

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 059-2025

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

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 14.1050.1.3 in Exception 14.1050 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1552A in Exception 14.1050 and replacing it with Figure E-1552A attached hereto as Schedule “1”.
 - c) Deleting Figure E-1552 in Exception 14.1050 and replacing it with Figure E-1552 attached hereto as Schedule “2”.
 - d) Deleting Map 83 in Schedule A and substituting therefor Map 83 attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule “3” attached hereto, and effectively zoning the Subject Lands “EM1 Prestige Employment Zone”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

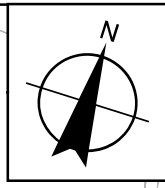
Voted in favour by City of Vaughan Council this 25th day of February, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 2 of Report No. 12 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 22, 2024.
City Council voted in favour of this by-law on February 25, 2025.
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.
Effective Date of By-Law: February 25, 2025



HIGHWAY 427

Existing Warehouse

EM1

Proposed Phase 1 Depot Annex

Proposed Truck Parking Area

EM1

Proposed Phase 2 Depot Annex

LINE DRIVE

HIGHWAY 27

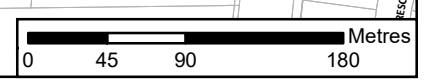
LANGSTAFF ROAD

INNOVATION DRIVE

This is Schedule 'E-1552A'
To By-Law 001-2021
Section 14.1050



Subject Lands



This is Schedule '1'
To By-Law 059-2025
Passed the 25th Day of February, 2025

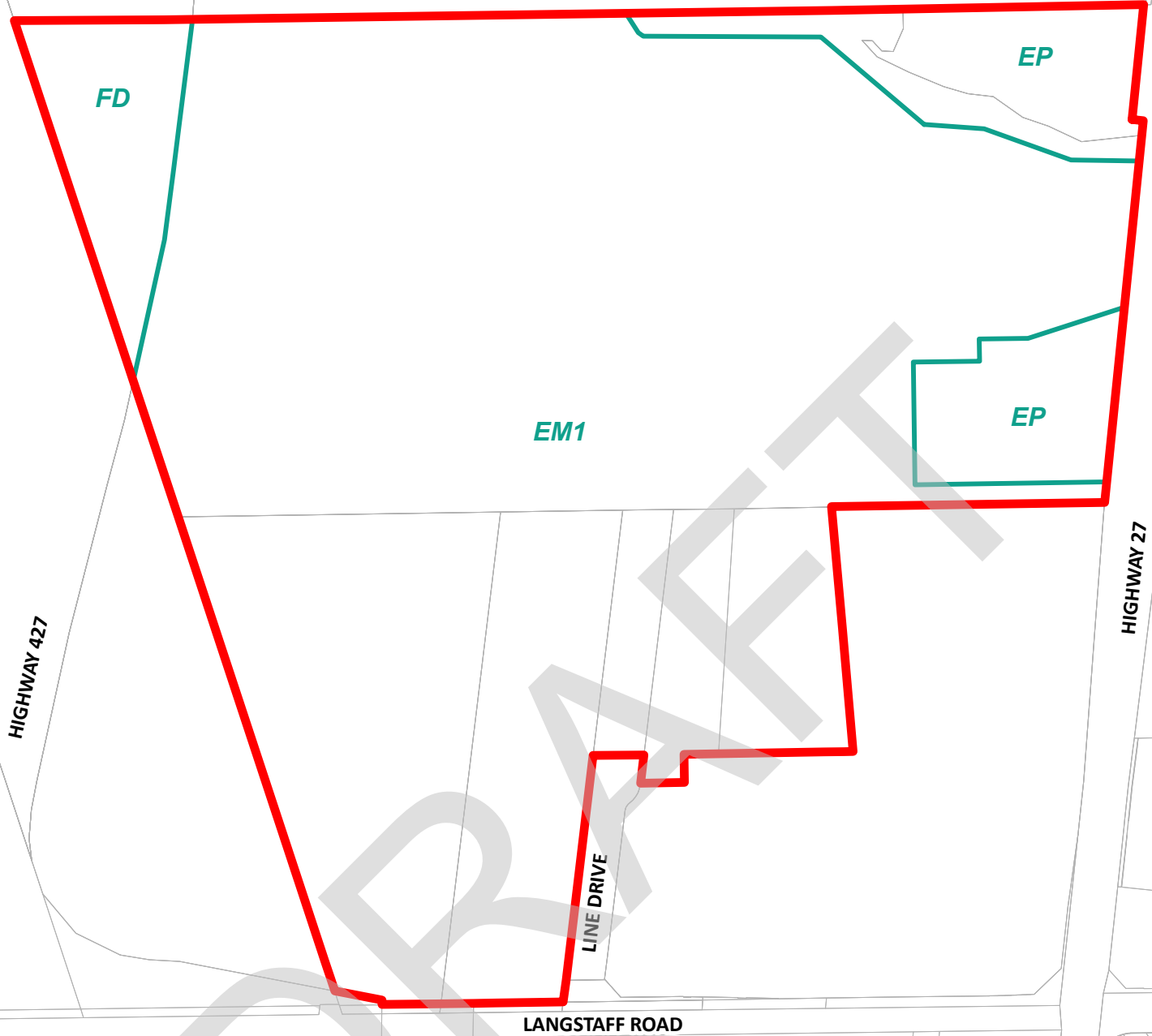
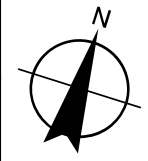
File: Z.25.006
Related Files: Z.23.011 and DA.23.031
Location: Part of Lots 11 and 12, Concession 9
Applicant: Costco Wholesale Corporation
City of Vaughan

