

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 144-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended By-law 079-2023.

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 Subsection 1 in Part 14.1139.1 Permitted Uses, in table Section 14: Zone Exceptions, Exception Number: 14.1139 and replacing it with the following:

“The following provisions shall apply to the lands shown as “Subject Lands” on Figure E-1711:”
 - b) Deleting Subsection 1 in Part 14.1139.1 Lot and Building Requirements, in table Section 14: Zone Exceptions, Exception Number: 14.1139 and replacing it with the following:

“Subsection 1 in Part 14.1139.2 Lot and Building Requirements

 1. The following provisions shall apply to the lands shown as “Subject Lands” on Figure E-1711 and zoned EMU Employment Commercial Mixed-Use Zone:”
 - c) Deleting Subsection 1 in Part 14.1139.3 Parking and Loading Requirements, in table Section 14: Zone Exceptions, Exception Number: 14.1139 and replacing it with the following:

“The following provisions shall apply to the lands shown as “Subject Lands”

on Figure E-1711 and zoned EMU Employment Commercial Mixed-Use Zone:”

- d) Deleting Subsection 1 in Part 14.1139.4 Other Provisions, in table Section 14: Zone Exceptions, Exception Number: 14.1139 and replacing it with the following:

“The following provisions shall apply to the lands shown as “Subject Lands” on Figure E-1711:”

- e) Deleting Figure E-1696 in Part 14.1139.5 Figures, in table Section 14: Zone Exceptions, Exception Number: 14.1139 and replacing it with the following: “Figure E-1711”

- f) Deleting Figure E-1696 to Section 14: Zone Exceptions, Exception Number: 14.1139 and substituting therefore Figure E-1711 to Section 14: Zone Exceptions, Exception Number: 14.1139 attached hereto as Schedule 1.

- g) Deleting Map 99 of Schedule A and substituting therefore the Map 99 attached hereto as Schedule “2”.

- h) Deleting Map 117 of Schedule A and substituting therefore the Map 117 attached hereto as Schedule “3”.

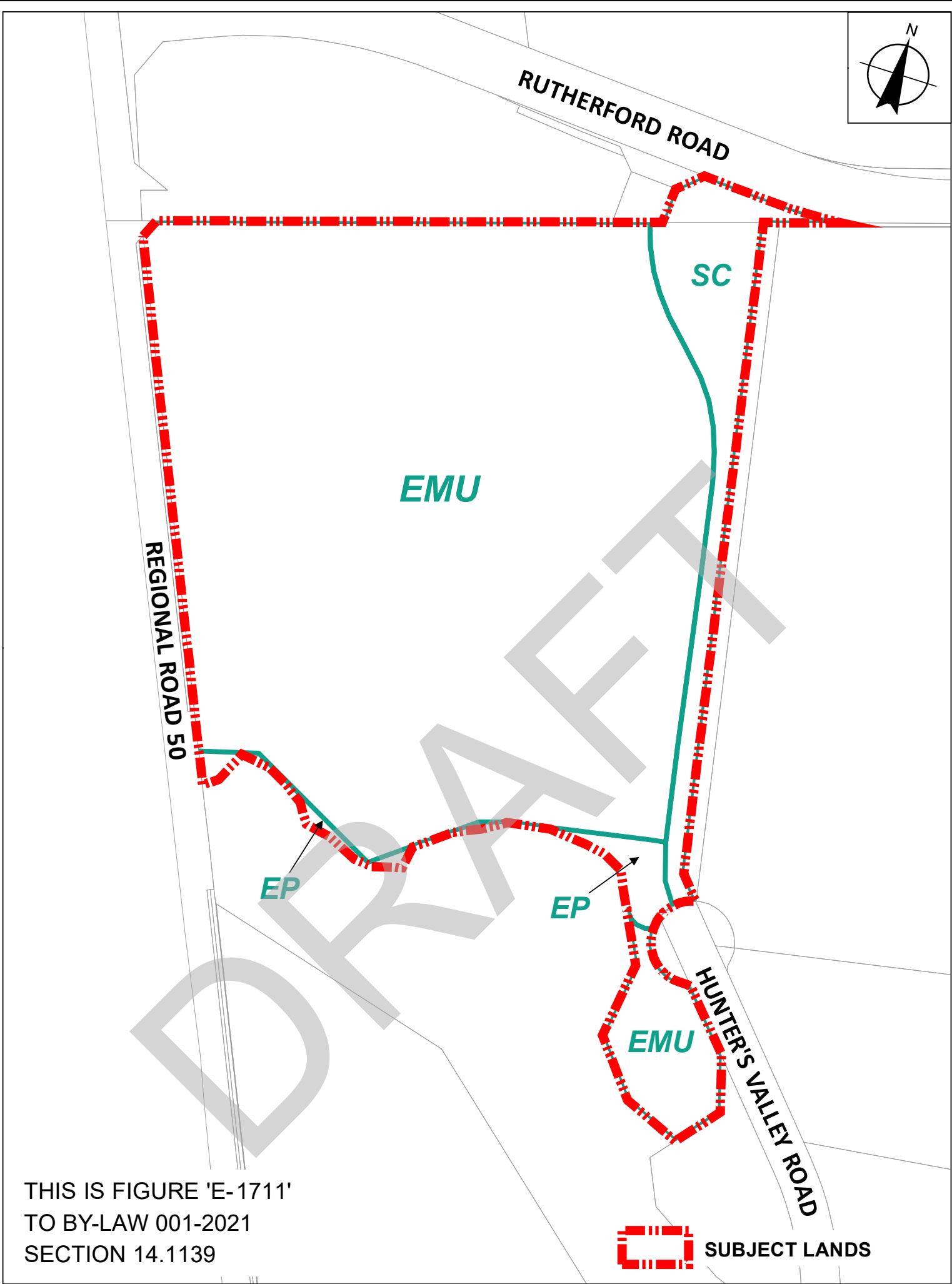
- i) Schedules “1”, “2” and “3” shall be and hereby form part of this By-law

