

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 155-2024

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

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 “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, “EM2(H) General Employment Zone” with the Holding Symbol “(H)”, “OS1 Public Open Space 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 14.1189, as follows:

Exception Number 1189	Municipal Address: 8741 Huntington Road
Applicable Parent Zone: EM1, EM2, OS1 and EP	
Schedule A Reference: 81, 82, and 83	
By-law 155-2024	
14.1189.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)", as shown on Figure E-1763, until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or 36(4) of the <i>Planning Act</i>.</p> <p>a. That the Block 3 lands be consolidated with the abutting lands to the north, municipally known as 400 Anatolian Drive.</p> <p>2. The following additional <u>uses</u> shall be permitted on the lands zoned EM1, as shown on Figure E-1763:</p> <p>a. <u>Active Recreational Use</u>, including a <u>Driving Range</u>;</p> <p>b. <u>Banquet Hall</u>;</p> <p>c. <u>Correctional or Crises Care Group Home</u>;</p> <p>d. <u>Day Care Centre</u>;</p> <p>e. <u>Funeral Services</u>;</p> <p>f. <u>Health and Fitness Centre</u>;</p> <p>g. <u>Hotel</u>;</p> <p>h. <u>Hotel (Small Scale)</u>;</p> <p>i. <u>Industrial Mall</u>;</p> <p>j. <u>Park</u>;</p> <p>k. <u>Personal Service</u> up to a maximum GFA of 185 m², within an <u>Industrial Mall</u>;</p> <p>l. <u>Place of Assembly</u>;</p> <p>m. <u>Place of Entertainment</u>;</p> <p>n. <u>Restaurant and Restaurant, Take-out</u> up to a maximum GFA of 185 m², within an <u>Industrial Mall</u>;</p> <p>o. <u>Service or Repair Shop</u>;</p> <p>p. <u>Wayside Pit</u>; and</p> <p>q. <u>Wayside Quarry</u>.</p> <p>3. The following additional <u>uses</u> shall be permitted on the lands zoned EM2, as shown on Figure E-1763:</p>	

- a. Active Recreational Uses, including a Driving Range;
- b. All Seasons Sport Facility
- c. Building Supply Outlet
- d. Correctional or Crises Care Group Home;
- e. Day Care Centre;
- f. Funeral Services;
- g. Health and Fitness Centre;
- h. Industrial Mall;
- i. Office;
- j. Park;
- k. Place of Entertainment;
- l. Restaurant, and Restaurant, Take-out up to a maximum GFA of 185 m², within an Industrial Mall;
- m. Service or Repair Shop;
- n. Wayside Pit; and
- o. Wayside Quarry.

14.1189.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned EM1 and EM2, as shown on Figure E-1763:
 - a. The minimum landscape strip along any interior side lot line and rear lot line abutting a Residential Zone, Open Space Zone or EP Zone shall be 0 m.

14.1189.3 Other Provisions

1. The following definitions shall apply to the lands zoned EM1 and EM2, as shown on Figure E-1763:
 - a. Correctional or Crises Care Group Home: Means a single detached dwelling unit occupied by not less than three, and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act, and which shall be maintained and operated primarily for:
 - i. Persons who have been placed on probation under the Young Offenders Act, the Probation Act; the Criminal Code (Canada) as amended or any act passed to replace the foregoing Acts;
 - ii. Persons who have been released on parole under the Ministry of Correctional Services Act or the Parole Act (Canada) as amended or any act passed to replace the foregoing Acts;
 - iii. Persons who have been charged under the Young Offenders Act;
 - iv. Persons who require emergency care and transient or homeless persons;

- v. Persons requiring treatment and rehabilitation for addiction to drugs and alcohol;
- b. Industrial Mall: Means a building or a group of buildings, having more than one unit, designed, developed, and managed by a single owner or tenant, or by a group of owners or tenants.

In the EM1 Zone, an Industrial Mall shall consist of only the following uses:

- i. All of the uses permitted within the EM1 Zone in accordance with Section 11.2.1;
- ii. Active Recreational Use, including a Driving Range;
- iii. Banquet Hall;
- iv. Correctional or Crises Care Group Home;
- v. Day Care Centre;
- vi. Funeral Services;
- vii. Health and Fitness Centre;
- viii. Hotel;
- ix. Hotel (Small Scale);
- x. Personal Service up to a maximum GFA of 185 m²;
- xi. Place of Assembly;
- xii. Place of Entertainment;
- xiii. Restaurant and Restaurant, Take-out up to a maximum GFA of 185 m²; and
- xiv. Service or Repair Shop.

