

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 038-2023**

**A By-law to amend City of Vaughan By-law 1-88.**

**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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “EM2(H) General Employment Area with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone” in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

9(1560) A. The following provisions shall apply to all lands zoned with the Holding Symbol (“H”) as shown on Schedule “E-1692”, until the Holding Symbol (“H”) is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

    - i) That the Block 3 lands be consolidated with the abutting lands to the north, municipally known as 400 Anatolian Drive.

B. Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting Definitions;
    - b) Subsection 6.1.6 respecting Landscaping

Requirements in Employment Area Zones;

- c) Subsection 6.1.1 respecting Permitted Uses in All Employment Area Zones, Subsection 6.2.1 respecting Uses Permitted in EM1 – Prestige Employment Area Zones, and Subsection 6.3.1 respecting Uses Permitted in EM2 - General Employment Area Zones;
- d) Schedule “A” respecting the zone standards in the EM1 and EM2 Zones.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1692”:

- ai) For the purpose of this By-law, the following definitions shall apply:
  - i) Front Lot Line – shall be the lot line abutting ‘Street 2’ (‘Anatolian Drive’) for Block 2, as shown on Schedule “1”.
- bi) For lands zoned EM1 Prestige Employment Area Zone, and EM2 General Employment Area Zone, a strip of land no less than three (3) metres in width shall be provided along a lot line which abuts any street line, including a Provincial Highway, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.
- bii) Where lands zoned EM1 Prestige Employment Area Zone or EM2 General Employment Area Zone abut the boundary of lands zoned Open Space or Residential, a landscape strip is not required.
- ci) In addition to the permitted uses listed in Section 6.2.1, the following use is permitted for the lands within the EM1 Prestige Employment Area Zone:
  - i) The leaving, placing or parking of trucks, trailers, and tractor trailers accessory to an Employment Use shall

be permitted and not be considered Outside Storage.

cii) In addition to the permitted uses listed in Section 6.3.1, the following use is permitted for the lands within the EM2 General Employment Area Zone:

i) The leaving, placing or parking of trucks, trailers, and tractor trailers accessory to an Employment Use shall be permitted and not be considered Outside Storage.

di) Buildings and structures on the subject lands shall be setback a minimum of 14 m from the Highway 427 corridor.

c) Adding Schedule “E-1692” attached hereto as Schedule “1”.

d) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

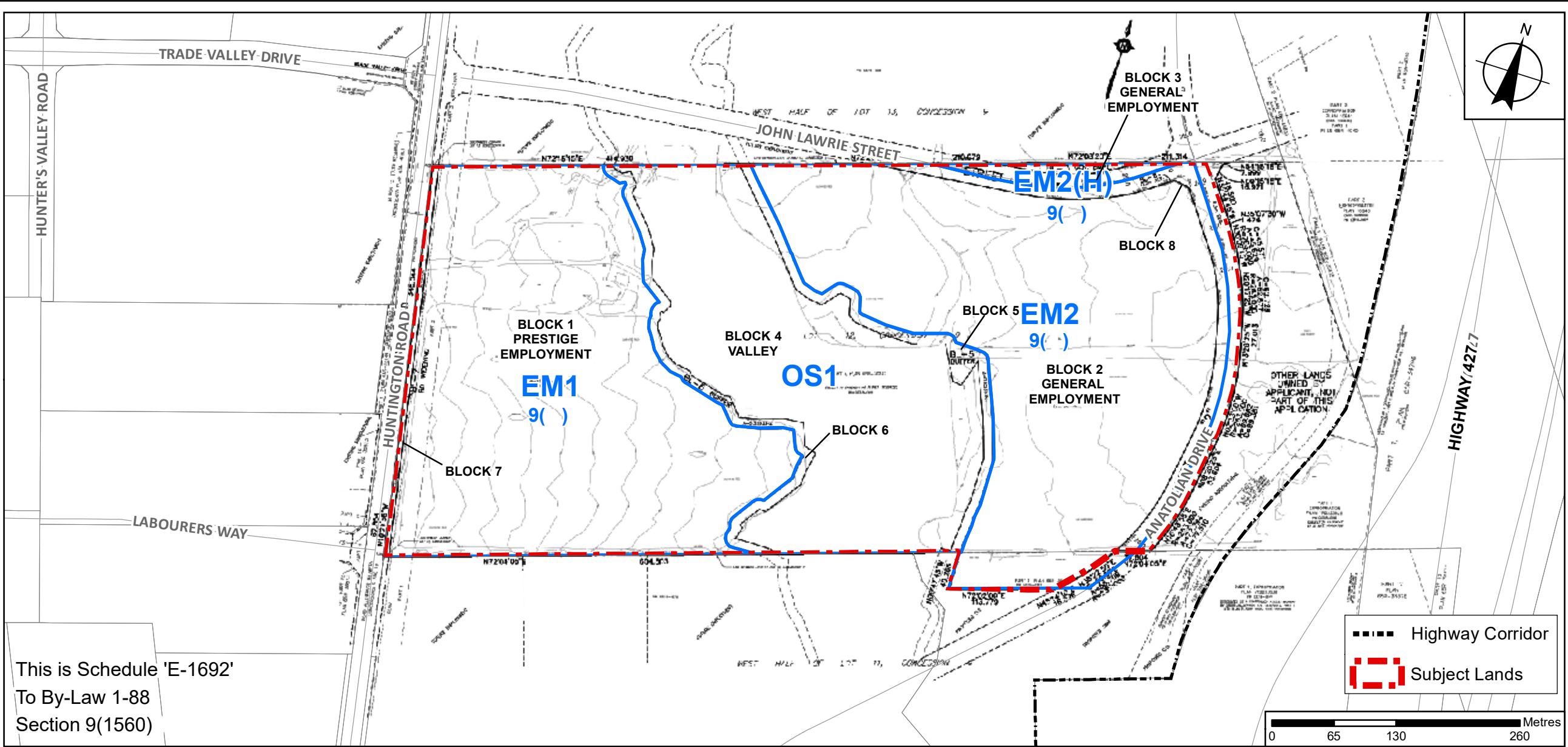
Enacted by City of Vaughan Council this 25<sup>th</sup> day of April, 2023.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk



