

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 025-2022

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;

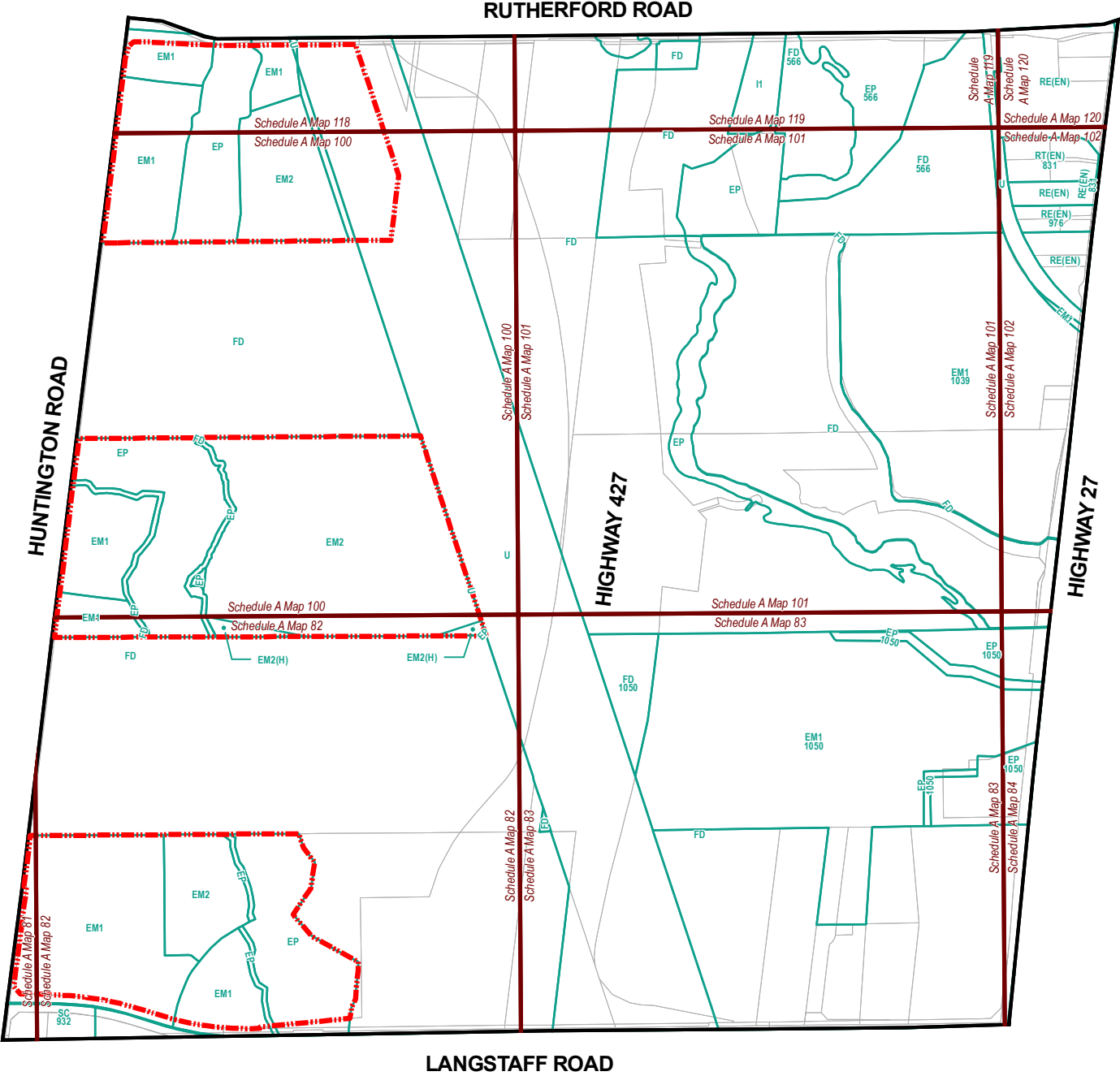
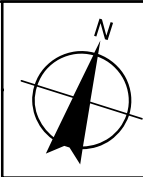
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:



1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule A Maps “82”, “100”, and “118” of By-law 001-2021, and substituting therefor the Schedule A Maps “82”, “100”, and “118” attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands”, and effectively zoning a portion of the Subject Lands, EM1 Prestige Employment Area Zone, and EM2 General Employment Area Zone.
2. Schedule “1” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 15th day of February, 2022.

