

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 243-2024

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

WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

AND WHEREAS subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform;

AND WHEREAS subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

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 with site-specific Exception 1110, to EMU Employment Commercial Mixed-Use Zone, EM1 Prestige Employment Zone, EP Environmental Protection Zone and OS1 Public Open Space Zone, in the manner shown on the said Schedule "1".
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1192 as follows:

Exception Number 14.1192	Municipal Address: 11421, 11455 Weston Road Legal Description: Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, 8, 65R-39552, Part 1, 65R-39806
Applicable Parent Zone: EMU, EM1, EP	
Schedule A Reference: 223, 243, 244	
By-law 243-2024	

14.1192.1 Permitted Uses

The following additional uses shall be permitted on the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1766:

- a. Car Wash except along Kirby Road frontage
- b. Drive-Through
- c. Fueling Station except along Kirby Road frontage
- d. Garden Centre accessory to a Supermarket
- e. Motor Vehicle Sales that do not include the outdoor display or storage of motor vehicles
- f. Research and Development
- g. Shopping Centre with individual retail units not exceeding a maximum gross floor area of 2,800 m²
- h. The maximum permitted gross floor area of a unit along the Kirby Road frontage shall be 929 m²
- i. Note 2 to Table 8-2 shall not apply

The following additional uses shall be permitted on the lands zoned EM1 Prestige Employment Zone, as shown on Figure E-1766:

- j. Banquet Hall in a single unit building
- k. Commercial Storage
- l. Contractor's Establishment excluding Outdoor Storage
- m. Health and Fitness Centre
- n. Motor Vehicle Body Repair
- o. Motor Vehicle Rental excluding outdoor display or storage
- p. Motor Vehicle Repair
- q. Motor Vehicle Sales excluding the outdoor display or storage of motor vehicles, mechanical repairs and/or autobody repair
- r. Place of Assembly
- s. Place of Entertainment excluding theatre or concert hall
- t. One (1) Restaurant, Take-out having a maximum floor area of 185 m²

u. Service or Repair Shop

The following uses shall be permitted on the lands zoned EP Environmental Protection Zone, as shown on Figure E-1766:

v. Erosion and Flood Control Infrastructure

14.1192.2 Lot and Building Requirements

1. The following lot and building requirements shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone as shown on Figure E-1766:

- a. The minimum front yard shall be 5.0 m.
- b. The minimum exterior side yard shall be 3.0 m.
- c. The minimum ground floor height shall be 4.5 m.
- d. The required build-to zone shall be 3.5 m to 10.0 m.
- e. The minimum landscape strip abutting a street line shall be 3.5 m.
- f. Note 7 to Table 8-3 shall not apply to a surface parking area proposed within an exterior side yard.

2. The following lot and building requirements shall apply to the lands zoned EM1 Prestige Employment Zone as shown on Figure E-1766:

- a. The minimum front yard shall be 3.5 m.
- b. The minimum exterior side yard shall be 3.0 m.
- c. The minimum rear yard shall be 3.0 m.

14.1192.3 Other Provisions

1. For the purposes of this exception, the following definition shall apply:

Erosion and Flood Control Infrastructure means a stormwater management facility outfall channel.

14.1192.4 Figures

E-1766

c) Removing the Subject Lands on Schedule "1" from Exception 14.1110.

d) Adding Schedule "E-1766" attached hereto as Schedule "1".

e) Deleting Schedule A, Maps 223, 243, and 244 and substituting therefore the Schedule A, Maps 223, 243, and 244 attached hereto as Schedule "2",

Schedule “3”, and Schedule “4”.

