

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 111-2024**

**A By-law to amend City of Vaughan By-law 001-2021.**

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

**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 14.835.1.2 in Exception 14.835 and replacing it with the word “Deleted”.
  - b) Deleting Subsection 14.835.3 in Exception 14.835 and replacing it with the word “Deleted”.
  - c) Deleting Subsection 14.835.4 in Exception 14.835 and replacing it with Figure E-1313 attached hereto as Schedule ‘1’.
  - d) Deleting Maps 55, 56 and 76 in Schedule A and substituting therefor Maps 55, 56 and 76 attached hereto as Schedules ‘2’, ‘3’ and ‘4’, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedules ‘2’, ‘3’ and ‘4’ attached hereto, and effectively zoning the Subject Lands EM1 Zone.

2. Schedules '1', '2', '3' and '4' shall be and hereby form part of this By-law.

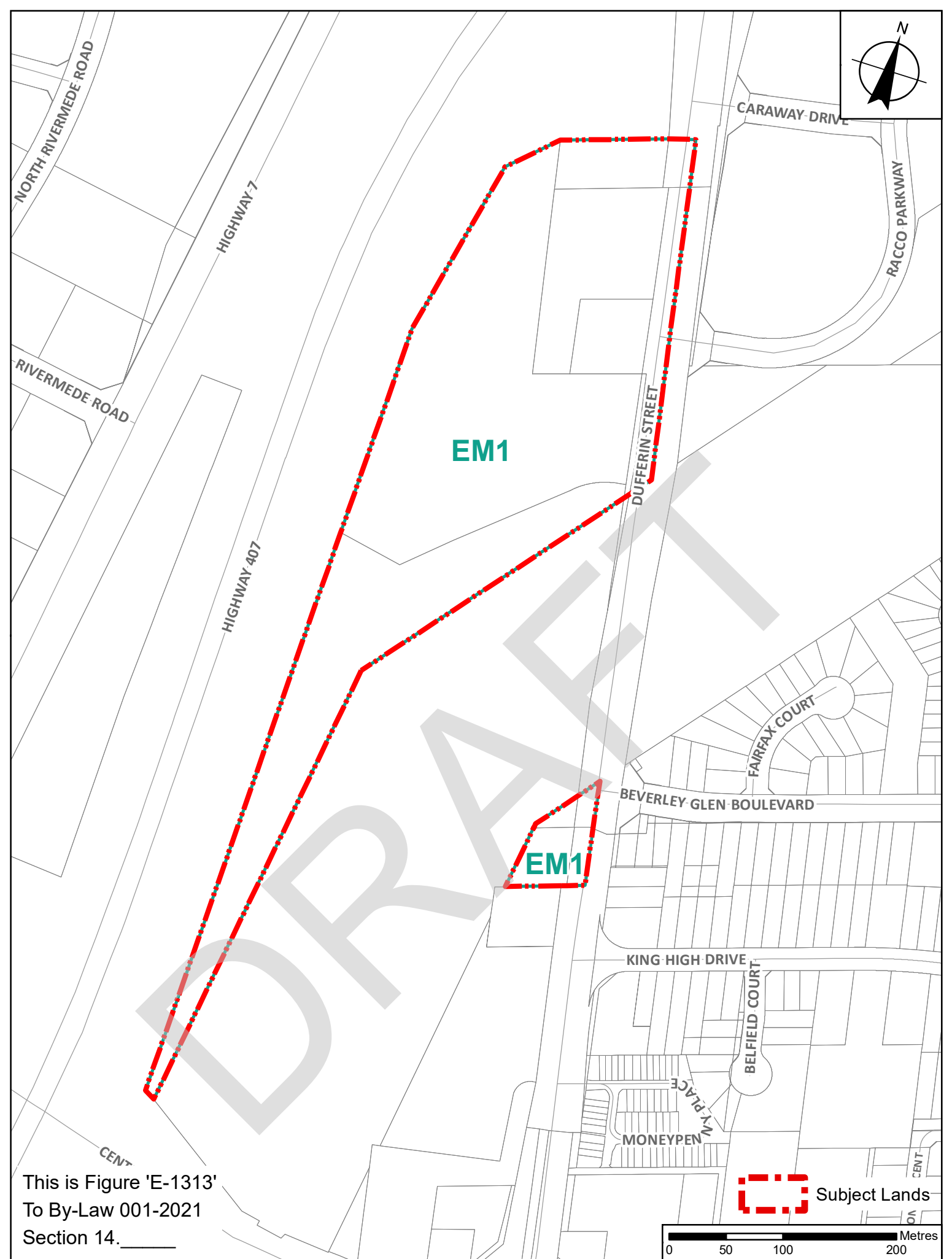
Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

