

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 014-2025

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 EM2 General Employment Zone to EM2 General Employment Zone with the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1199, as follows:

Exception Number 14.1199	Municipal Address: 523 Bowes Road
Applicable Parent Zone: EM2	
Schedule A Reference: 74, 75	
By-law 014-2025	
14.1199.1 Permitted Uses	
<div><div>1. The following provisions shall apply to the lands <u>zoned</u> EM2 General Employment Zone with the Holding Symbol “(H)”, as shown on Figure “E-1771”:</div><div><div>a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be used in accordance with the <u>uses</u> permitted on Table 11-2 within the EM2 General Employment Zone; and</div><div>b. The Holding Symbol “(H)” shall not be removed until such time as:<div><div>i. The Owner submits a copy of the approved Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks for the <u>waste transfer and processing station</u> to the satisfaction of the City.</div></div></div></div><div><div>2. The following additional <u>uses</u> shall be permitted on the lands <u>zoned</u> EM2 General Employment Zone, as shown on Figure “E-1771”:</div><div><div>a. <u>Waste transfer and processing station</u>; and</div><div>b. Notwithstanding Section 5.13, <u>outside storage</u> used for the <u>waste transfer and processing station</u> is also permitted within the area identified as “Designated Outside Storage Area” as shown on Figure “E-1771”. <u>Outside storage</u> within the designated outside storage area is restricted to temporary storage bin staging for off/onloading and is not required to be screened and/or limited to 3 m in height.</div></div></div></div>	