Voted in favour by City of Vaughan Council this 26th day of September, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.1 of Report No. 25 of the Committee of the Whole
Adopted by Vaughan City Council on June 20, 2023.
City Council voted in favour of this by-law on September 26, 2023.
Approved by Mayoral Decision MDC 003-2023 dated September 26, 2023.
Effective Date of By-Law: September 26, 2023.



THIS IS FIGURE 'E-1711'
TO BY-LAW 001-2021
SECTION 14.1139

THIS IS SCHEDULE '1'
TO BY-LAW 144-2023
PASSED THE 26TH DAY OF SEPTEMBER, 2023

FILE: Z.21.023
RELATED FILES: OP.21.013 and DA.23.026
LOCATION: 9001 Regional Road 50
Part of Lots 14 and 15, Concession 10
APPLICANT: Bethpage Properties West Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 99



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)

RE (Estate Residential Zone)

Commercial Zones

- 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)

CMU (Community Commercial Mixed-Use Zone)

EMU (Employment Mixed-Use Zone)

KMS (Main Street Mixed-Use - Kleinburg Zone)

MMS (Main Street Mixed-Use - Maple Zone)

WMS (Main Street Mixed-Use - Woodbridge Zone)

Employment Zones

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

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

1:5,000

Final: September, 2023

135	136	137
117	118	119
99	100	101
81	82	83
61	62	63

THIS IS SCHEDULE '2'
TO BY-LAW 144-2023
PASSED THE 26TH DAY OF SEPTEMBER, 2023

FILE: Z.21.023
RELATED FILES: OP.21.013 and DA.23.026
LOCATION: 9001 Regional Road 50
Part of Lots 14 and 15, Concession 10
APPLICANT: Bethpage Properties West Inc.
CITY OF VAUGHAN