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Todd Coles, City Clerk

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Authorized by Item No. 7 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 25, 2024.  
City Council voted in favour of this by-law on June 25, 2024.  
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.  
**Effective Date of By-Law: June 25, 2024**



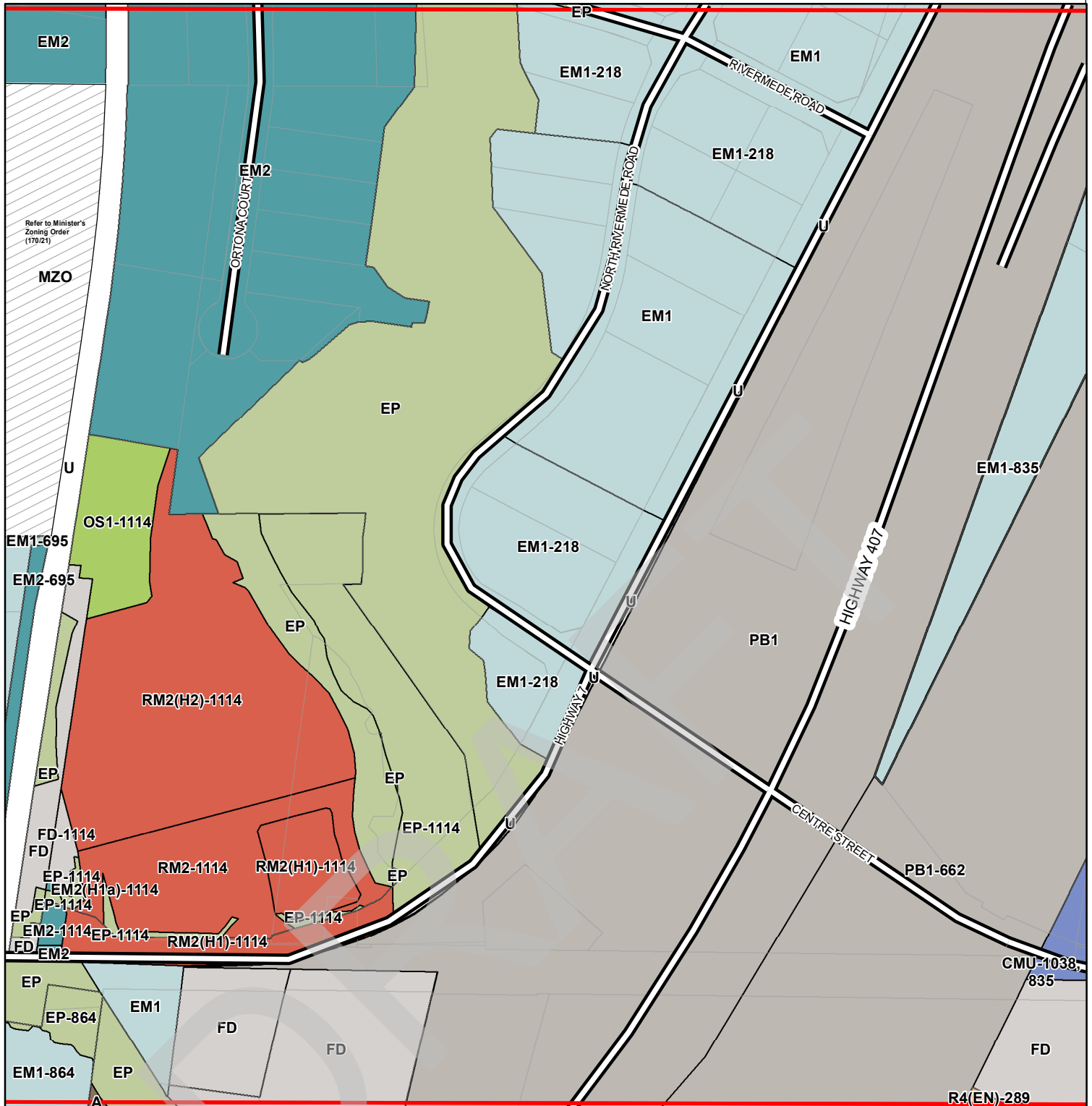
**This is Schedule '1'**  
**To By-Law 111-2024**  
**Passed the 25th Day of June, 2024**

