

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 058-2023

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “A Agriculture Zone” to “EM1 (H) Prestige Employment Zone with the Holding Symbol ‘(H)’”, “EM1 Prestige Employment Zone” and “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1135, as follows:

Exception Number	Legal Description:
Applicable Parent Zones: EP and EM1	Part of Lot 9, Concession 9
Schedule A Reference: 62 and 63	
By-law 058-2023	
14.1135.1 Permitted Uses	
1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1693”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i> :	
a. The Owner will be required to extend Rainbow Creek Drive and construct the roadway in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City. The lifting of the Holding	

Symbol "(H)" shall only occur under one of the two scenarios:

- i. The Rainbow Creek Drive permanent turning circle is constructed by the Owner entirely on the Subject Lands and conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands; or,
 - ii. The Rainbow Creek Drive permanent turning circle is constructed by the Owner in an alternate location outside of the Subject Lands, to the satisfaction of the City, and all required lands necessary to facilitate the permanent turning circle are conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands.
2. For the portion of the EM1 Prestige Employment Zone identified as "3.0 m Erosion Access/Landscape Buffer", only the following use shall be permitted:
 - a. Landscaped Open Space uses
 3. In addition to the permitted uses in the EP Zone, the following is an additional permitted use for the lands within the EP Zone:
 - a. A Stormwater Management Facility

14.1135.2 Other Provisions

1. Landscaped Open Space uses shall mean open land used for the growth and maintenance of grass, flowers, shrubs, trees, and similar vegetation or horticultural elements.
2. A minimum lot frontage of 24 m is required.
3. The portion of the EM1 Prestige Employment Zone identified as "3.0 m Erosion Access/Landscape Buffer" shall be included in the calculation of Lot Area, and Lot Coverage, and for determining minimum setbacks.

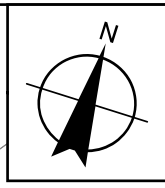
- c) Deleting Maps 62 and 63 in Schedule A and substituting therefor Maps 62 and 63 attached hereto as Schedules '2' and '3'.
2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 16th day of May, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 23
of the Committee of the Whole
Adopted by Vaughan City Council on
May 16, 2023.



HIGHWAY 427

EM1(H)

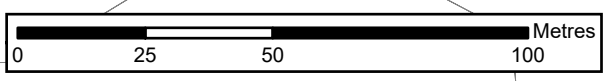
EP

3.0 m Erosion Access/Landscape Buffer

EM1



Subject Lands



This is Figure 'E-1693'
To By-Law 001-2021
Section 14.1135

This is Schedule '1'
To By-Law 058-2023
Passed the 16th Day of May, 2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