Signing Officers


Mayor

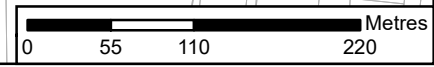
Clerk

JOHN LAW



This is Schedule 'E-1552'
To By-Law 001-2021
Section 14.1050

 Subject Lands



This is Schedule '2'
To By-Law 059-2025
Passed the 25th Day of February, 2025

File: Z.25.006
Related Files: Z.23.011 and DA.23.031
Location: Part of Lots 11 and 12, Concession 9
Applicant: Costco Wholesale Corporation
City of Vaughan

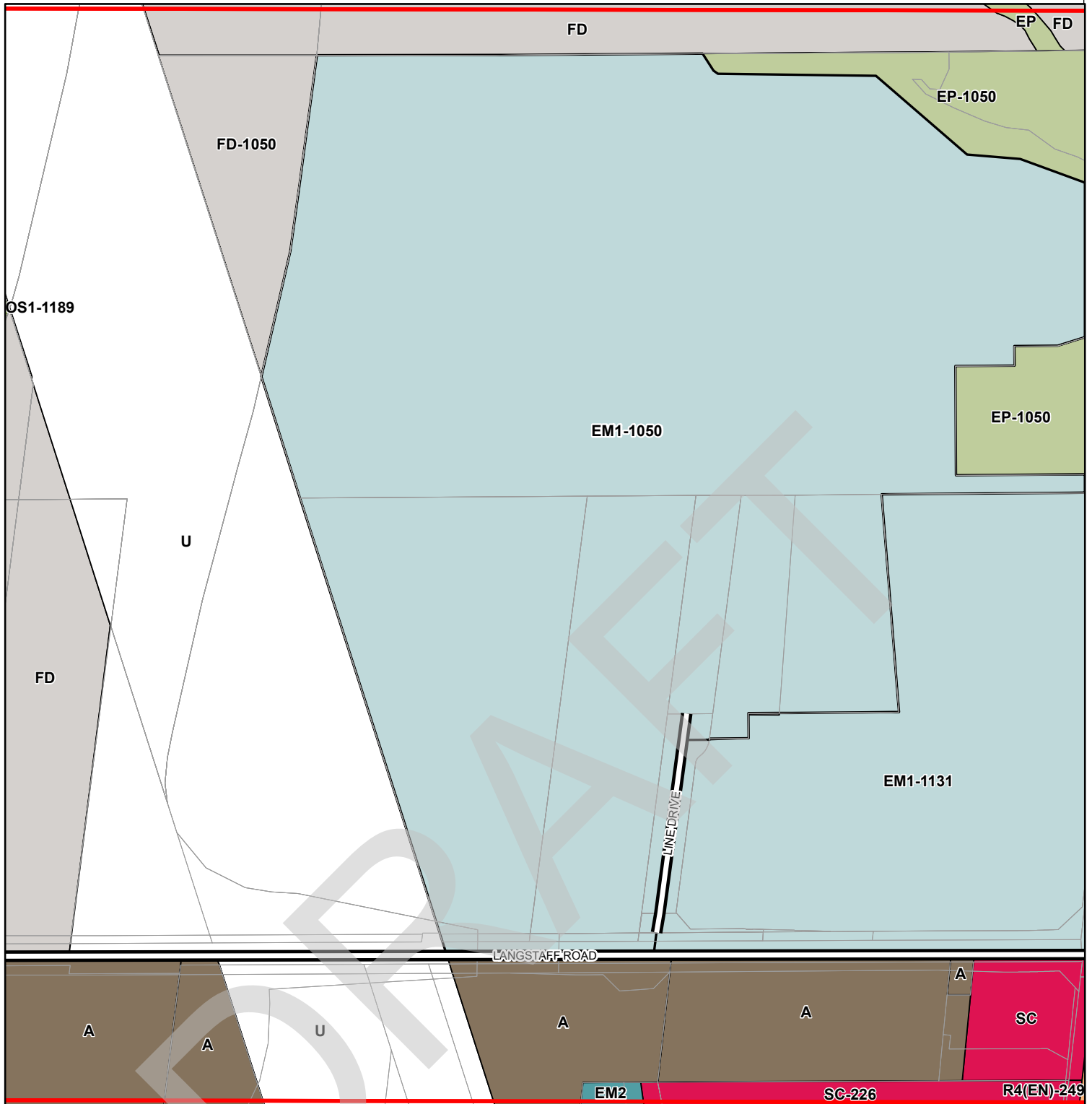
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 83