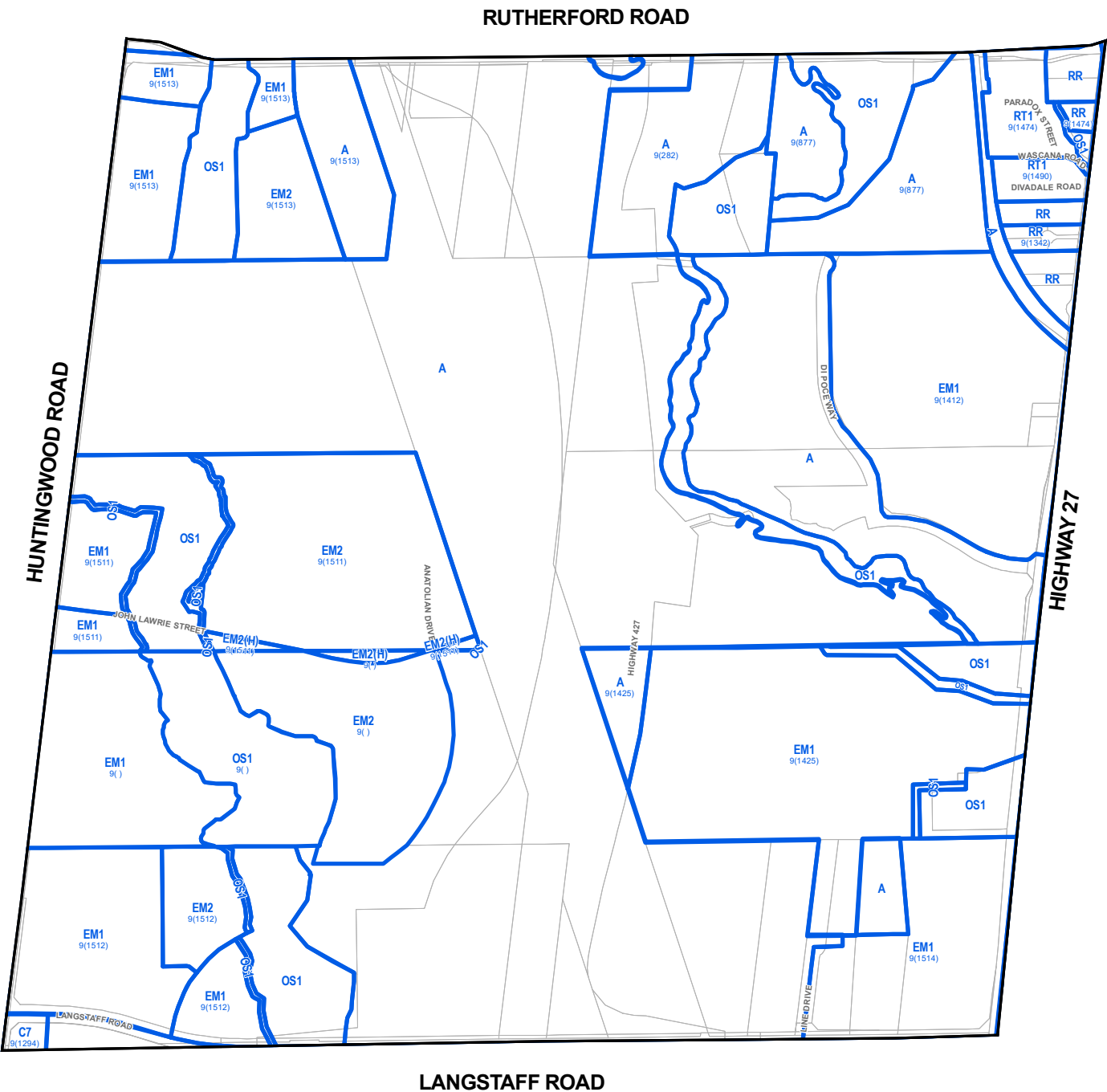
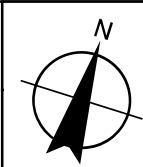
**File:** Z.21.025  
**Related File:** 19T-21V006  
**Location:** Part of Lot 11 and 12, Concession 9  
8741 Huntington Road  
**Applicant:** One-Foot Developments Inc. c/o DG Group  
**City of Vaughan**

This is Schedule '1'  
To By-Law 038-2023  
Passed the 25th Day of April, 2023

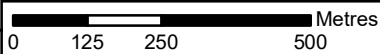
Signing Officers

Mayor

Clerk



Key Map 9C  
By-Law No. 1-88



This is Schedule '2'  
To By-Law 038-2023  
Passed the 25th Day of April, 2023

File: Z.21.025  
Related File: 19T-21V006  
Location: Part of Lot 11 and 12, Concession 9  
8741 Huntington Road  
Applicant: One-Foot Developments Inc. c/o DG Group  
City of Vaughan