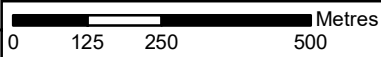
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



-  Schedule A Map Boundary
-  Subject Lands

BY-LAW No. 001-2021



**THIS IS SCHEDULE '1'
TO BY-LAW 025-2022
PASSED THE 15TH DAY OF FEBRUARY, 2022**

FILE: Z.21.038
RELATED FILES: Z.18.025, Z.18.026, Z.18.027, DA.18.065
DA.18.066, DA.18.067, 19T-18V009, 19T-18V010, 19T-18V011
LOCATION: Part Lots 11, 13 and 15, Concession 9
APPLICANT: Anatolia Block 59 Developments Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 025-2022

The lands subject to this By-law are located east of Huntington Road, between Rutherford Road and Langstaff Road, and are municipally known as 6560 Langstaff Road, 8811 Huntington Road, and 9151 Huntington Road, being Part of the West Half of Lot 11, Part of the West Half of Lot 13, Part of the West Half of Lot 15, 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, which are zoned EM1 Prestige Employment Area Zone, and EM2 General Employment Area Zone, with the Holding Symbol “(H)”, to facilitate the development of the Subject Lands for employment uses.

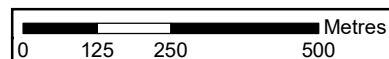
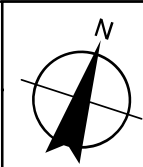
The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-laws 006-2021, 007-2021, and 008-2021 under Zoning By-law 1-88, until such time that*:

- a. Draft Plan of Subdivision Files 19T-18V009, 19T-18V010, and 19T-18V011 are approved by Council.
 - b. The Owner satisfies all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department.
 - c. A complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58 (not applicable to Exception 9(1512) under Zoning By-law 1-88).
- * For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” on Blocks 6 and 7 on Draft Plan of Subdivision File 19T-18V009, for the “Subject Lands” as shown on Schedule “1” attached hereto, lot consolidation is required for the portion of each lot located on the abutting property to the south. This condition has not been satisfied, therefore Part “A.b.iii” shall remain in Exception 9(1511) under Zoning By-law 1-88 and the Holding Symbol “(H)” will remain on Blocks 6 and 7 for the “Subject Lands” as shown on Schedule “1” attached hereto.

The Holding Symbol “(H)” can be removed, effectively zoning a portion of the subject lands EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone for employment uses, as the conditions respecting the holding provisions for a portion of the subject lands have been satisfied as follows:

On February 2, 2022, the Vaughan Committee of the Whole adopted a recommendation to approve Draft Plan of Subdivision Applications (Files 19T-18V009, 19T-18V010, and 19T-18V011) to facilitate the development of the Subject Lands for employment uses. On February 15, 2022, Vaughan Council ratified the February 2, 2022 Committee of the Whole decision. The Development Engineering (‘DE’) Department and Policy Planning and Environmental Sustainability Department (now Policy Planning & Special Programs) has confirmed that all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners have been satisfied. The DE Department has also confirmed that a complete servicing strategy that will have no negative impact on Blocks 57/58 has been developed to the satisfaction of the DE Department.

Accordingly, the Holding Symbol “(H)” can be removed from the “Subject Lands” as shown on Schedule “1”, attached hereto, except for Blocks 6 and 7 on Draft Plan of Subdivision File 19T-18V009, for the “Subject Lands” as shown on Schedule “1” attached hereto.



LOCATION MAP TO BY-LAW 025-2022

FILE: Z.21.038

RELATED FILES: Z.18.025, Z.18.026, Z.18.027

DA.18.065, DA.18.066, DA.18.067

19T-18V009, 19T-18V010, 19T-18V011

LOCATION: Part Lots 11, 13 and 15, Concession 9

APPLICANT: Anatolia Block 59 Developments Limited

CITY OF VAUGHAN