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)

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

1:5,000

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
February, 2025				

This is Schedule '3'
To By-Law 059-2025
Passed the 25th Day of February, 2025

File: Z.25.006

Related Files: Z.23.011 and DA.23.031

Location: Part of Lots 11 and 12, Concession 9

Applicant: Costco Wholesale Corporation

City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk

SUMMARY TO BY-LAW 059-2025

The lands subject to this By-law are located on the north side of Langstaff Road, and west side of Highway 27 known municipally as 50, 55, 99, 100 and 111 Line Drive, and legally described as follows:

- i) 03318-0430 (LT): Part Lot 12, Concession 9 Vaughan, designated as Parts 1, 4 & 5 on Reference Plan 65R-36070 and designated as Part 1 on Reference Plan 65R36786, City of Vaughan, Regional Municipality of York.
- ii) 03318-0268 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 1 on Reference Plan 65R-37046, City of Vaughan, Regional Municipality of York.
- iii) 03318-0266 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Parts 2 & 3 on Reference Plan 65R-37046, City of Vaughan, Regional Municipality of York.
- iv) 03318-0265 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 6 on Reference Plan 65R-35805, City of Vaughan, Regional Municipality of York.
- v) 03318-0192 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 1 on Reference Plan 64R-8325, and as in VA75459 Except on Parts 1-4 on Reference Plan 64R-8471, and designated as Part 10 on Reference Plan 65R27884 and Except Part 7 on Reference Plan 65R-34878, City of Vaughan, Regional Municipality of York.
- vi) 03318-0164: Part East ½ of Lot 11, Concession 9 Vaughan, as in R394449, Save and Except Part 9 on Reference Plan 65R-27884, City of Vaughan, Regional Municipality of York.