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

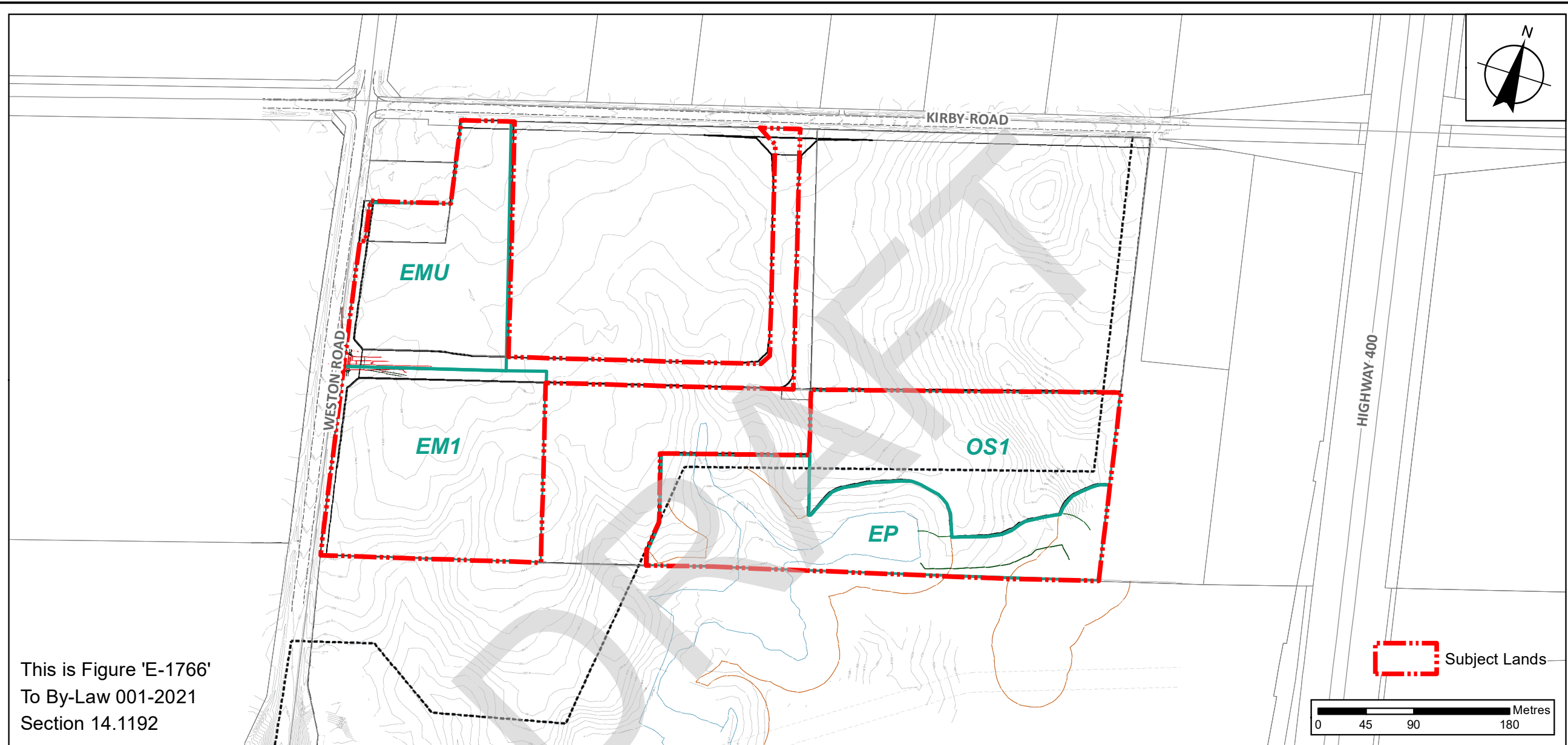
Voted in favour by City of Vaughan Council this 17th day of December, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 1 of Report No. 41 of the Committee of the Whole.
Report adopted by Vaughan City Council on December 17, 2024.
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



File: OP.22.020, Z.22.041

Related Files: 19T-22V015

Location: 11421 and 11455 Weston Road, Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, 8,
65R-39552, Part 1, 65R-39806