In the EM2 Zone, an Industrial Mall shall consist of only the following uses:

- i. All of the uses permitted within the EM2 Zone in accordance with Section 11.2.1;
- ii. Active Recreational Uses, including a Driving Range;
- iii. All Seasons Sport Facility
- iv. Building Supply Outlet
- v. Correctional or Crises Care Group Home;
- vi. Day Care Centre;
- vii. Funeral Services;
- viii. Health and Fitness Centre;
- ix. Office;
- x. Place of Entertainment;
- xi. Restaurant, and Restaurant, Take-out up to a maximum GFA of 185 m²; and
- xii. Service or Repair Shop;

- c. Outside Storage: Means an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot. The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to a permitted use shall not be considered Outside Storage.

2. The following definitions shall apply to the lands zoned EM2, as shown on Figure E-1763:

- a. All Seasons Sports Facility: Means a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out. Accessory uses such as a restaurant, office and related retail sales are permitted. An All Seasons Sports Facility shall not be located closer than 350 metres to a Residential Zone.

<p>b. Building Supply Outlet: Means a <u>building</u> or <u>structure</u> or part of a <u>building</u> or <u>structure</u> used for the sale of construction and related materials primarily to the construction industry and contractors with <u>accessory retail</u> sales to the general public.</p> <p>3. The following definitions shall apply to the lands zoned EM2, and shown as Blocks 2 and 9:</p> <p>a. Lot Line, Front: Shall be the lot line abutting Anatolian Drive.</p>
14.1189.4 Parking
1. The minimum number of required <u>parking spaces</u> for an Industrial Mall shall be 1.5 <u>parking spaces</u> per 100 m ² of GFA.
14.1189.5 Figures
Figure E-1763

- c) Adding a new Figure E-1763 in Subsection 14.1189 attached hereto as Schedule "1".
- d) Deleting Map 81 in Schedule A and substituting therefore Map 81 attached hereto as Schedule "2".
- e) Deleting Map 82 in Schedule A and substituting therefore Map 82 attached hereto as Schedule "3".
- f) Deleting Map 83 in Schedule A and substituting therefore Map 83 attached hereto as Schedule "4".
2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