14.1199.2 Lot and Building Requirements	
<div><div>1. The following provisions shall apply to the lands zoned EM2 General Employment Zone, as shown on Figure “E-1771”:</div><div><div>a. The minimum <u>rear yard</u> shall be 2.9 m;</div><div>b. The required <u>landscape</u> strip abutting a <u>street line</u> shall be 0 m; and</div><div>c. The minimum <u>landscaped</u> open space shall be 4.2%.</div></div></div>	
14.1199.3 Other Provisions	
<div><div>1. The following definitions shall apply to the lands zoned EM2 General Employment Zone, as shown on Figure “E-1771”:</div><div><div>a) <u>Waste transfer and processing station</u>: Means <u>premises</u> used for the purpose of receiving, processing and transferring off-site solid non-hazardous waste to vehicles for transport to another location but does not include putrescible, hazardous, liquid and sewage wastes or combustible gas cylinders.</div></div></div>	

14.1199.4 Figures
Figure E-1771

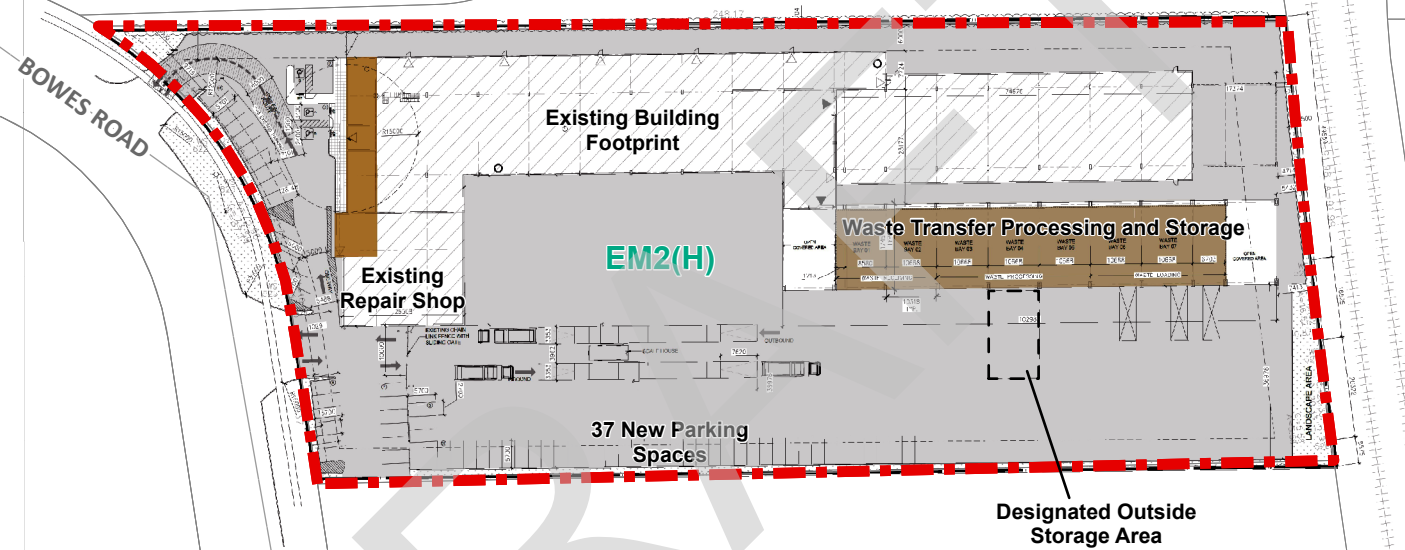
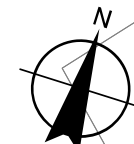
- b) Adding a new Figure E-1771 in Subsection 14.1199 attached hereto as Schedule “1”.
 - c) Deleting Maps 74 and 75 in Schedule A and substituting therefore Maps 74 and 75 attached hereto as Schedule “2” and Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28th day of January, 2025.