**File:** Z.24.010  
**Location:** 7894, 8000, 8020, 8066, 8090, 8118 Dufferin Street  
 Part of Lots 6, 7, and 8, Concession 3  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 55



### Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

### Residential Zones

- 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)
- RT (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

### Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

### Employment Zones

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

- 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)

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VAUGHAN

93	94	95	96	97
73	74	75	76	77
53	54	55	56	57
33	34	35	36	37
13	14	15	16	17

May 2024

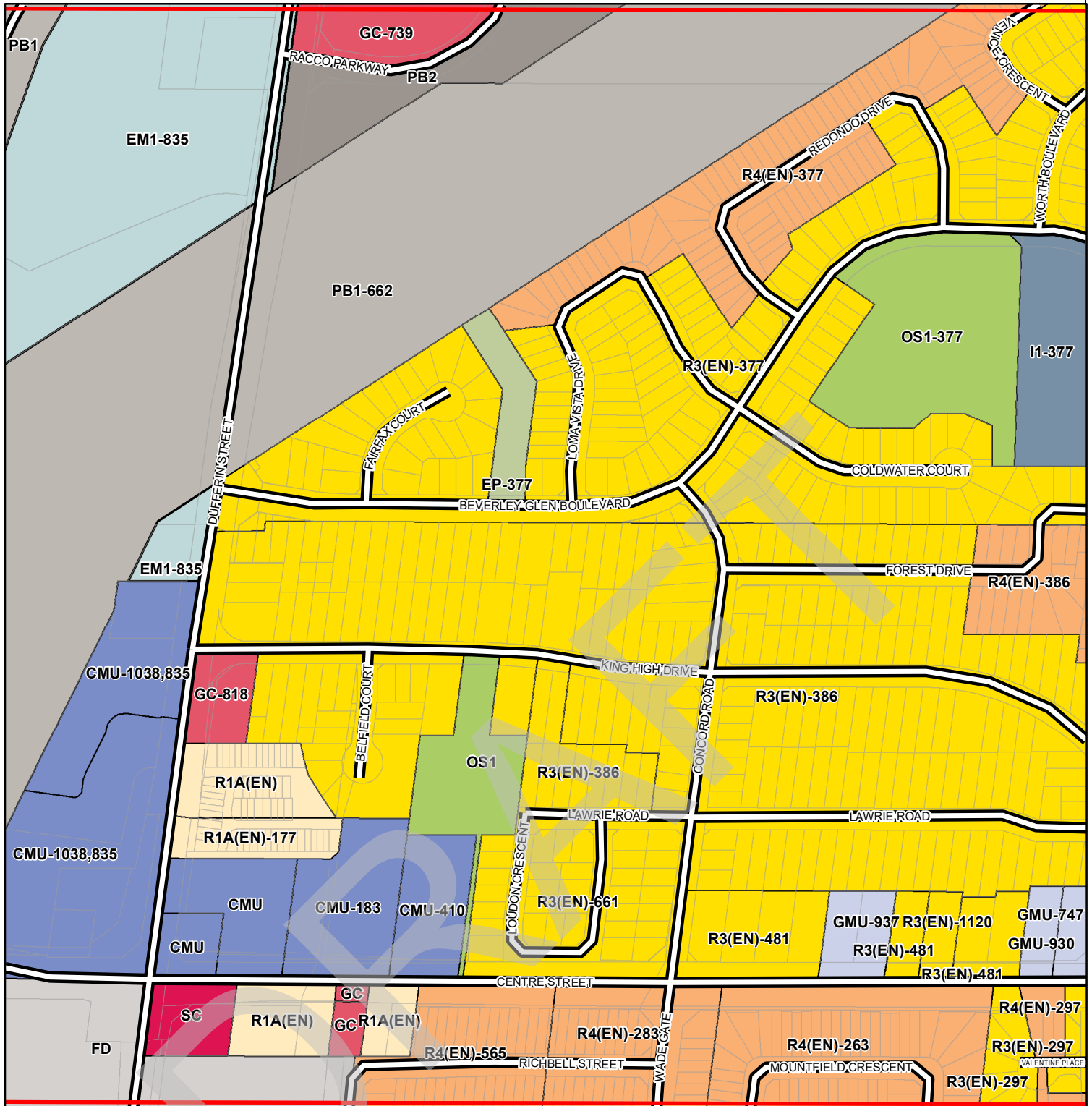
THIS IS SCHEDULE '2'  
TO BY-LAW 111-2024  
PASSED THE 25TH DAY OF JUNE, 2024

File: Z.24.010  
Location: 7894, 8000, 8020, 8066, 8090, 8118 Dufferin Street  
Part of Lots 6, 7, and 8, Concession 3  
Applicant: City of Vaughan  
City of Vaughan

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 56



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- 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)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- GC R1A(EN)
- R1A(EN)
- R3(EN)-661
- R3(EN)-481
- R3(EN)-481
- R3(EN)-481
- R4(EN)-565
- R4(EN)-283
- R4(EN)-263
- R3(EN)-297
- R3(EN)-297

