary, including payments of development levies and commitment to undertake works based on the preliminary design for the provision of municipal services, all to the satisfaction of the City of Vaughan, York Region, Peel Region and the Toronto and Region Conservation Authority. The said agreement shall be registered against the lands to which it applies, unless alternative arrangements are made to the satisfaction of the City of Vaughan.”

The Holding Symbol “(H)” can be removed from the Subject Lands effectively zoning the Subject Lands, EM1 Prestige Employment Area Zone as the First Amending Block 64 South Spine Services Agreement – Phase 1 (‘Amending Spine Services Agreement’) dated July 4, 2022 was signed by the Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc. and the City. The Amending Spine Agreement was registered on October 12, 2022, as Instrument No. YR3486260.

York Region, Peel Region and the Toronto and Region Conservation Authority had no comments or objections to the Amending Spine Services Agreement.



Location Map To By-Law 251-2022

File: Z.22.021
Related Files: Z.20.030, DA.20.053
Location: Part of Lot 11, Concession 10
Applicant: 2118349 Ontario Inc.
City of Vaughan



Subject Lands