Applicant: Western Point Builders Inc.
City of Vaughan

This is Schedule '1'
To By-Law 243-2024
Passed the 17th Day of December, 2024

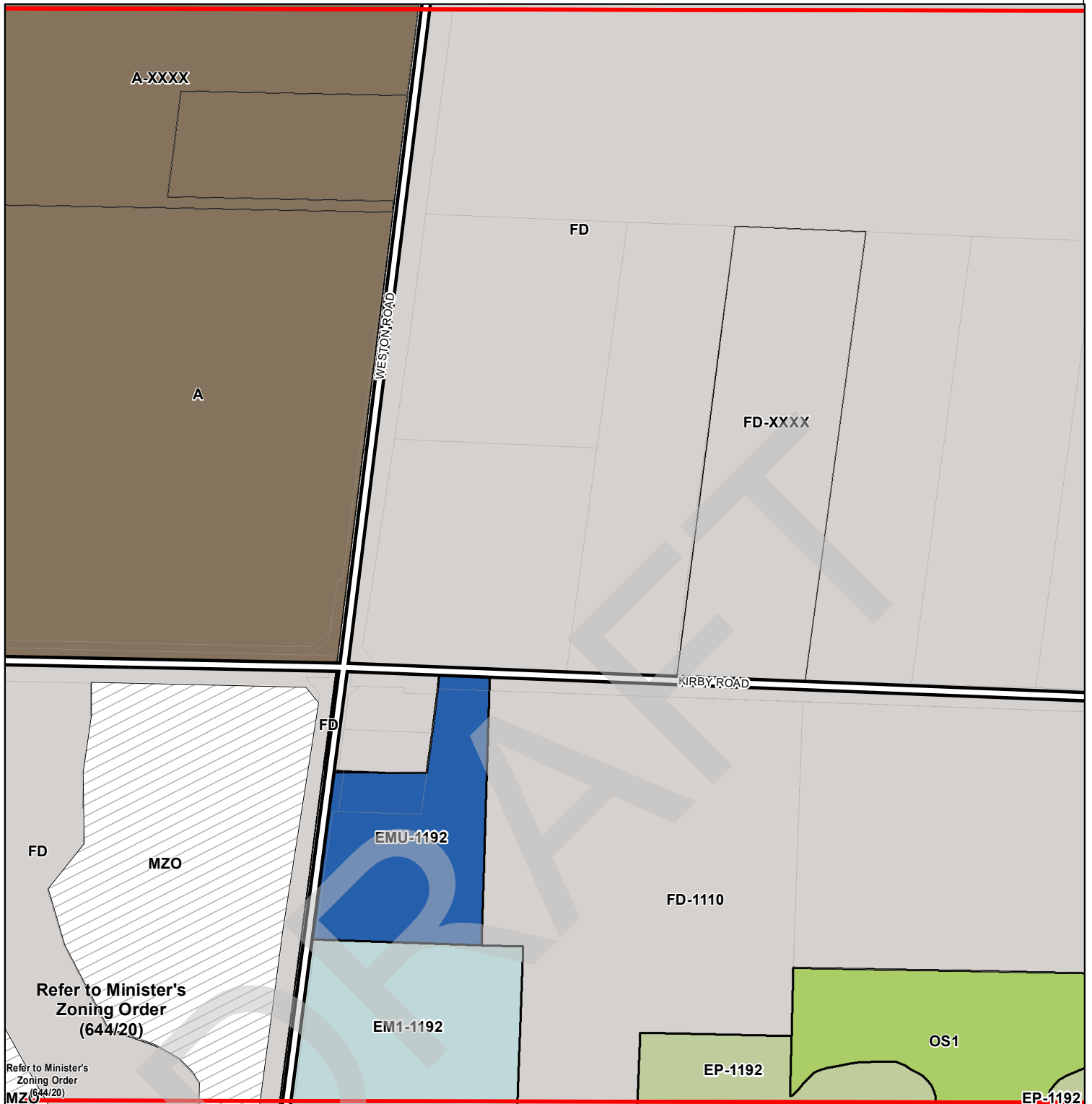
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 243



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)
- 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)

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 Commercial Mixed-Use Zone)
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- EM97 (Employment Commercial Mixed-Use Zone)
- 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)

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

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NOVEMBER 2024

281	282	283	284	285
261	262	263	264	265
241	242	243	244	245
221	222	223	224	225
201	202	203	204	205

**THIS IS SCHEDULE '2'
TO BY-LAW 243-2024
PASSED THE 17TH DAY OF DECEMBER, 2024**

File: OP.22.020, Z.22.041
Related Files: 19T-22V015
Location: 11421 and 11455 Weston Road Part of Lot 30,
 Concession 5, Pts 1,2,5,7,8, 65R-39552, Pt 1, 65R-39806
Applicant: Western Point Builders Inc.
City of Vaughan

