

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 223-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 164-2023.**

**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 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Schedule “E-1726” and substituting therefor Schedule “E-1726” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
  - b) Deleting Key Map 4B and substituting therefor Key Map 4B attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1726”, and effectively zoning the Subject Lands “Corporate Centre Zone (C9)”.
  - c) Deleting Section 1. a) of Exception 9(1571), thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(1571).
  
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

---

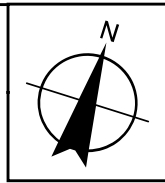
Steven Del Duca, Mayor

---

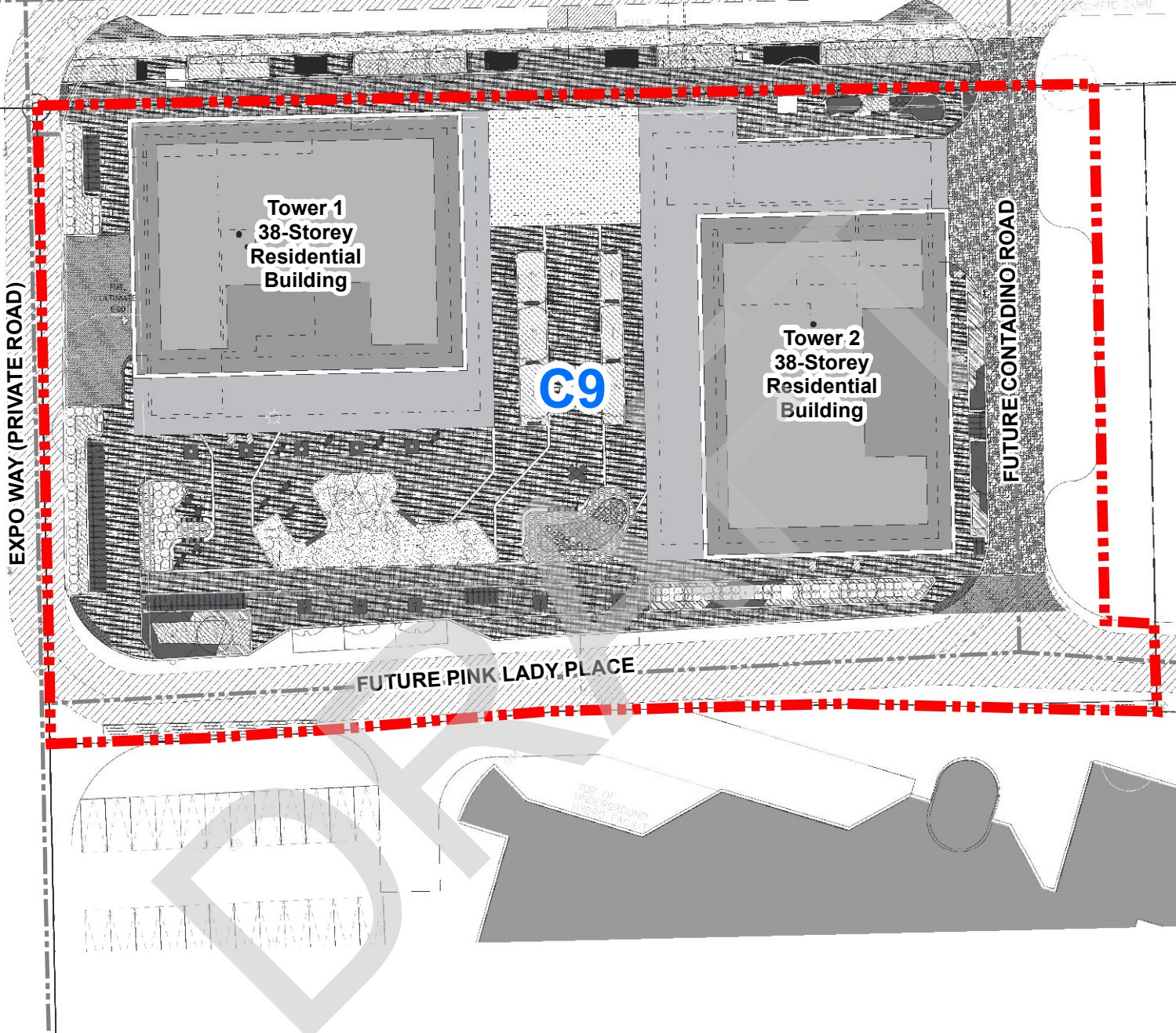
Todd Coles, City Clerk

DRAFT

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 17, 2023.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

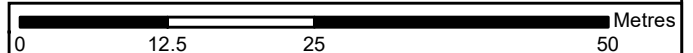


**BARNES COURT**  
(Agreed upon ROW width of 25m)



This is Schedule 'E- 1726'  
To By-Law 1-88  
Section 9(1571)

