

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 082-2023

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 “2” attached hereto from EM2 General Employment Zone to EM1 Prestige Employment Zone in the manner shown on the said Schedule “2”.
 - b) Deleting the first sentence in subsection 1 in Exception Number 14.396.1 Permitted Uses to Section 14: Zone Exceptions and substituting as follows:

“1. The following shall be the only uses permitted on the area labelled “C8” on Figure E-733:”
 - c) Deleting subsection 2 in Exception Number 14.396.1 Permitted Uses to Section 14: Zone Exceptions and substituting as follows:

“2. A hotel use in the area labelled “C8” on Figure E-733 may include accessory banquet hall, restaurant and retail uses only, provided the hotel building is located a minimum of 200 m south of the Highway 7 road allowance.”
 - d) Deleting the first sentence in subsection 1 in Exception Number 14.396.2 Lot and Building Requirement to Section 14: Zone Exceptions and substituting as follows:

“1. The following provisions shall apply to the area labelled “C8” on Figure E-733:”

- e) Deleting subsection 3 in Exception Number 14.396.2 Lot and Building Requirement to Section 14: Zone Exceptions and substituting as follows:

“3. The minimum landscape strip abutting the lot line which abuts the street line of Royal Gate Boulevard and Regalcrest Court shall be 3 m in the EM1 Prestige Employment Zone.”

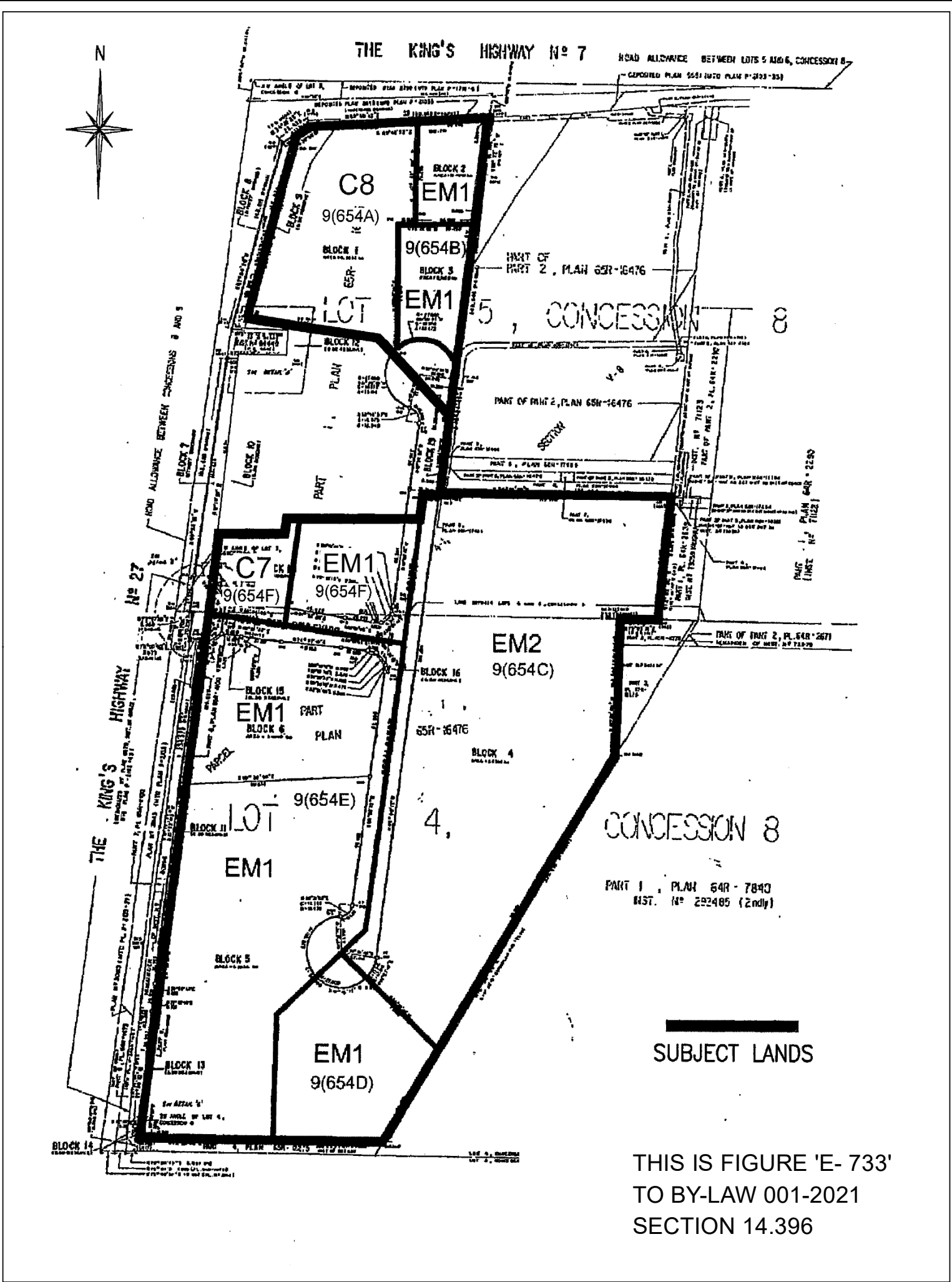
- f) Deleting Figure E-733 to Exception Zone 14.396.5 Figures and substituting therefore the Figure E-733 attached hereto as Schedule “1”.
- g) Deleting Figure E-733A to Exception Zone 14.396.5 Figures and substituting therefore the Figure E-733A attached hereto as Schedule “2”.
- h) Deleting Map 23 of Schedule A and substituting therefore the Map 23 attached hereto as Schedule “3”.