Steven Del Duca, Mayor

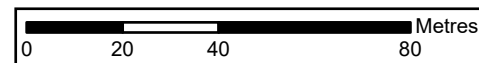
Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 44 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 January 28, 2025.
Approved by Mayoral Decision MDC 001-2025 dated January 28, 2025.
Effective Date of By-Law: January 28, 2025



This is Figure 'E-1771'
To By-Law 001-2021
Section 14.1199

 Subject Lands



File: Z.24.022
Location: Part of Lot 9, Concession 3
523 Bowes Road
Applicant: 523 Valley Inc.
City of Vaughan

This is Schedule '1'
To By-Law 014-2025
Passed the 28th Day of January, 2025

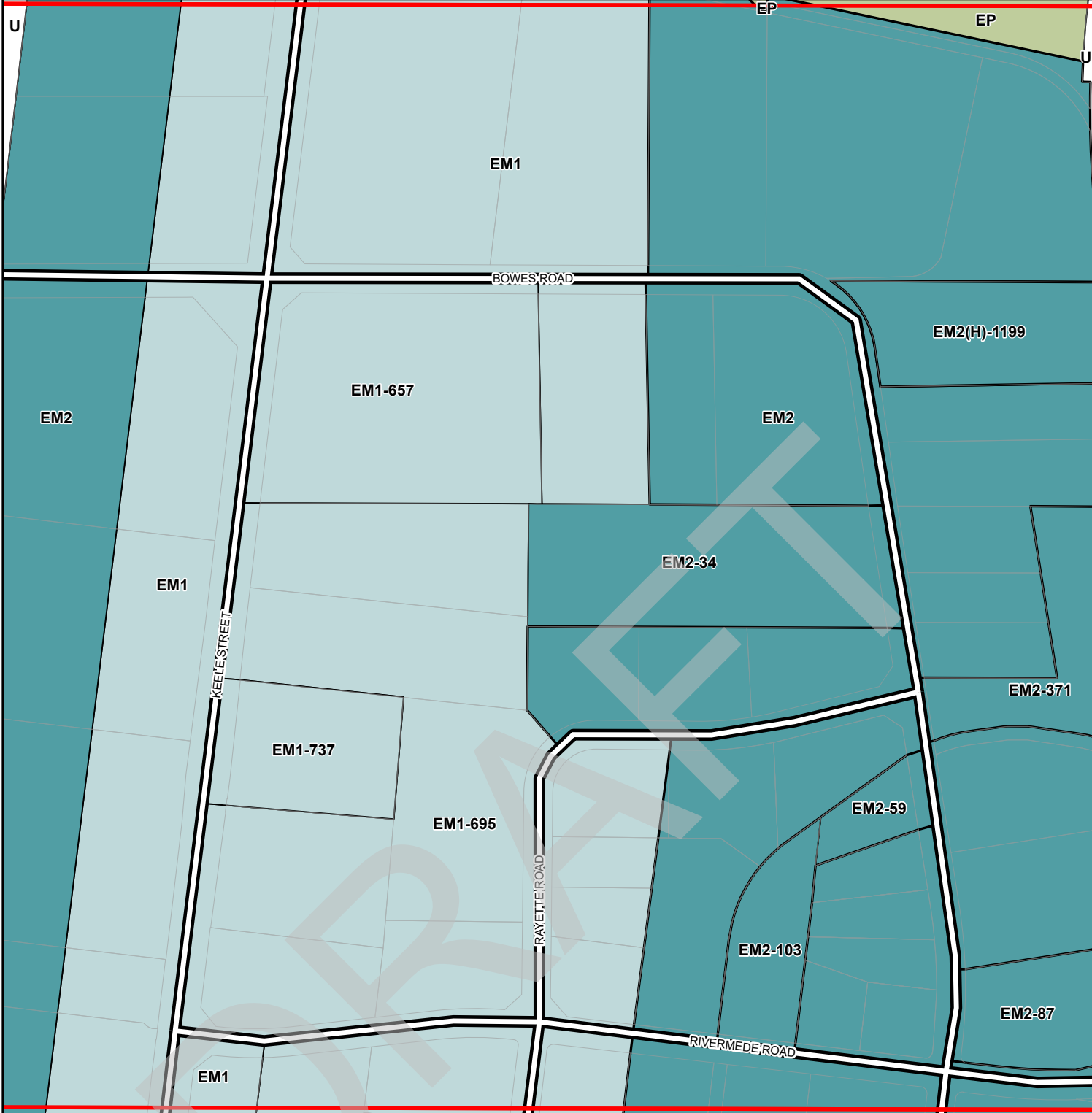
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 74



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

Scale

1:5,000

Legend

110 111 112 113 114

92 93 94 95 96

72 73 74 75 76

52 53 54 55 56

32 33 34 35 36

January 2025

This is Schedule '2'
To By-Law 014-2025
Passed the 28th Day of January, 2025

File: Z.24.022
Location: Part of Lot 9, Concession 3,
523 Bowes Road
Applicant: 523 Valley Inc.
City of Vaughan