**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 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**

- 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  
May 2024

94	95	96	97	98
74	75	76	77	78
54	55	56	57	58
34	35	36	37	38
14	15	16	17	18

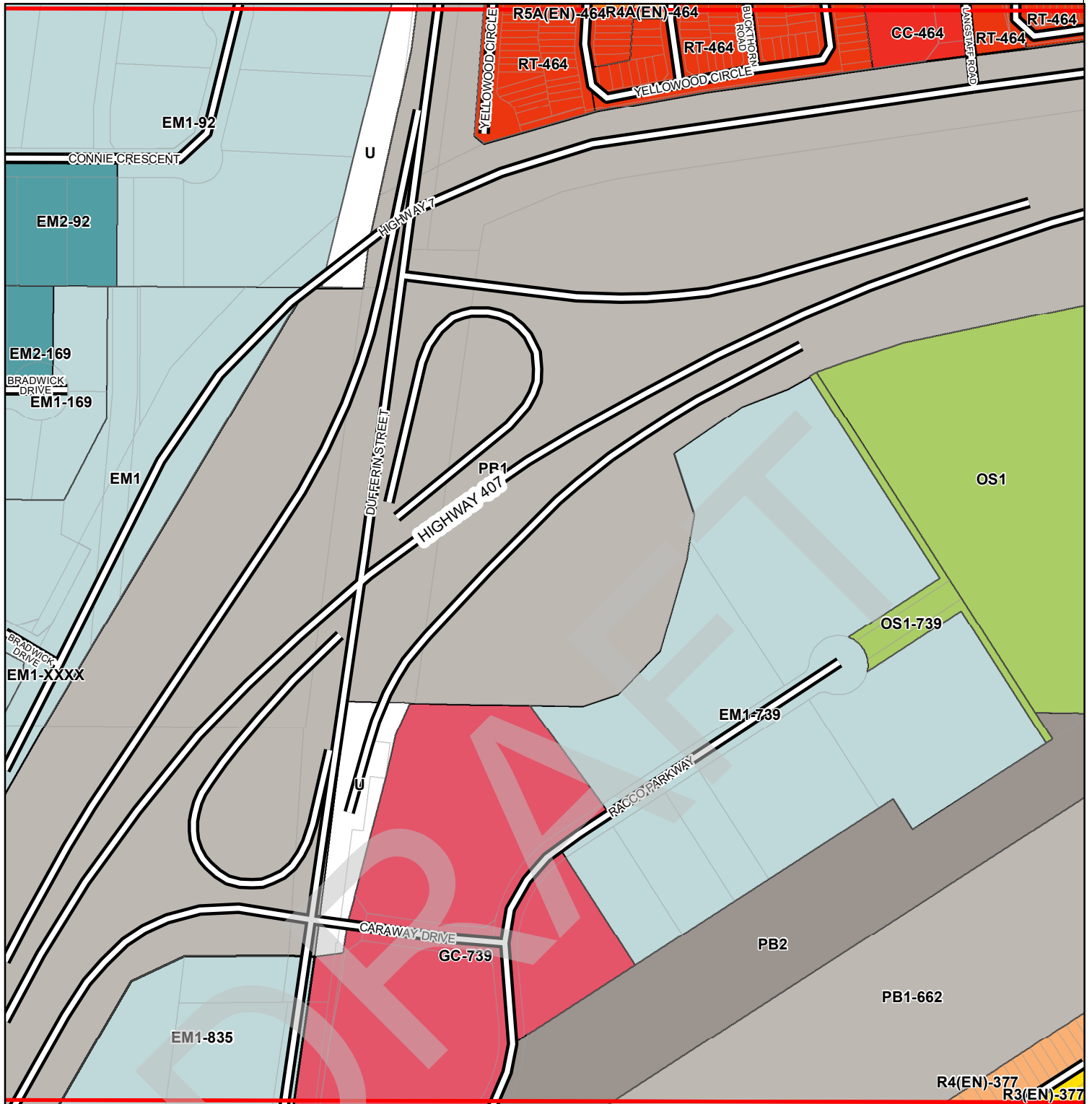
THIS IS SCHEDULE '3'  
TO BY-LAW 111-2024  
PASSED THE 25TH DAY OF JUNE, 2024

File: Z.24.010  
Location: 7894, 8000, 8020, 8066, 8090, 8118 Dufferin Street  
Part of Lots 6, 7, and 8, Concession 3  
Applicant: City of Vaughan  
City of Vaughan

SIGNING OFFICERS  
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MAYOR  
\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 76



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
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**Commercial Zones**

- GC (General Commercial Zone)
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- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
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- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge 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)

1:5,000

112	113	114	115	116
94	95	96	97	98
74	75	76	77	78
54	55	56	57	58
34	35	36	37	38
May 2024				

**THIS IS SCHEDULE '4'  
TO BY-LAW 111-2024  
PASSED THE 25TH DAY OF JUNE, 2024**

**File:** Z.24.010  
**Location:** 7894, 8000, 8020, 8066, 8090, 8118 Dufferin Street  
 Part of Lots 6, 7, and 8, Concession 3  
**Applicant:** City of Vaughan  
**City of Vaughan**