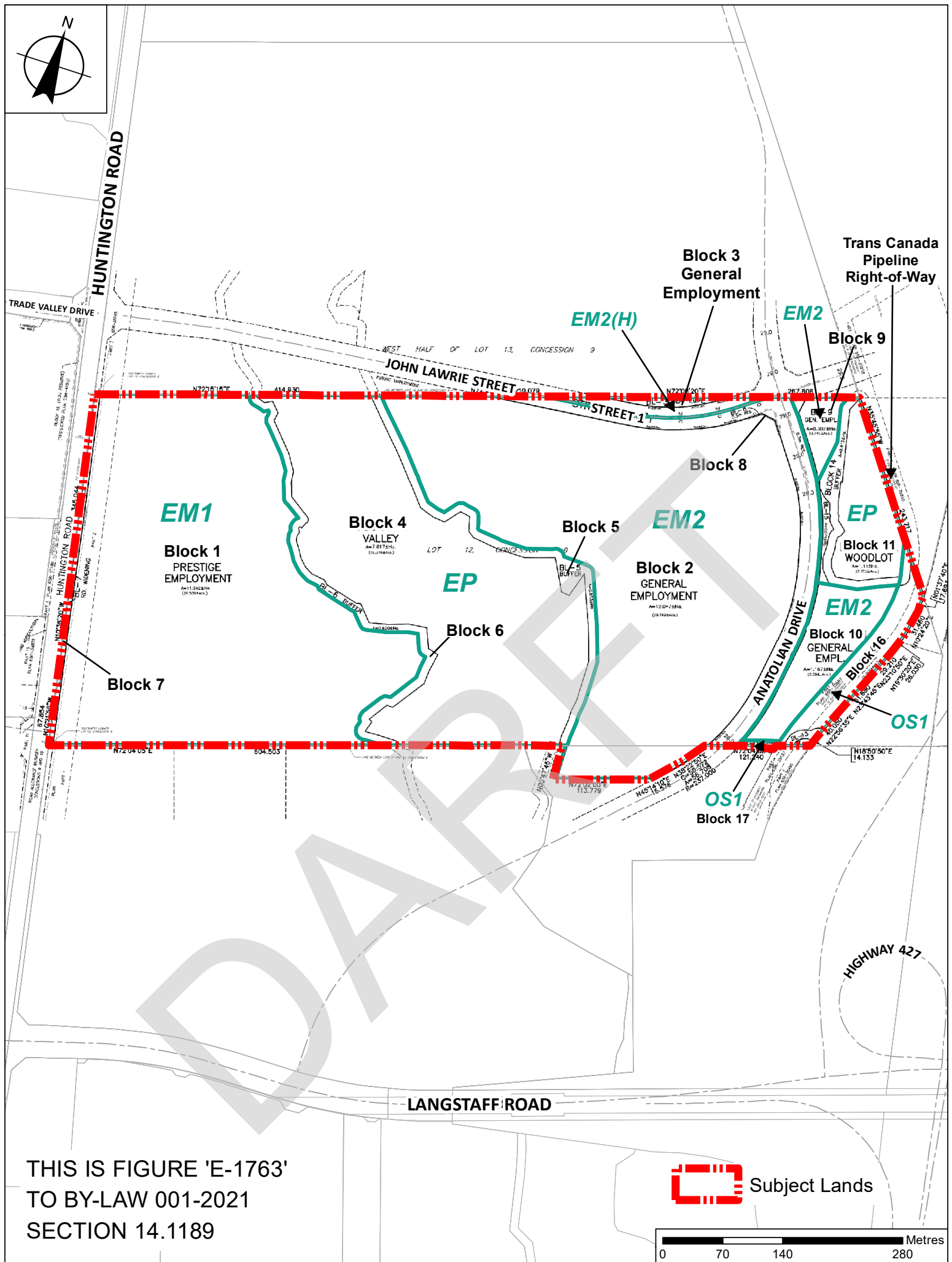
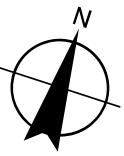
Voted in favour by City of Vaughan Council this 24th day of September, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

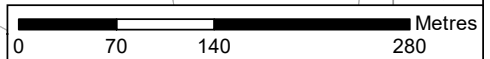
Authorized by Item No. 18 of Report No. 30 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 24, 2024.
City Council voted in favour of this by-law on September 24, 2024.
Approved by Mayoral Decision MDC 010-2024 dated September 24, 2024.
Effective Date of By-Law: September 24, 2024