2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE '1'
TO BY-LAW 082- 2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.21.051
LOCATION: Part of Lots 4 and 5, Concession 8
20 Royal Gate Boulevard
APPLICANT: Augend Investments Ltd. TGA Group
CITY OF VAUGHAN

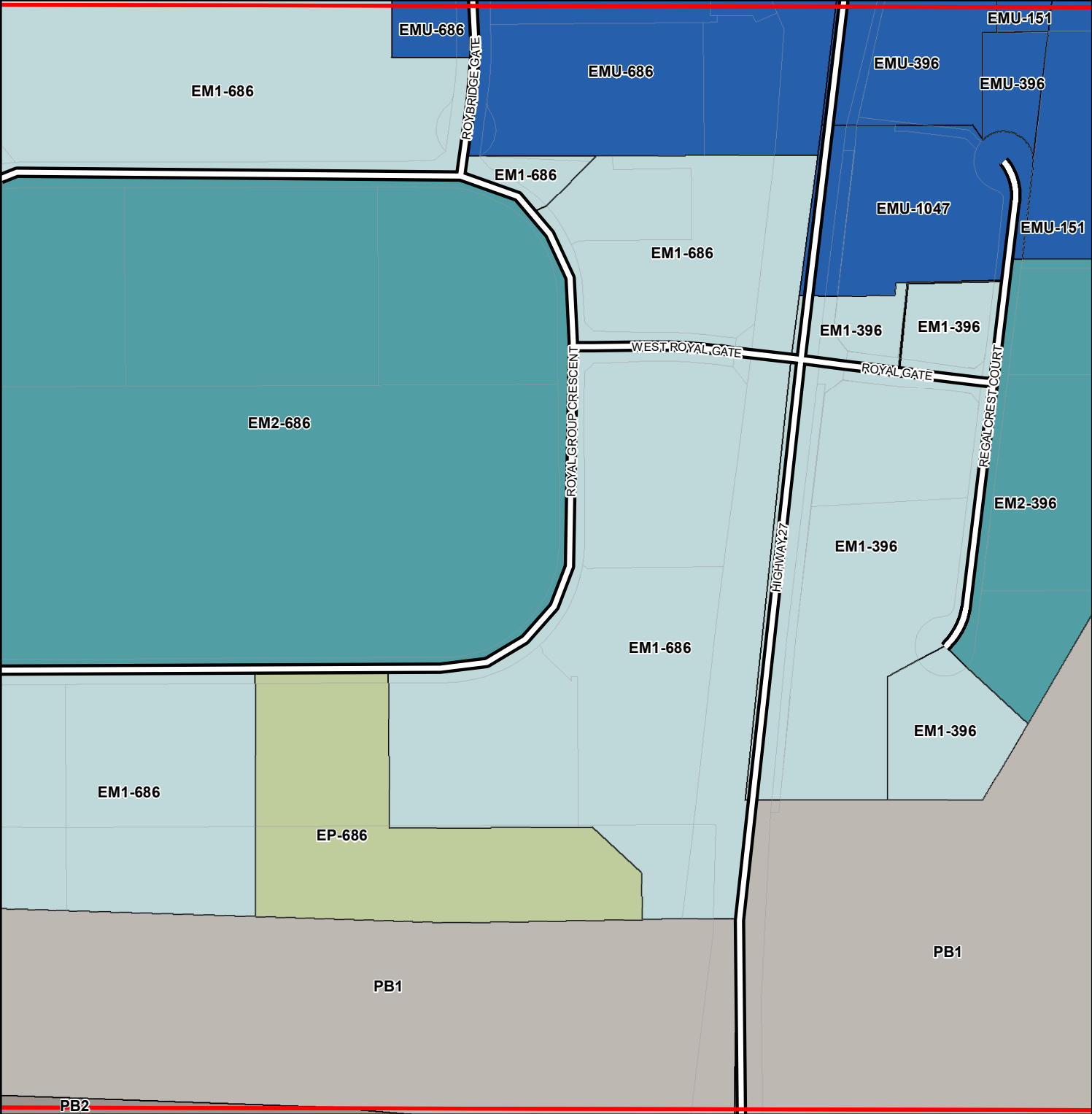
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 23



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zones)
- 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)
- RT1 (Townhouse Residential)
- RT2 (Townhouse Residential)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RM3 (Multiple Residential Zone 3)

Commercial Zones

- RE (Estate Residential Zone)
- 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)

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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- CMU (Community Commercial Mixed-Use Zone)
- 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)