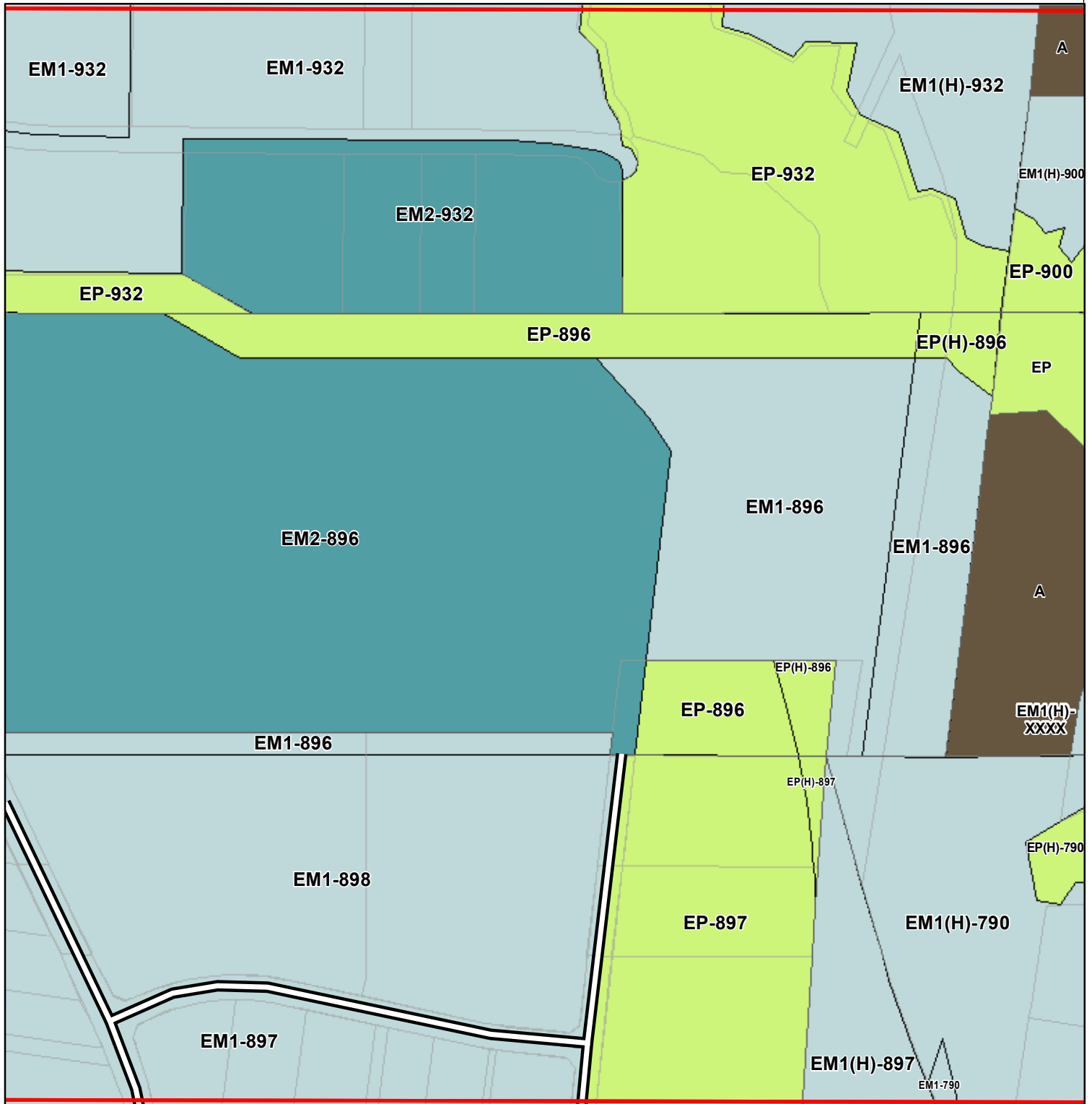
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 62



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A, Agriculture EP, Environmental Protection OS1, Public Open Space OS2, Private Open Space <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1, Vaughan Metropolitan Centre - Station Precinct V2, Vaughan Metropolitan Centre - South Precinct V3, Vaughan Metropolitan Centre - Neighbourhood Precinct 	<p>V4, Vaughan Metropolitan Centre - Employment Precinct</p> <p>Residential Zones</p> <ul style="list-style-type: none"> R1, First Density Residential Zone R2, Second Density Residential Zone R3, Third Density Residential Zone R4, Fourth Density Residential Zone R5, Fifth Density Residential Zone RE, Estate Residential RM1, Multiple Residential RM2, Multiple Residential RM3, Multiple Residential RT, Townhouse Residential 	<p>RT1, Townhouse Residential</p> <p>RT2, Townhouse Residential</p> <p>Commercial Zones</p> <ul style="list-style-type: none"> NC, Neighbourhood Commercial GC, General Commercial SC, Service Commercial CC, Convenience Commercial <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU, Low-Rise Mixed Use MMU, Mid-Rise Mixed Use HMU, High-Rise Mixed Use GMU, General Mixed Use 	<p>CMU, Community Commercial Mixed-Use</p> <p>EMU, Employment Commercial Mixed-Use</p> <p>KMS, Main Street Mixed-Use - Kleinburg</p> <p>MMS, Main Street Mixed-Use - Maple</p> <p>WMS, Main Street Mixed-Use - Woodbridge</p> <p>Employment Zones</p> <ul style="list-style-type: none"> EM1, Prestige Employment EM2, General Employment EM3, Mineral Aggregate 	<p>Other Zones</p> <ul style="list-style-type: none"> FD, Future Development I1, General Institutional I2, Major Institutional PB1, Parkway Belt Public Use PB2, Parkway Belt Complementary Use PB3, Parkway Belt West Recreational U, Utility MO, Minister's Order MZO, Minister's Zoning Order 	<p>VAUGHAN</p> <table border="1" style="border-collapse: collapse; text-align: center;"> <tr><td>99</td><td>100</td><td>101</td><td>102</td></tr> <tr><td>81</td><td>82</td><td>83</td><td>84</td></tr> <tr><td>61</td><td style="border: 2px solid red;">62</td><td>63</td><td>64</td></tr> <tr><td>41</td><td>42</td><td>43</td><td>44</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td></tr> </table> <p>1:5,000 April 2023</p>	99	100	101	102	81	82	83	84	61	62	63	64	41	42	43	44	21	22	23	24
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This is Schedule '2'
To By-Law 058-2023
Passed the 16th Day of May, 2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