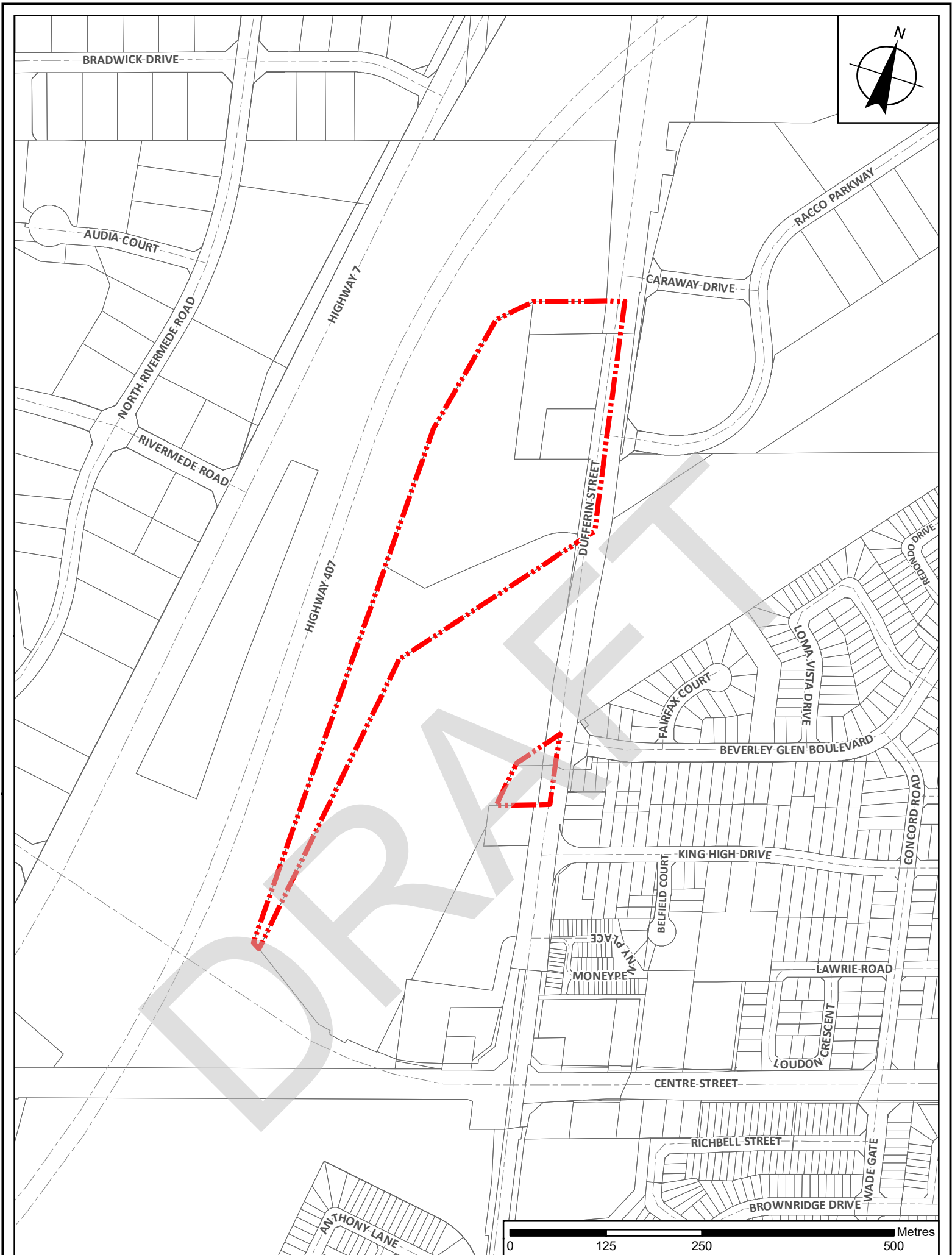
**SIGNING OFFICERS**  
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 MAYOR  
 \_\_\_\_\_  
 CLERK

## **SUMMARY TO BY-LAW 111-2024**

The lands subject to this By-law are located on the west side of Dufferin Street, south of Highway 407 and north of Centre Street, municipally known as 7894, 8000, 8020, 8066, 8090 and 8118 Dufferin Street, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the Holding Symbol “(H)” from the EM1 Prestige Employment Zone. The majority of the Subject Lands have been developed with public uses that are permitted to operate with the Holding Symbol “(H)” or have submitted site-specific development applications where the Holding Symbol “(H)” would no longer apply.

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## Location Map To By-Law 111-2024


**File:** Z.24.010

**Location:** 7894, 8000, 8020, 8066, 8090, 8118 Dufferin Street

Part of Lots 6, 7, and 8, Concession 3

**Applicant:** City of Vaughan

**City of Vaughan**

 Subject Lands