Other Zones

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

VAUGHAN WSP

61	62	63	64	65
41	42	43	44	45
21	22	23	24	25
1	2	3	4	5

Final: May, 2023

THIS IS SCHEDULE '3'
TO BY-LAW 082-2023
PASSED THE 20TH DAY OF JUNE, 2023

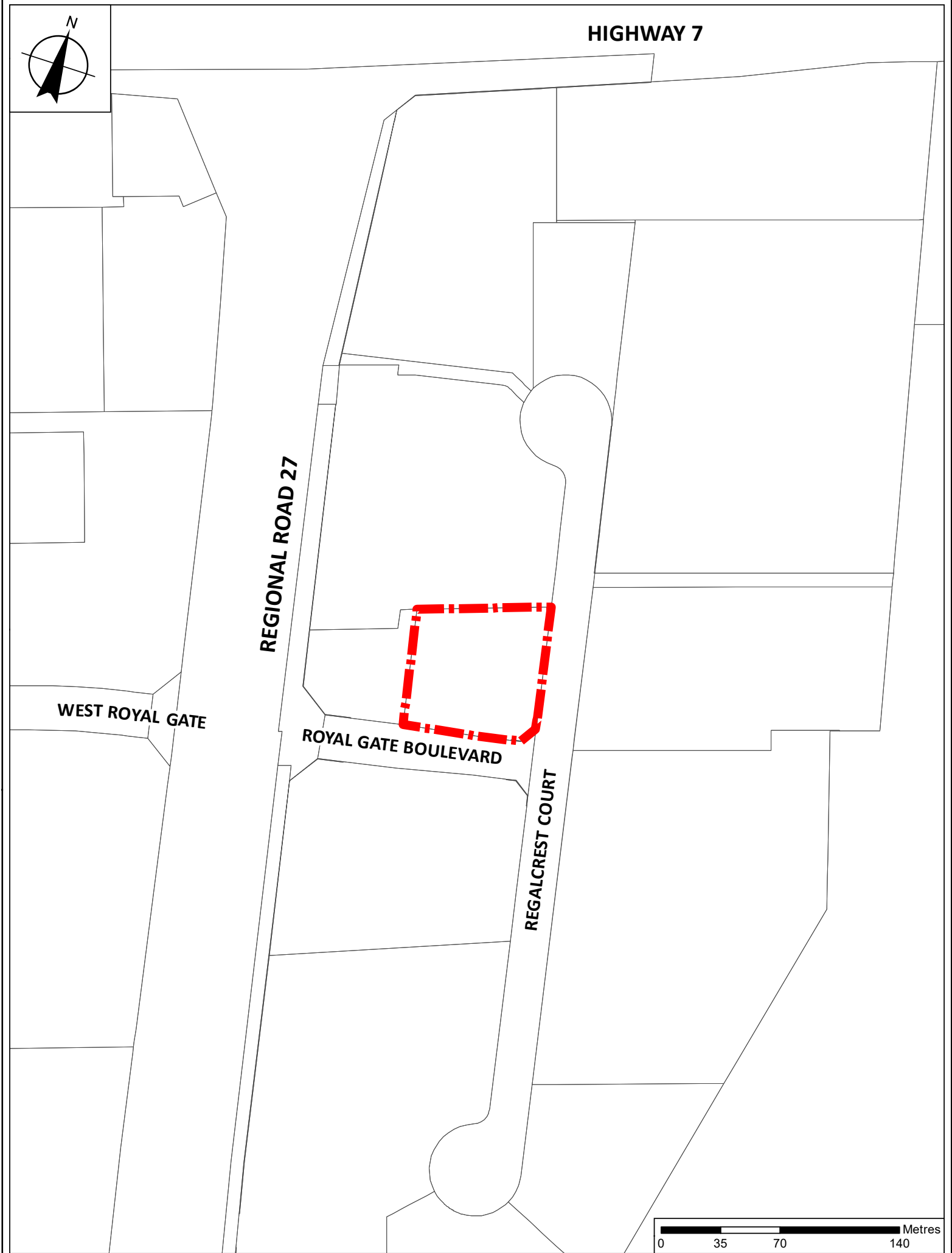
FILE: Z.21.051
LOCATION: Part of Lots 4 and 5, Concession 8
20 Royal Gate Boulevard
APPLICANT: Augend Investments Ltd. TGA Group
CITY OF VAUGHAN

SIGNING OFFICERS
MAYOR
CLERK

SUMMARY TO BY-LAW 082-2023

The lands subject to this By-law are located east of Regional Road 27 and on the north side of Royal Gate Boulevard, being Parts 4, 5 and 6, on Reference Plan 65R-32562 in Part of Block 1 on Registered Plan 65M-3033, in Part of Lots 4 and 5, Concession 8, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from EM2 General Employment Zone to EM1 Prestige Employment Zone. The By-law also provides site specific exceptions to the minimum landscape strip.



LOCATION MAP TO BY-LAW 082- 2023

FILE: Z.21.051
LOCATION: Part of Lots 4 and 5, Concession 8
20 Royal Gate Boulevard
APPLICANT: Augend Investments Ltd. TGA Group
CITY OF VAUGHAN