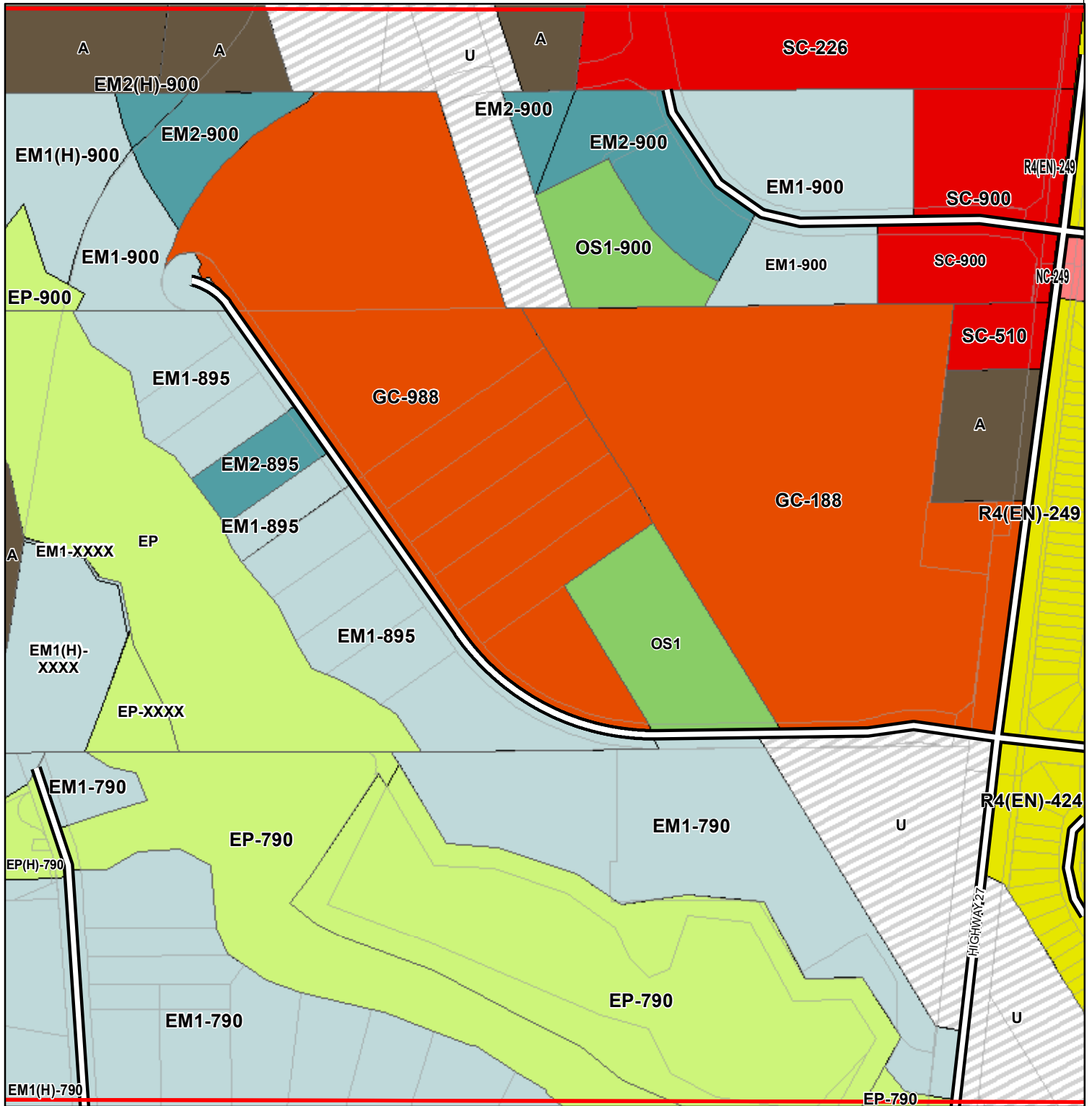
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 63