THIS IS FIGURE 'E-1763'
TO BY-LAW 001-2021
SECTION 14.1189



Subject Lands



This Is Schedule '1'
To By-Law 155-2024
Passed the 24th Day of September, 2024

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

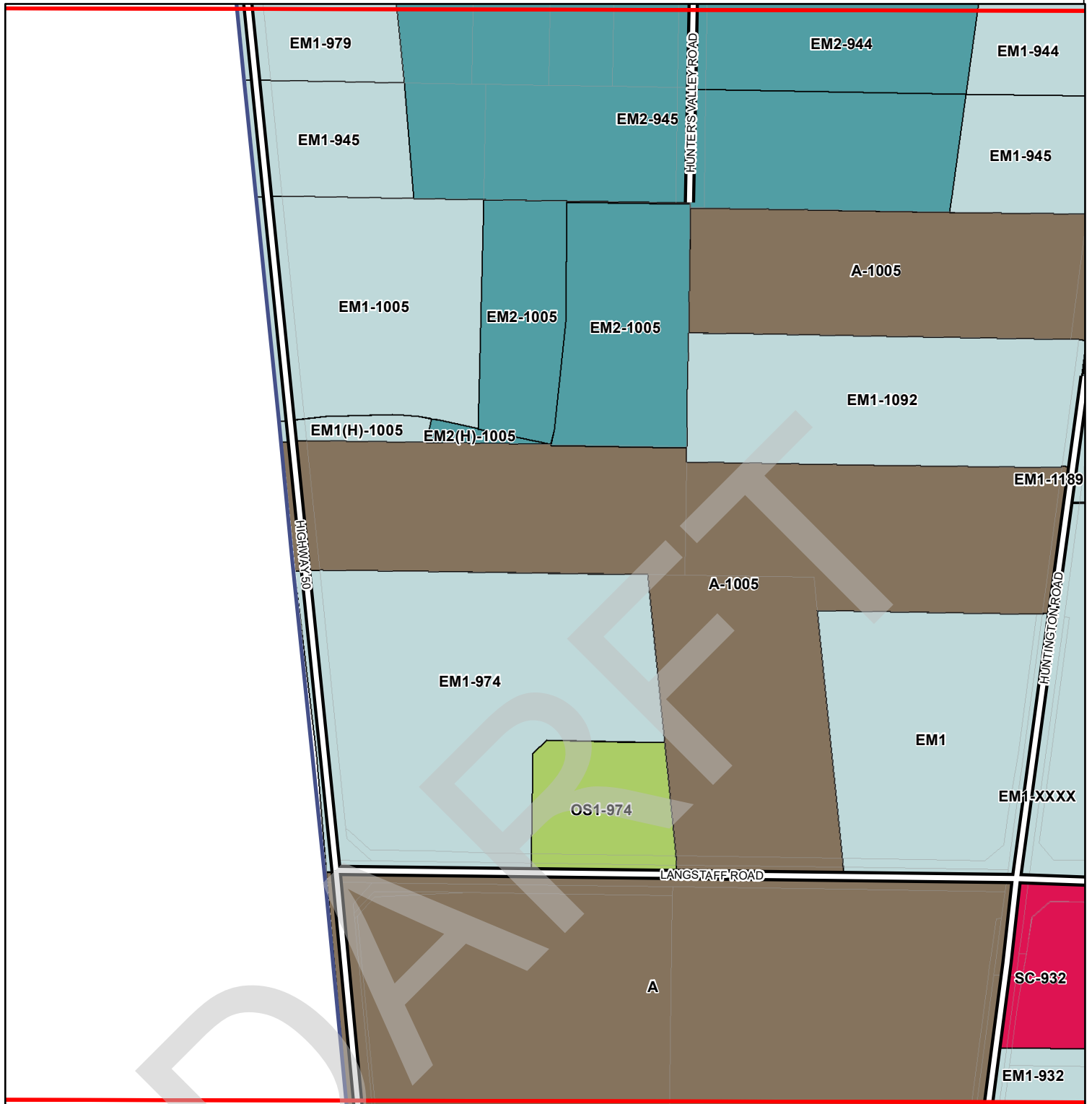
Signing Officers

_____ Mayor

_____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 81



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)
- 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)
- 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)
- EM4 (Employment Commercial Mixed-Use Zone)
- EM5 (Employment Commercial Mixed-Use Zone)
- EM6 (Employment Commercial Mixed-Use Zone)
- EM7 (Employment Commercial Mixed-Use Zone)
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- EM98 (Employment Commercial Mixed-Use Zone)
- EM99 (Employment Commercial Mixed-Use Zone)
- EM100 (Employment Commercial 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)