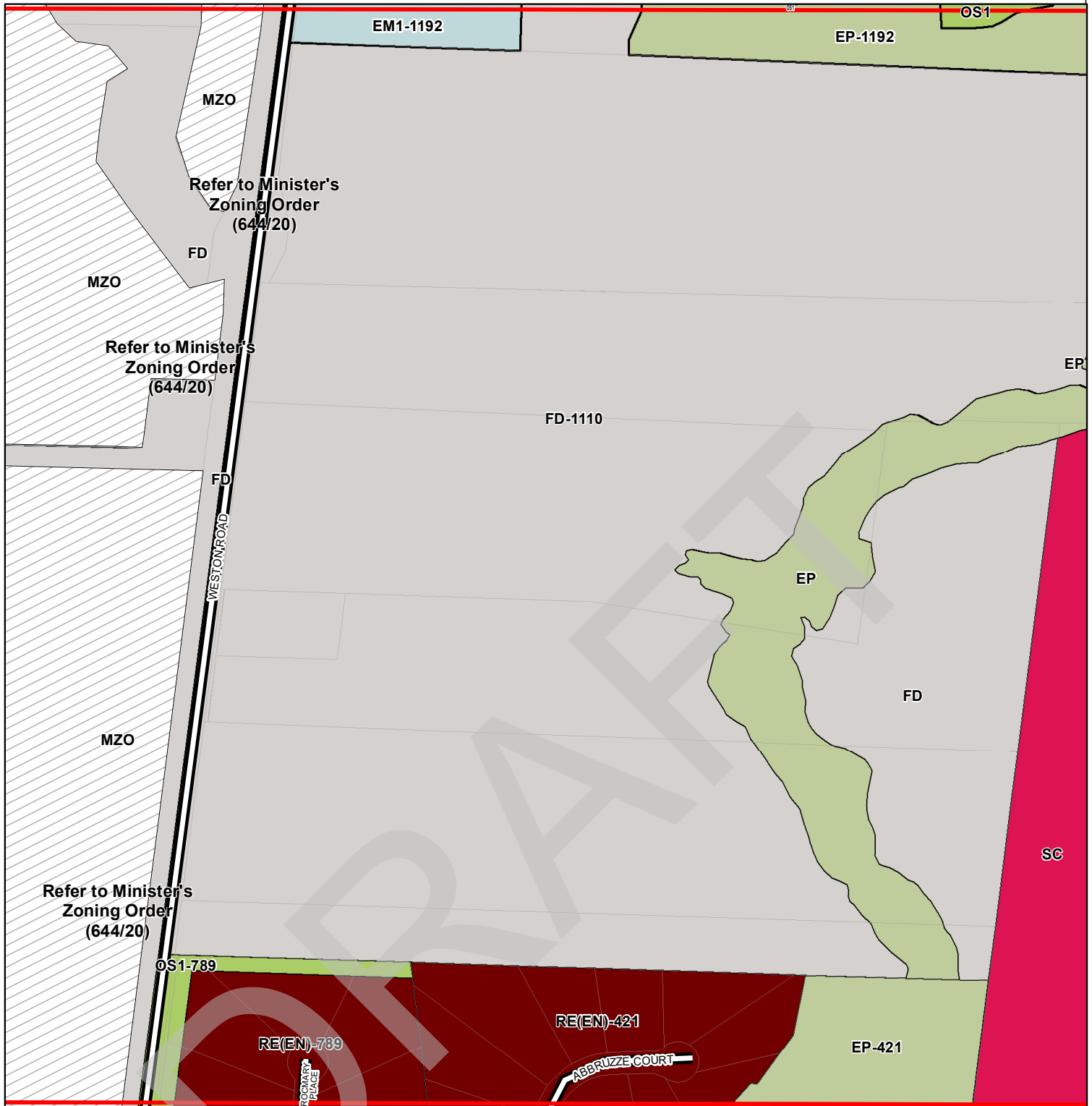
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 223



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
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Vaughan Metropolitan Centre Zones

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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)
- 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)

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

VAUGHAN

261	262	263	264	265
241	242	243	244	245
221	222	223	224	225
201	202	203	204	205
181	182	183	184	185

1:5,000
November 2024

THIS IS SCHEDULE '3'
TO BY-LAW 243-2024

PASSED THE 17TH DAY OF DECEMBER, 2024

File: OP.22.020, Z.22.041

Related Files: 19T-22V015

Location: 11421 and 11455 Weston Road Part of Lot 30,
Concession 5, Pts 1,2,5,7,8, 65R-39552, Pt 1, 65R-39806

Applicant: Western Point Builders Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 244



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)
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- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
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- 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 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

282	283	284	285	286
262	263	264	265	266
242	243	244	245	246
222	223	224	225	226
202	203	204	205	206

November 2024

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THIS IS SCHEDULE '4' TO BY-LAW 243-2024

PASSED THE 17TH DAY OF DECEMBER, 2024

File: OP.22.020, Z.22.041

Related Files: 19T-22V015

Location: 11421 and 11455 Weston Road Part of Lot 30,
Concession 5, Pts 1,2,5,7,8, 65R-39552, Pt 1, 65R-39806

Applicant: Western Point Builders Inc.