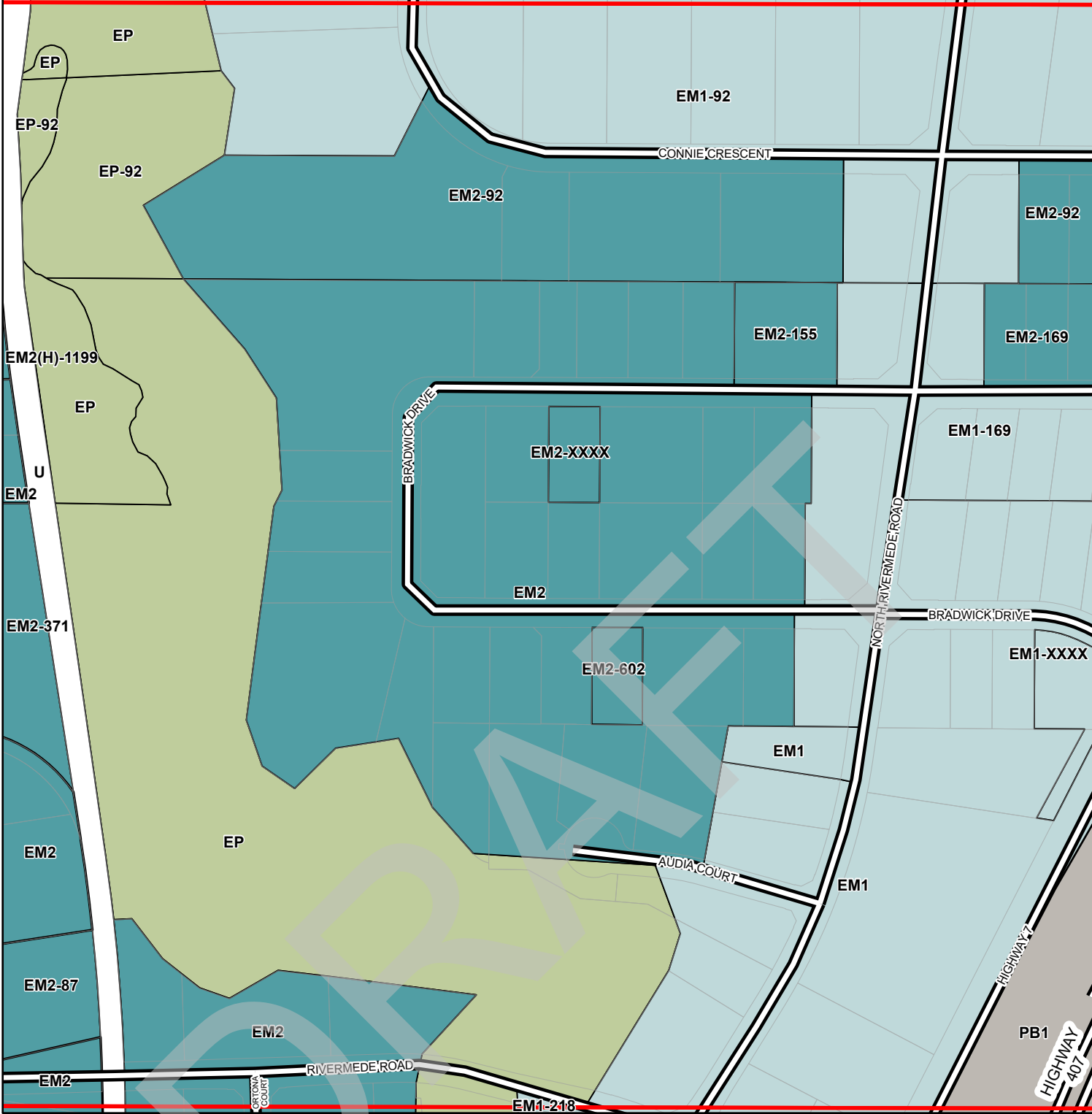
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 75



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)
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Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
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- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
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Employment Zones

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

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

Legend

- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
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Scale

1:5,000

Vaughan

111	112	113	114	115
93	94	95	96	97
73	74	75	76	77
53	54	55	56	57
33	34	35	36	37

January 2025

This is Schedule '3'
To By-Law 014-2025
Passed the 28th Day of January, 2025

File: Z.24.022
Location: Part of Lot 9, Concession 3,
523 Bowes Road
Applicant: 523 Valley Inc.
City of Vaughan