 Subject Lands



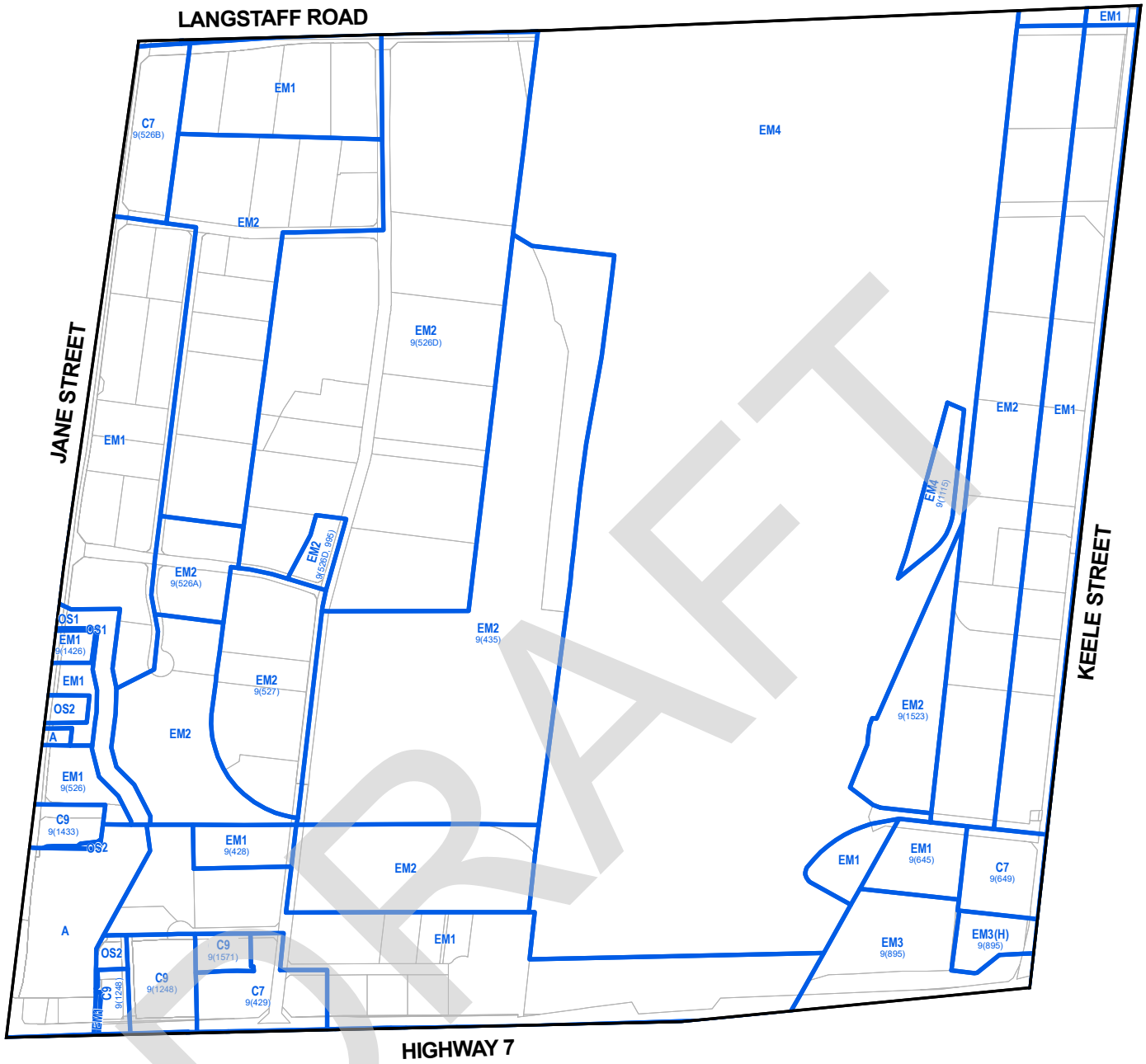
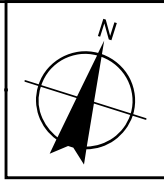
**This Is Schedule '1'**  
**To By-Law 223-2024**  
**Passed the 17th Day of December, 2024**

**File:** Z.24.037  
**Related Files:** OP.10.002, Z.23.001, DA.23.003  
**Location:** Part of Lot 6, Concession 4  
**Applicant:** Hollywood Princess Banquet  
and Convention Centre Ltd.  
**City of Vaughan**

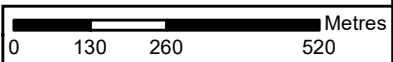
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**Key Map 4B**  
**By-Law No. 1-88**



This is Schedule '2' To  
 By-Law 223-2024  
 Passed the 17th Day of December, 2024

**File:** Z.24.037  
**Related Files:** OP.10.002, Z.23.001, DA.23.003  
**Location:** Part of Lot 6, Concession 4  
**Applicant:** Hollywood Princess Banquet  
 and Convention Centre Ltd.  
**City of Vaughan**