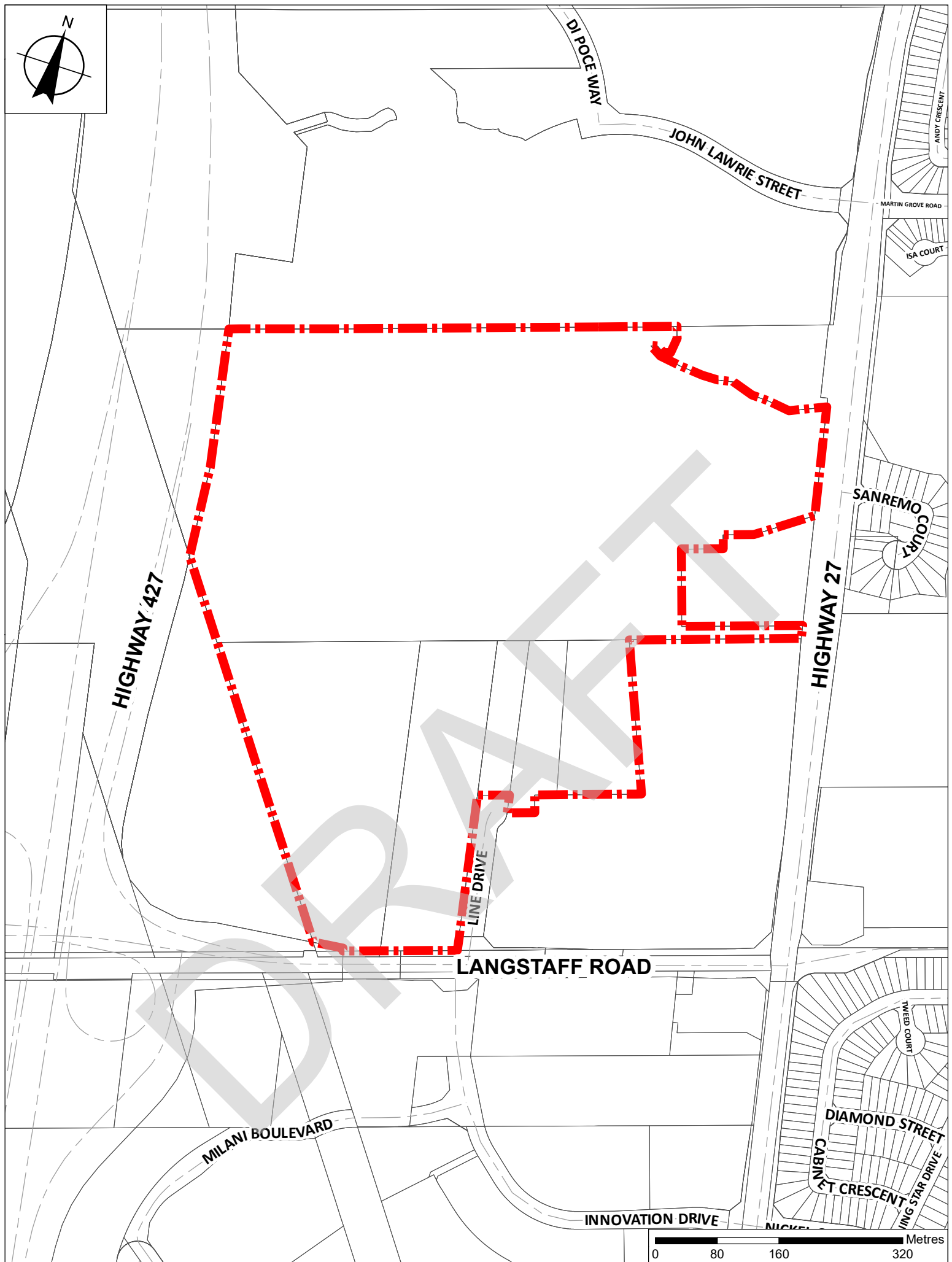
The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the Holding Symbol “(H)” from part of the subject lands, which are zoned “EM1 Prestige Employment Zone”, to facilitate the development of an expansion to the existing Costco warehouse facility being an additional 48,621.9 m² in gross floor area.

Part of the subject lands were originally zoned with the Holding Symbol “(H)” by By-law 068-2024, until such time that the Owner completed a Remedial Action Plan and submit a Ministry of the Environment, Conservation, and Parks Record of Site Condition, and the Owner submit a letter from the Block Trustee for Block 59 West Developers’ Group Agreement indicating that the Owner has fulfilled municipal easement requirements.

On February 10, 2025, the Development Engineering Department confirmed that the conditions have been satisfied through the submission of a Risk Evaluation and Reliance Letters, the execution of the amending Block 59 West Spine Servicing Agreement, and

the registration of the required municipal easements, therefore the Holding Symbol “(H)” can be removed.

DRAFT



Location Map To By-Law 059-2025

File: Z.25.006

Related Files: Z.23.011 and DA.23.031

Location: Part of Lots 11 and 12, Concession 9

Applicant: Costco Wholesale Corporation

City of Vaughan



Subject Lands