1:5,000

September, 2024

117	118	119
99	100	101
81	82	83
61	62	63
41	42	43

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

This Is Schedule '2'
To By-Law 155-2024
Passed the 24th Day of September, 2024

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

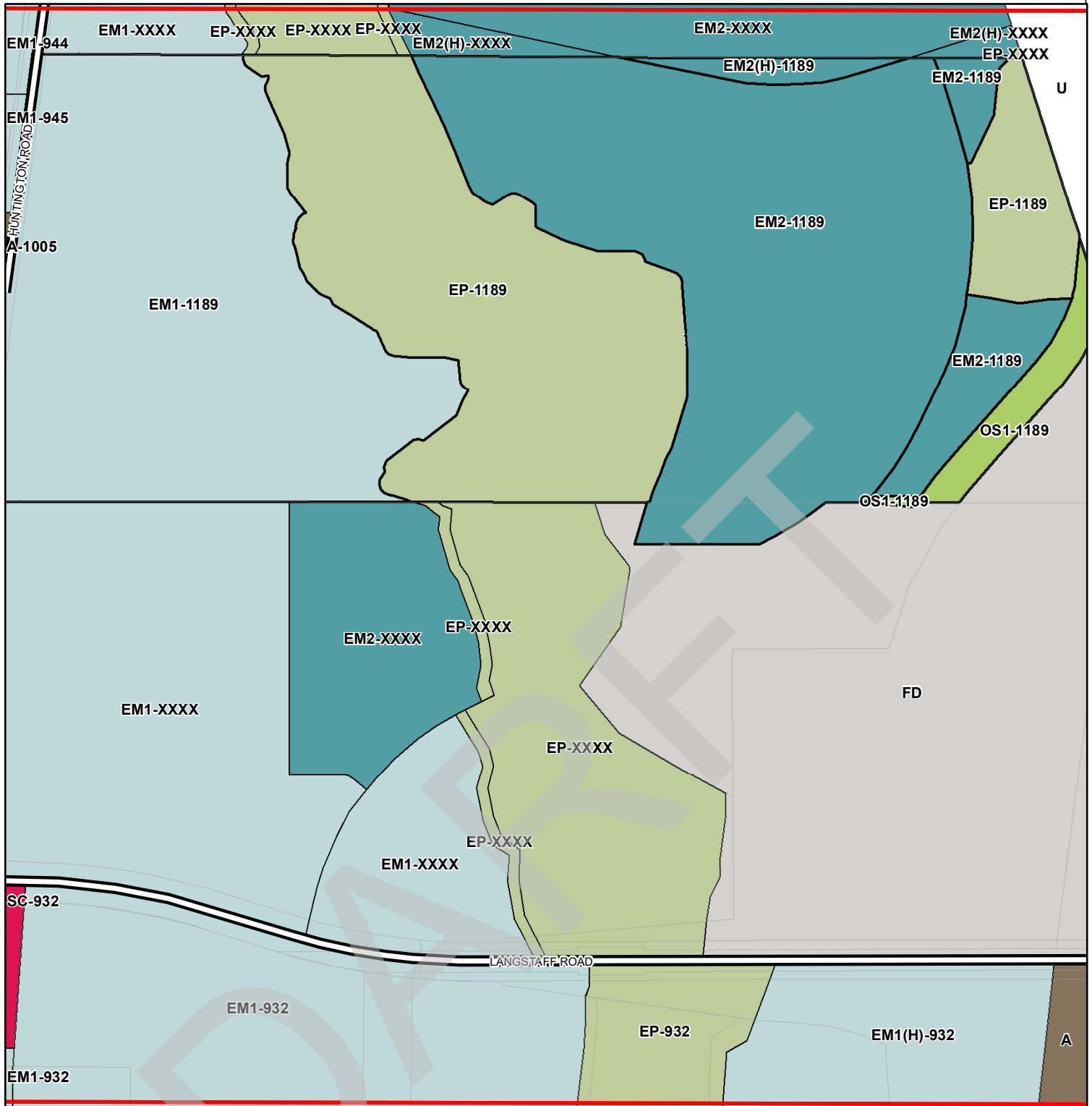
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 82



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

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- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment 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)
- 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)

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

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117	118	119	120
99	100	101	102
81	82	83	84
61	62	63	64
41	42	43	44

September, 2024

This Is Schedule '3'
To By-Law 155-2024
Passed the 24th Day of September, 2024

File: Z.21.025

Related File: 19T-21V006

Location: Part of Lots 11 and 12, Concession 9

8741 Huntington Road

Applicant: One-Foot Developments Inc.