Signing Officers

Mayor

Clerk

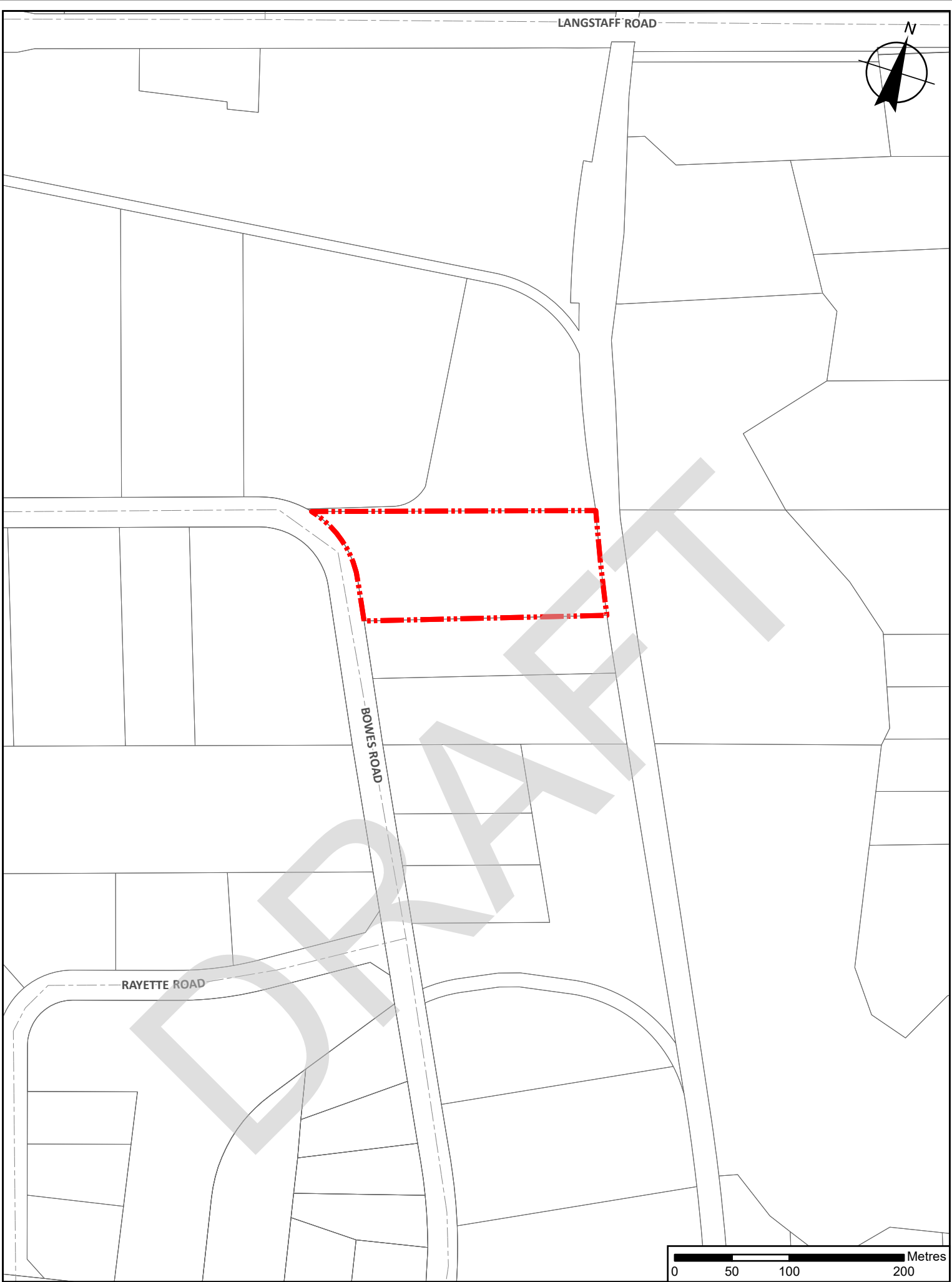
SUMMARY TO BY-LAW 014-2025

The lands subject to this By-law are located south of Langstaff Road and east of Keele Street, being municipally known as 523 Bowes Road, identified as Part of Lot 9, Concession 3, 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 add a site-specific Exception to the Subject Lands a permit a waste transfer and processing station use.


On December 17, 2024, Vaughan Council ratified the December 10, 2024, recommendation of the Committee of the Whole (2), to approve Zoning By-law Amendment File Z.24.022 (523 Valley Inc.) as follows (in part):

- “1. THAT Zoning By-law Amendment File Z.24.022 (523 Valley Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 in Attachment 3 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
 - a. The Owner shall submit a copy of the approved Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks for the waste transfer facility to the satisfaction of the City.”



**Location Map
To By-Law 014-2025**

File: Z.24.022
Location: Part of Lot 9, Concession 3,
523 Bowes Road
Applicant: 523 Valley Inc.
City of Vaughan

 Subject Lands