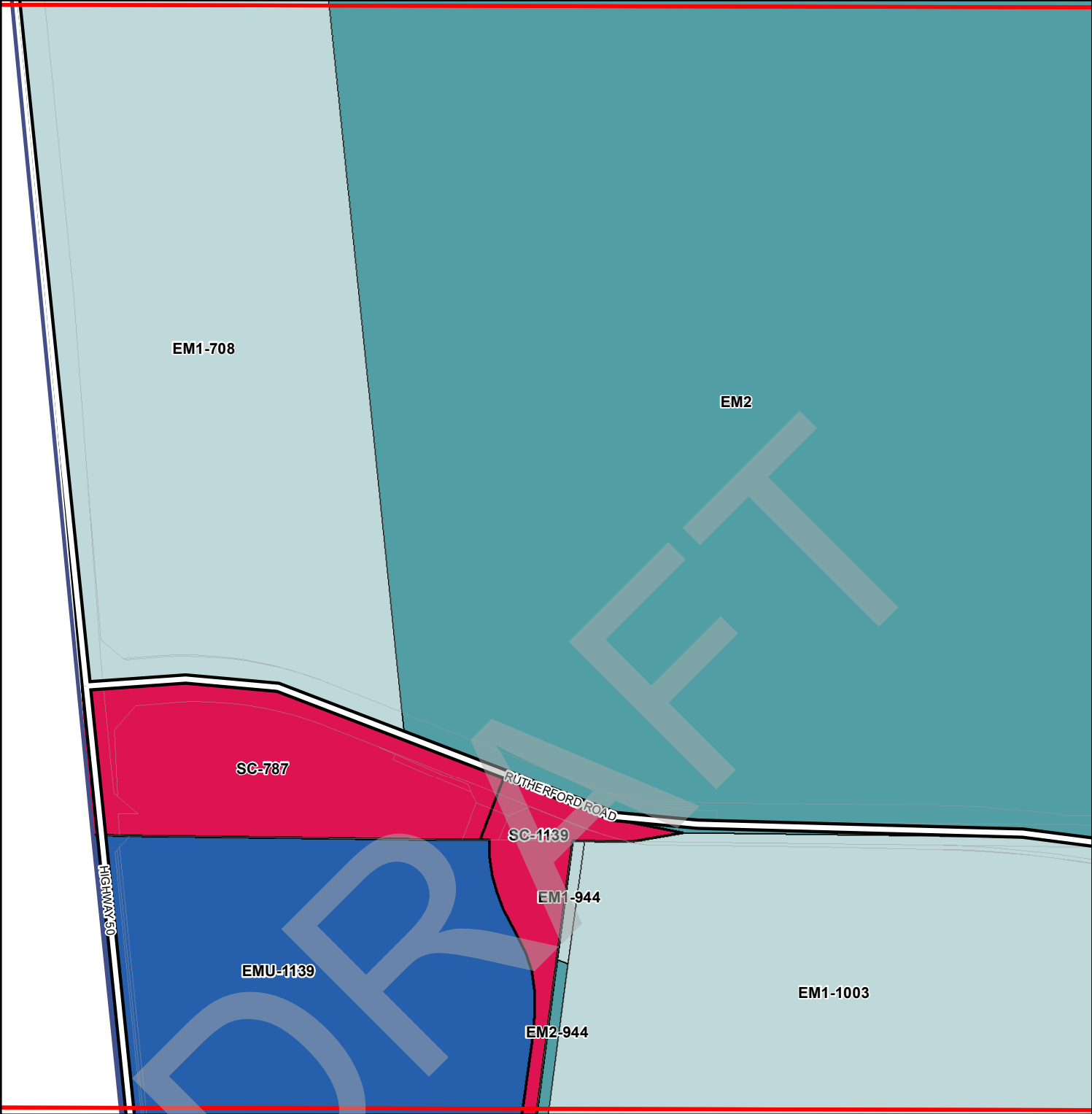
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 117



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

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

Other Zones

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

Legend

1:5,000

Final: September, 2023

THIS IS SCHEDULE '3'
TO BY-LAW 144-2023
PASSED THE 26TH DAY OF SEPTEMBER, 2023

FILE: Z.21.023
RELATED FILES: OP.21.013 and DA.23.026
LOCATION: 9001 Regional Road 50
Part of Lots 14 and 15, Concession 10
APPLICANT: Bethpage Properties West Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