City of Vaughan

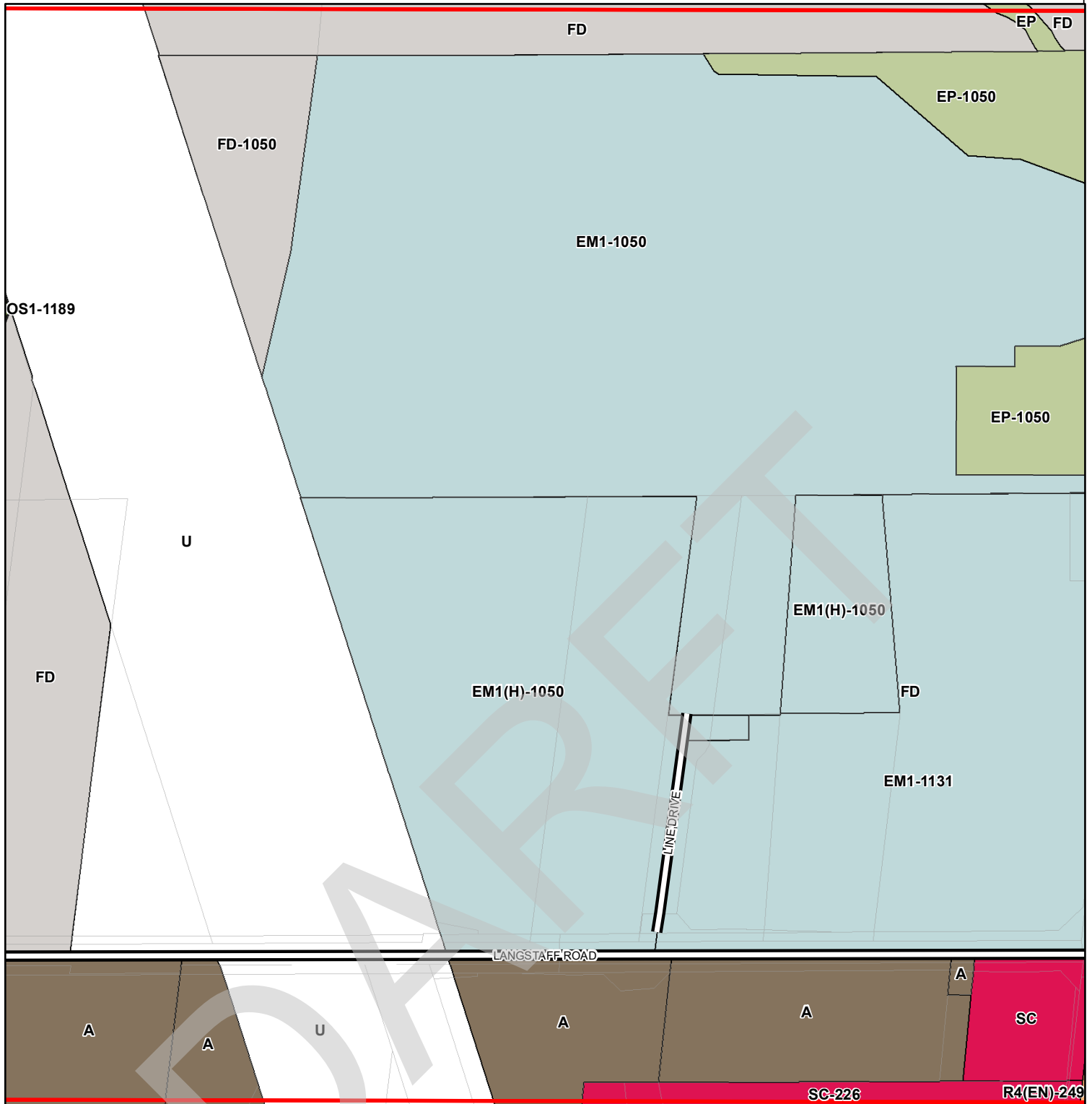
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 83



Conservation, Open Space 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)
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Commercial Zones

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- NC (Neighbourhood Commercial Zone)
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Mixed-Use Zones

- 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)
- EM4 (Employment Commercial Mixed-Use Zone)
- EM5 (Employment Residential Mixed-Use Zone)
- EM6 (Main Street Mixed-Use - Maple Zone)
- EM7 (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)

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

VAUGHAN

117	118	119	120	121
99	100	101	102	103
81	82	83	84	85
61	62	63	64	65
41	42	43	44	45