City of Vaughan

SIGNING OFFICERS

_____ MAYOR

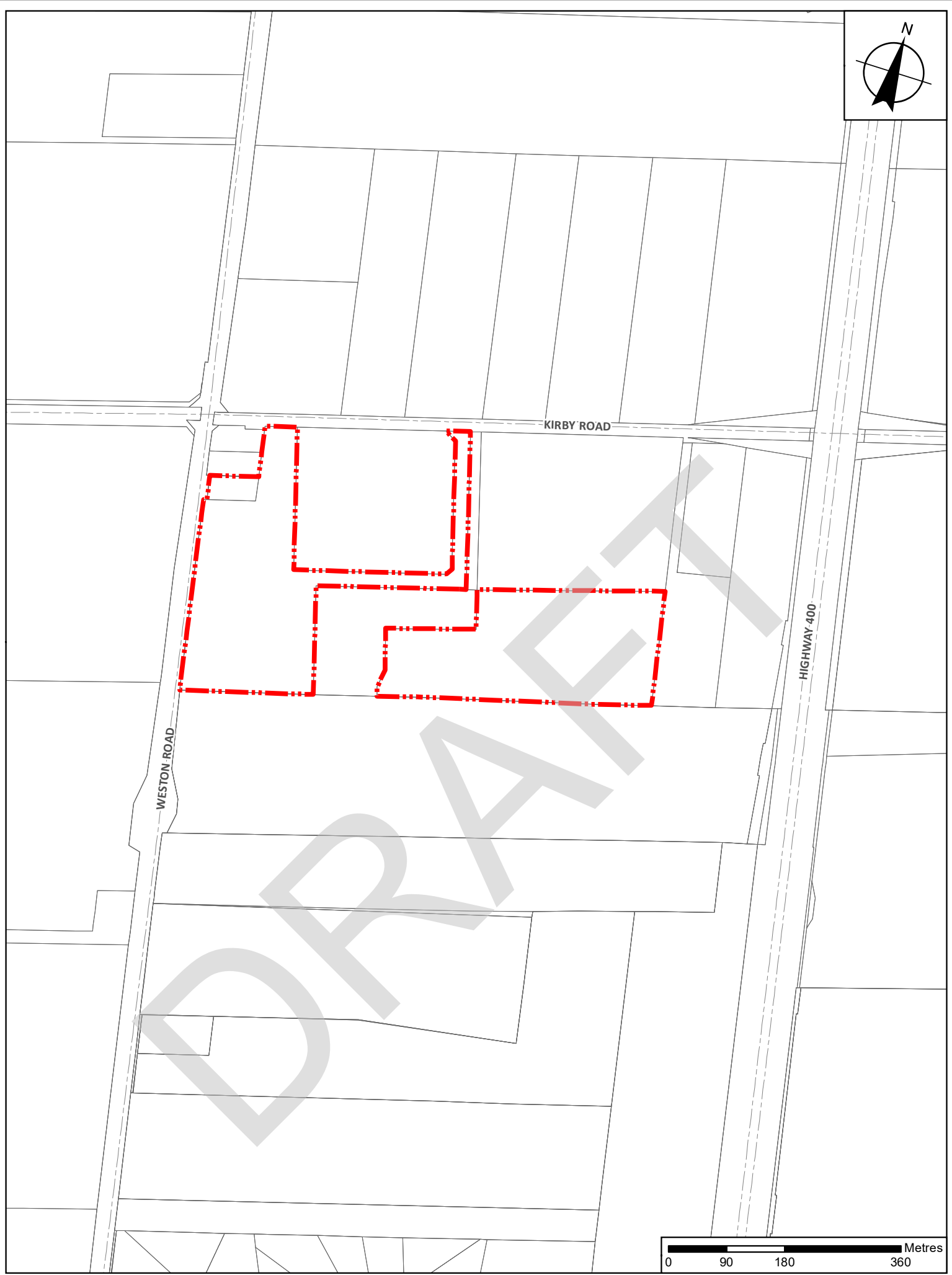
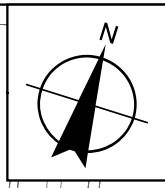
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SUMMARY TO BY-LAW 243-2024

The lands subject to this By-law are located east of Weston Road and south of Kirby Road, known municipally as 11421 and 11455 Weston Road, in Part of Lot 30, Concession 5, City of Vaughan.

The purpose of this by-law is to amend the City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from FD Future Development Zone with site-specific Exception 1110, to EMU Employment Commercial Mixed-Use Zone, EM1 Prestige Employment Zone, EP Environmental Protection Zone and OS1 Public Open Space Zone and to add site-specific exceptions to facilitate the proposed Subdivision Plan development.

DRAFT



Location Map To By-Law 243-2024

File: OP.22.020, Z.22.041

Related Files: 19T-22V015

Location: 11421 and 11455 Weston Road,
Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, 8,
65R-39552, Part 1, 65R-39806

Applicant: Western Point Builders Inc.

City of Vaughan



Subject Lands