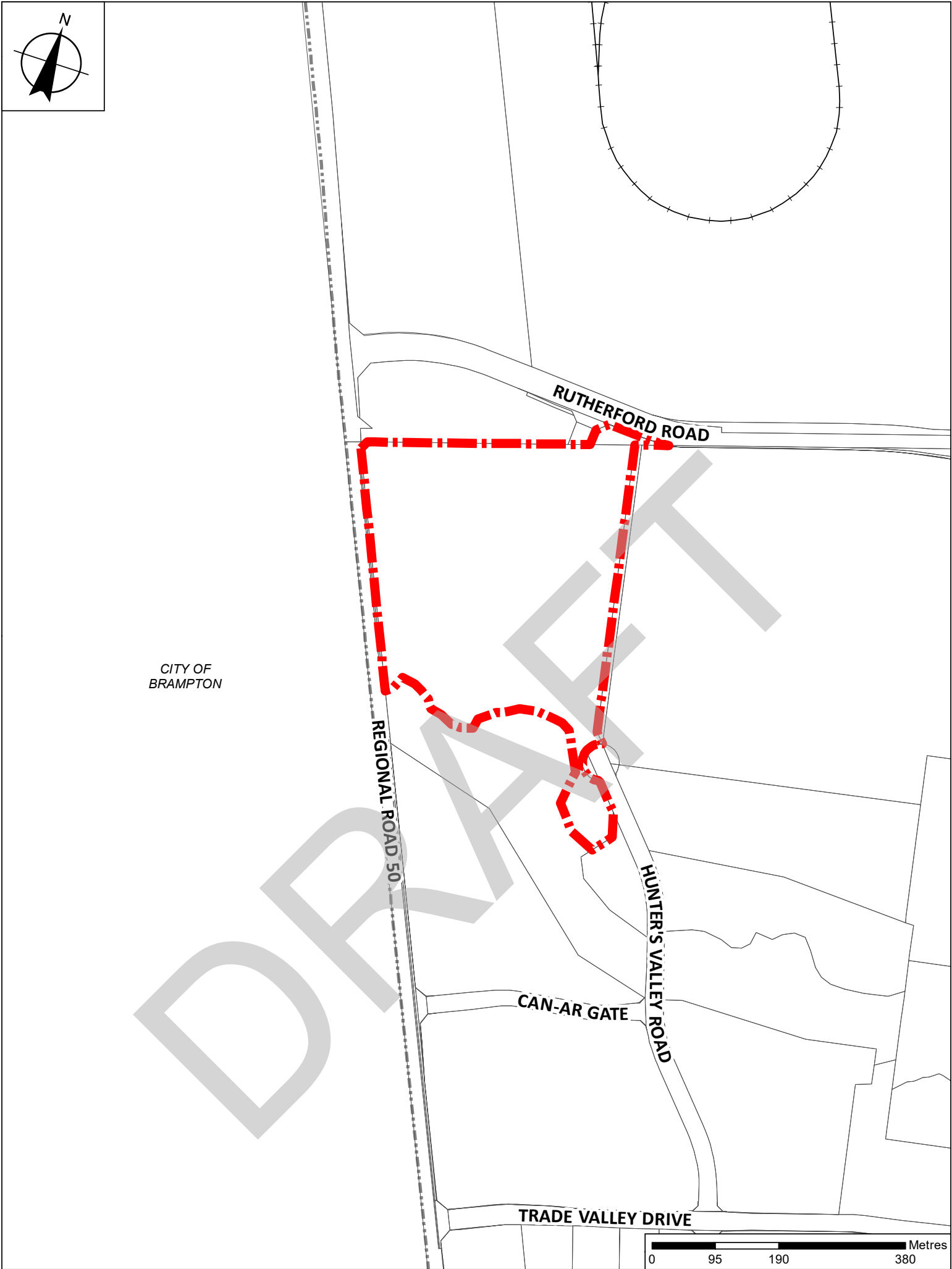
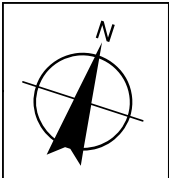
CLERK

SUMMARY TO BY-LAW 144-2023

The Subject Lands are located on the east side of Regional Road 50 and south side of Rutherford Road, are municipally known as 9001 Regional Road 50, and are legally described as Part of Lots 14 and 15, Concession 10, in the City of Vaughan.

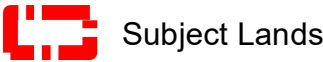
The purpose of this By-law is to delete Figure 'E-1696' reference and substitute with Figure 'E-1711' for Exception Number 14.1139, to delete and substitute Maps 99 and 117 of Schedule A to reference Exception Number 14.1139 and to renumber Part 14.1139.1 Lot and Building Requirements to Part 14.1139.2 Lot and Building Requirements. The proposed amendment constitutes an administrative correction to the City's Zoning By-law 001-2021.

DRAFT



LOCATION MAP TO BY-LAW 144-2023

FILE: Z.21.023
RELATED FILES: OP.21.013 and DA.23.026
LOCATION: 9001 Regional Road 50
Part of Lots 14 and 15, Concession 10
APPLICANT: Bethpage Properties West Inc.
CITY OF VAUGHAN



Subject Lands