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A, Agriculture EP, Environmental Protection OS1, Public Open Space OS2, Private Open Space <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1, Vaughan Metropolitan Centre - Station Precinct V2, Vaughan Metropolitan Centre - South Precinct V3, Vaughan Metropolitan Centre - Neighbourhood Precinct 	<p>V4, Vaughan Metropolitan Centre - Employment Precinct</p> <p>Residential Zones</p> <ul style="list-style-type: none"> R1, First Density Residential Zone R2, Second Density Residential Zone R3, Third Density Residential Zone R4, Fourth Density Residential Zone R5, Fifth Density Residential Zone RE, Estate Residential RM1, Multiple Residential RM2, Multiple Residential RM3, Multiple Residential RT, Townhouse Residential 	<p>RT1, Townhouse Residential</p> <p>RT2, Townhouse Residential</p> <p>Commercial Zones</p> <ul style="list-style-type: none"> NC, Neighbourhood Commercial GC, General Commercial SC, Service Commercial CC, Convenience Commercial <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU, Low-Rise Mixed Use MMU, Mid-Rise Mixed Use HMU, High-Rise Mixed Use GMU, General Mixed Use 	<p>CMU, Community Commercial Mixed-Use</p> <p>EMU, Employment Commercial Mixed-Use</p> <p>KMS, Main Street Mixed-Use - Kleinburg</p> <p>MMS, Main Street Mixed-Use - Maple</p> <p>WMS, Main Street Mixed-Use - Woodbridge</p> <p>Employment Zones</p> <ul style="list-style-type: none"> EM1, Prestige Employment EM2, General Employment EM3, Mineral Aggregate 	<p>Other Zones</p> <ul style="list-style-type: none"> FD, Future Development I1, General Institutional I2, Major Institutional PB1, Parkway Belt Public Use PB2, Parkway Belt Complementary Use PB3, Parkway Belt West Recreational U, Utility MO, Minister's Order MZO, Minister's Zoning Order 	<table border="1" style="border-collapse: collapse; text-align: center;"> <tr><td>99</td><td>100</td><td>101</td><td>102</td><td>103</td></tr> <tr><td>81</td><td>82</td><td>83</td><td>84</td><td>85</td></tr> <tr><td>61</td><td>62</td><td style="border: 2px solid red;">63</td><td>64</td><td>65</td></tr> <tr><td>41</td><td>42</td><td>43</td><td>44</td><td>45</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> </table> <p>1:5,000 April 2023</p>	99	100	101	102	103	81	82	83	84	85	61	62	63	64	65	41	42	43	44	45	21	22	23	24	25
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This is Schedule '3'
To By-Law 058-2023
Passed the 16th Day of May, 2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 058-2023