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September, 2024

This Is Schedule '4'
To By-Law 155-2024
Passed the 24th Day of September, 2024

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

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

SUMMARY TO BY-LAW 155-2024

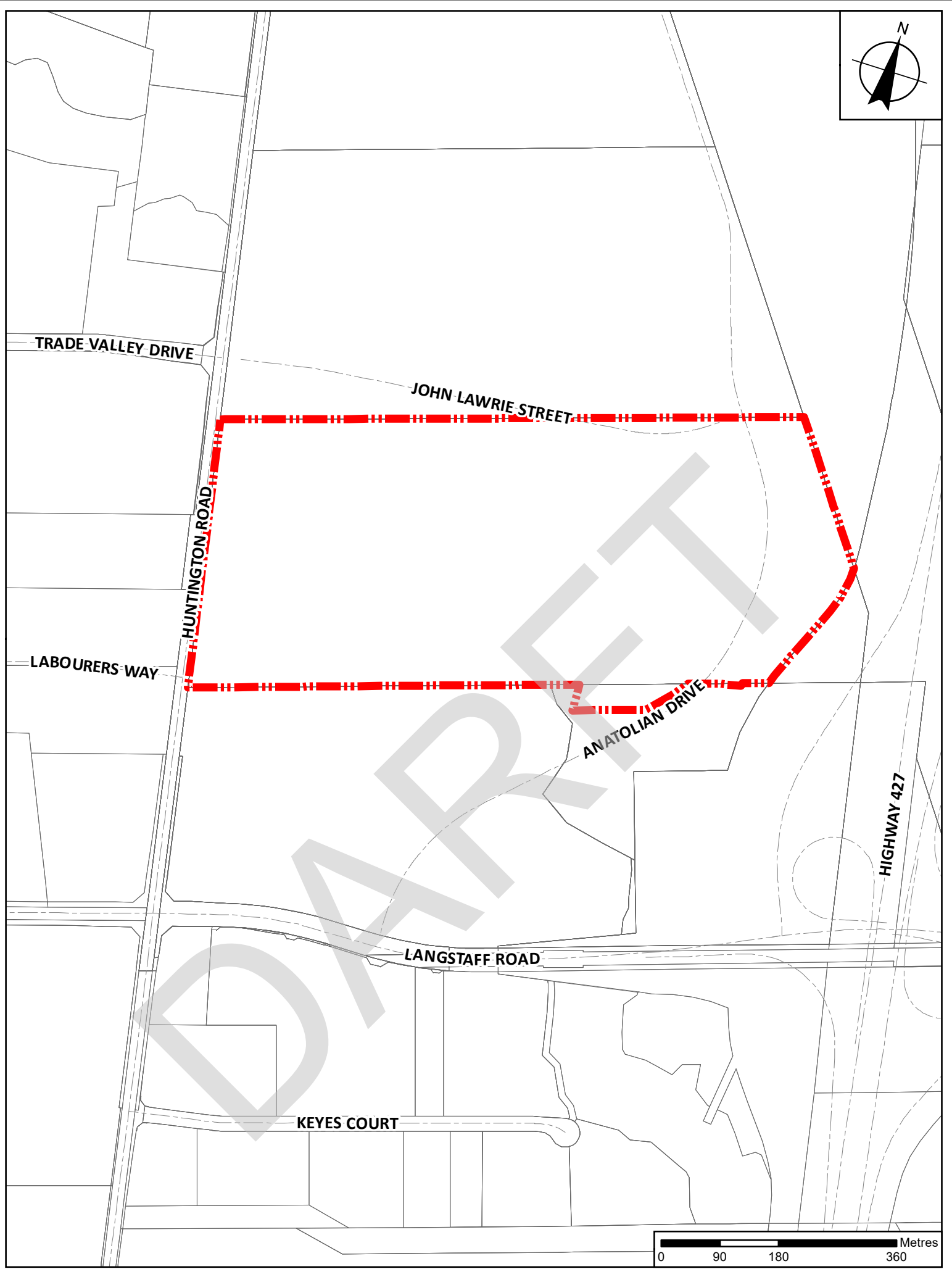
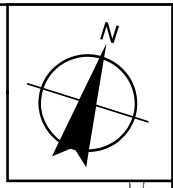
The lands subject to this By-law are located east of Huntington Road, North of Langstaff Road, municipally known as 8741 Huntington Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, “EM2(H) General Employment Zone” with the Holding Symbol “(H)”, “OS1 Public Open Space Zone”, and “EP Environmental Protection 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 provides for site-specific provisions and development standards including permitting additional uses within the EM1 and EM2 Zones, providing new definitions for specific uses and the front lot line for Blocks 2, 9 and 10, and exceptions to minimum landscape strips abutting Residential Zones, Open Space Zones and Environmental Protection Zones.



Location Map To By-Law 155-2024

File: Z.21.025

Related File: 19T-21V006

Location: Part of Lots 11 and 12, Concession 9
8741 Huntington Road

Applicant: One-Foot Developments Inc.

City of Vaughan



Subject Lands