SIGNING OFFICERS  
  
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MAYOR  
  
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CLERK

### **SUMMARY TO BY-LAW 038-2023**

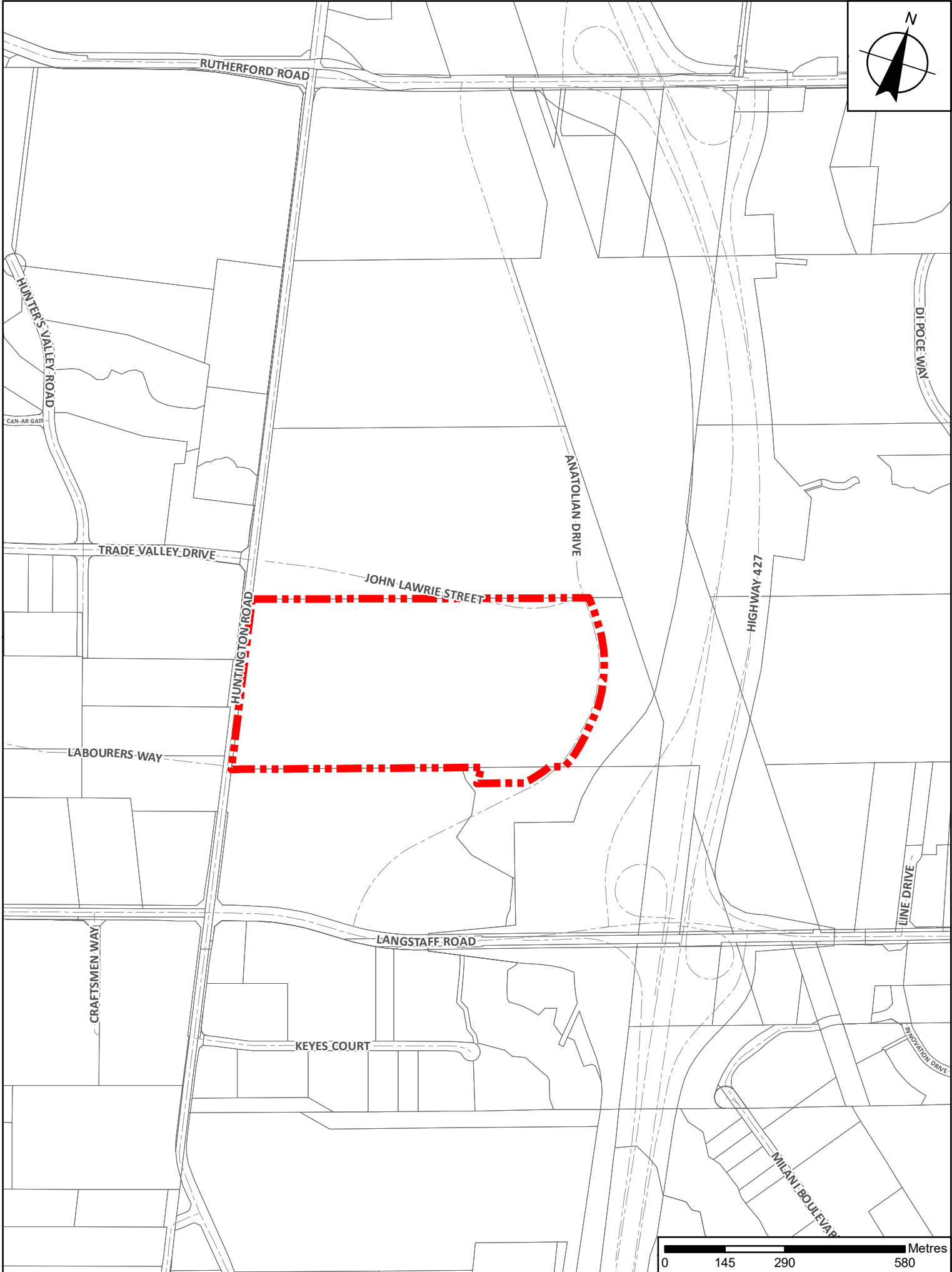
The lands subject to this By-law are located on the east side of Huntington Road, North of Langstaff Road, municipally known as 8741 Huntington Road being Part of Lot 12, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “EM2(H) General Employment Area with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”.

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM2 General Employment Area Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following condition being satisfied:

- a. That the Block 3 lands be consolidated with the abutting lands to the north, municipally known as 400 Anatolian Drive.

This By-law also permits additional uses on the subject lands and provides for site-specific development standards including exceptions to the landscaping requirements for Employment Area Zones, the definition of a front lot line, and the setback requirements for buildings and structures from the Highway 427 corridor.



# Location Map To By-Law 038-2023

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