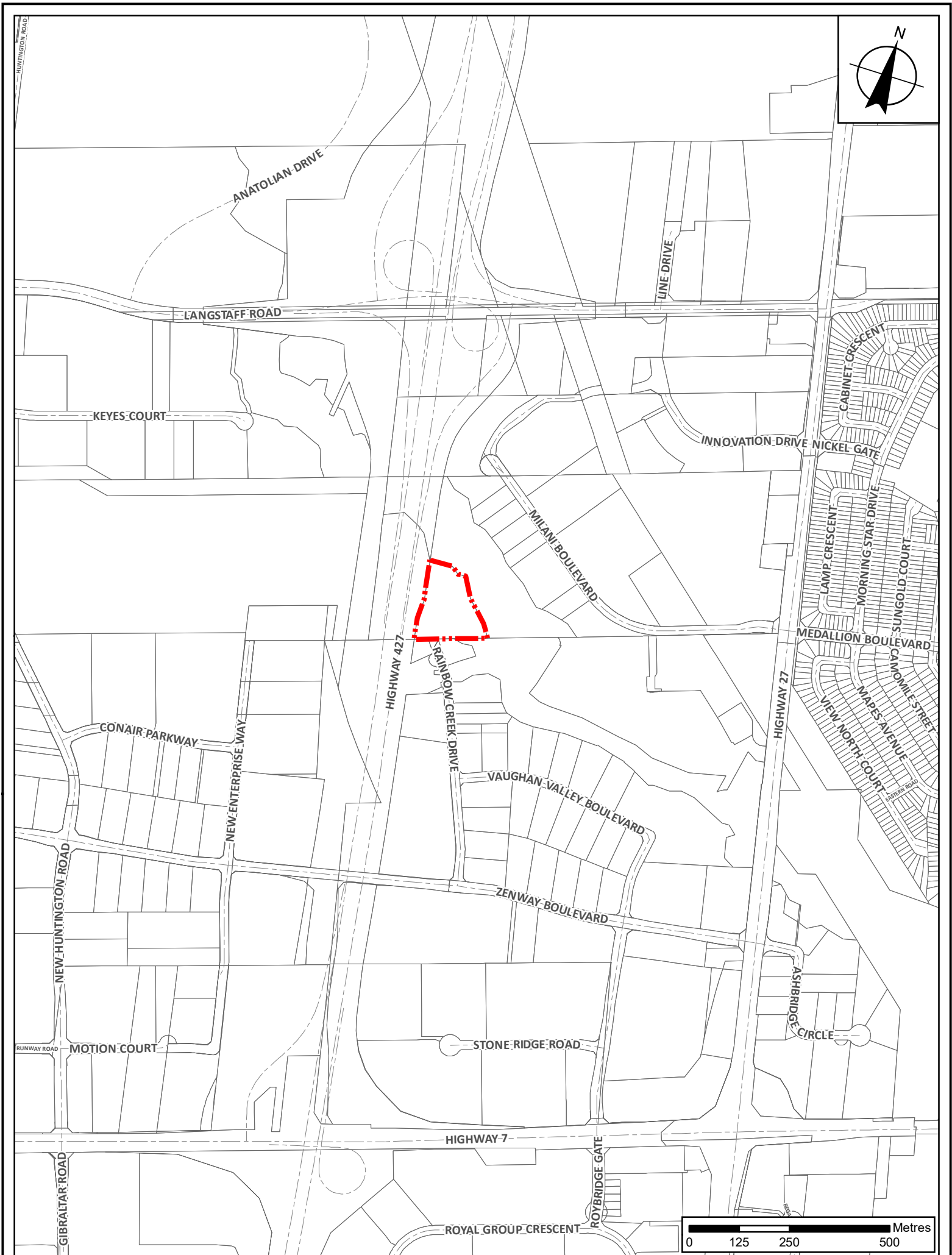
The lands subject to this By-law are located at the terminus of Rainbow Creek Drive being Part of Lot 9, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from “Agricultural Zone” to “EM1(H) Prestige Employment Zone with the Holding Symbol ‘(H)’”, “EM1 Prestige Employment Zone”, and “EP Environmental Protection Zone”.

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM1 Prestige Employment Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following condition being satisfied:

- a. The Owner will be required to extend Rainbow Creek Drive and construct the roadway in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City. The lifting of the Holding Symbol “(H)” shall only occur under one of the two scenarios:
 - i. The Rainbow Creek Drive permanent turning circle is constructed by the Owner entirely on the Subject Lands and convey the lands to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands; or,
 - ii. The Rainbow Creek Drive permanent turning circle is constructed by the Owner in an alternate location outside of the Subject Lands, to the satisfaction of the City, and all required lands necessary to facilitate the permanent turning circle are conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands.

This By-law also permits additional uses on the subject lands zoned “EP Environmental Protection Zone”, restricts the uses on the portion of the lands zoned “EM1 Prestige Employment Zone” identified as “3.0 m Erosion Access/Landscape Buffer” as shown on Schedule “1”, and provides for site-specific development standards including exceptions to the minimum lot frontage, and how lot area, lot frontage and minimum setbacks are calculated.



Location Map To By-Law 058-2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

Subject Lands