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

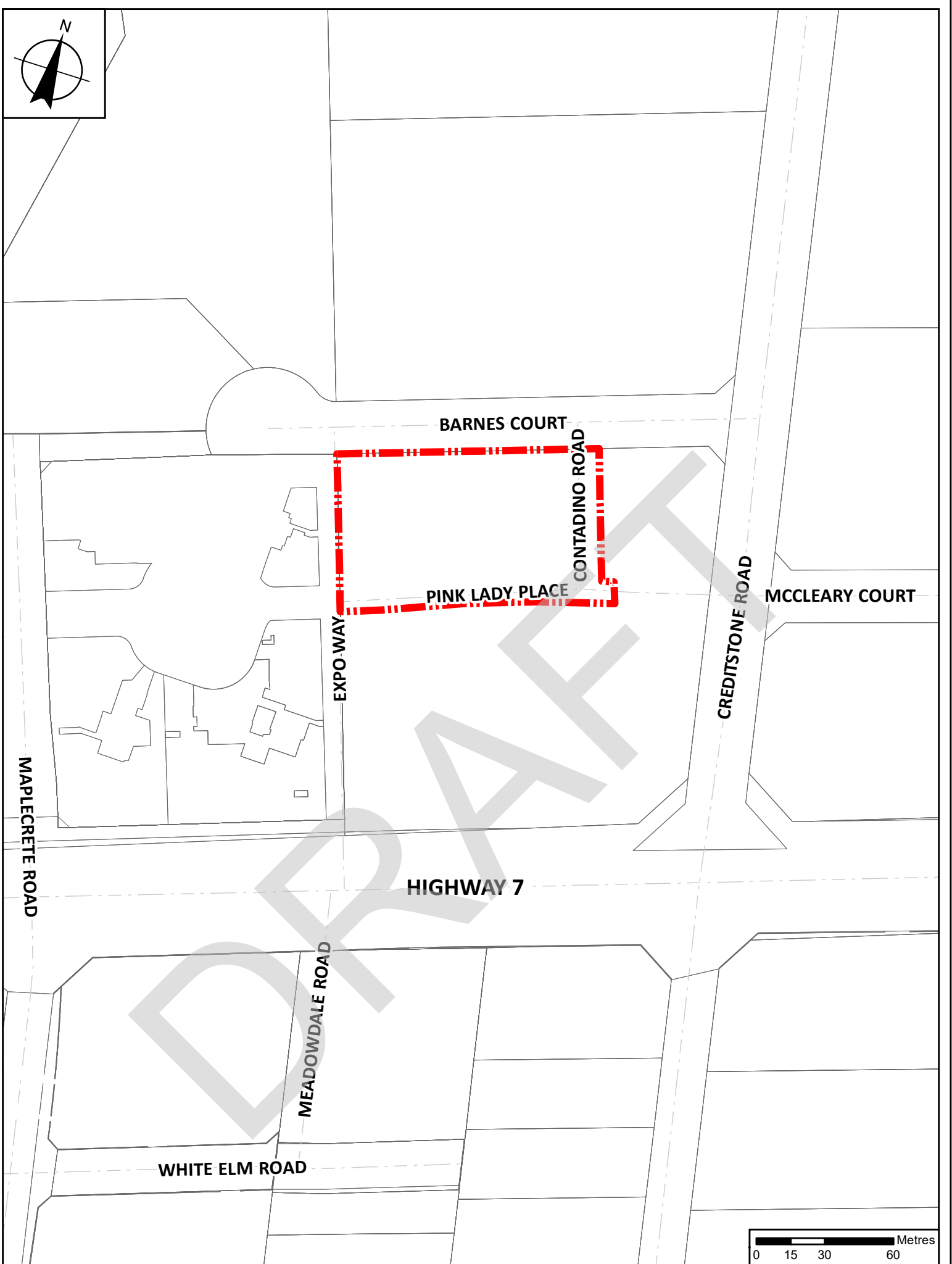
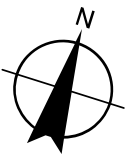
## **SUMMARY TO BY-LAW 223-2024**

The lands subject to this By-law are located south of Barnes Court in the vicinity of Highway 7 and Creditstone Road (within the Vaughan Metropolitan Centre), being Part of Lot 6 Concession 4, Part 4 of Plan 65R-8935, and municipally addressed as 35 & 45 Barnes Court, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned “C9(H) Corporate Centre Zone, subject to Exception 9(1571)”, to facilitate the development of two (2), 38-storey high-rise residential buildings.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 164-2023, until such time that servicing capacity allocation for the subject lands is available. The Development Engineering Department has confirmed that allocation for the subject lands is available and therefore, the Holding Symbol “(H)” can be removed.

DRAFT



## Location Map To By-Law 223-2024

**File:** Z.24.037

**Related Files:** OP.10.002, Z.23.001, DA.23.003

**Location:** Part of Lot 6 Concession 4

**Applicant:** Hollywood Princess Banquet  
and Convention Centre Ltd.

**City of Vaughan**



Subject Lands