

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 026-2025**

**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) Deleting Subsection 14.628 in its entirety and replacing it with a new Subsection 14.628 as follows:

Exception Number 628	Municipal Address: 156 Chrislea Road
Applicable Parent Zone: EM1	
Schedule A Reference: 50	
By-law 088-2021, 026-2025	
14.628.1 Permitted Uses	
<p>1. The following additional <u>uses</u> shall be permitted on the “Subject Lands”, as shown on Figure “E-1035”:</p> <ul style="list-style-type: none"> <li>a. Automotive Retail Store;</li> <li>b. <u>Banquet Hall</u>, including a <u>restaurant</u>, provided the <u>restaurant</u> does not exceed 20% of the <u>banquet hall’s gross floor area</u>;</li> <li>c. <u>Business Service</u>;</li> <li>d. Car Brokerage;</li> <li>e. <u>Clinic</u>;</li> <li>f. <u>Financial Institution</u>;</li> <li>g. <u>Personal Service</u>;</li> <li>h. <u>Pet Services Establishment</u>;</li> <li>i. <u>Restaurant</u> with or without an <u>accessory Outdoor Patio</u>, subject to Section 5.12;</li> <li>j. <u>Restaurant, Take-Out</u> with or without an <u>accessory Outdoor Patio</u> subject to Section 5.12;</li> <li>k. <u>Retail</u>;</li> <li>l. Retail Warehouse, subject to a maximum <u>gross floor area</u> of 1,488 m<sup>2</sup>; and</li> <li>m. <u>Shopping Centre</u>.</li> </ul> <p>2. A <u>drive-through</u> shall not be permitted for any permitted <u>use</u>.</p>	
14.628.2 Parking	
<p>1. The minimum parking shall be as follows:</p> <ul style="list-style-type: none"> <li>a. 4.5 <u>parking spaces</u>/100 m<sup>2</sup> of <u>gross floor area</u> for a retail warehouse;</li> <li>b. 3.5 <u>parking spaces</u>/100 m<sup>2</sup> of <u>gross floor area</u> for a <u>retail use</u>; and</li> <li>c. 3.5 <u>parking spaces</u>/100 m<sup>2</sup> of <u>gross floor area</u> for a <u>shopping centre</u>.</li> </ul>	
14.628.3 Other Provisions	

1. The following definitions shall apply to the “Subject Lands”, as shown on Figure “E-1035”:

- a. Automotive Retail Store: Means a building or part of a building primarily engaged in the retail of vehicle parts, accessories, and tools where accessory uses may include service bays for performing specialized automotive related work, but do not include autobody repair work or paint work.
- b. Car Brokerage: Means a building or part of a building used for sales/leasing/rental of passenger vehicles, and shall not include the sale of automotive parts, mechanical repairs, or autobody repairs, or the outdoor display or storage of motor vehicles.
- c. Retail Warehouse: Means a building or part of a building where commodities are stored and sold in an integrated format but does not include a supermarket or flea market.

14.628.4 Figures

Figure E-1035

b) Deleting Figure E-1035 in Subsection 14.628 and replacing it with Figure E-1035 attached hereto as Schedule “1”.

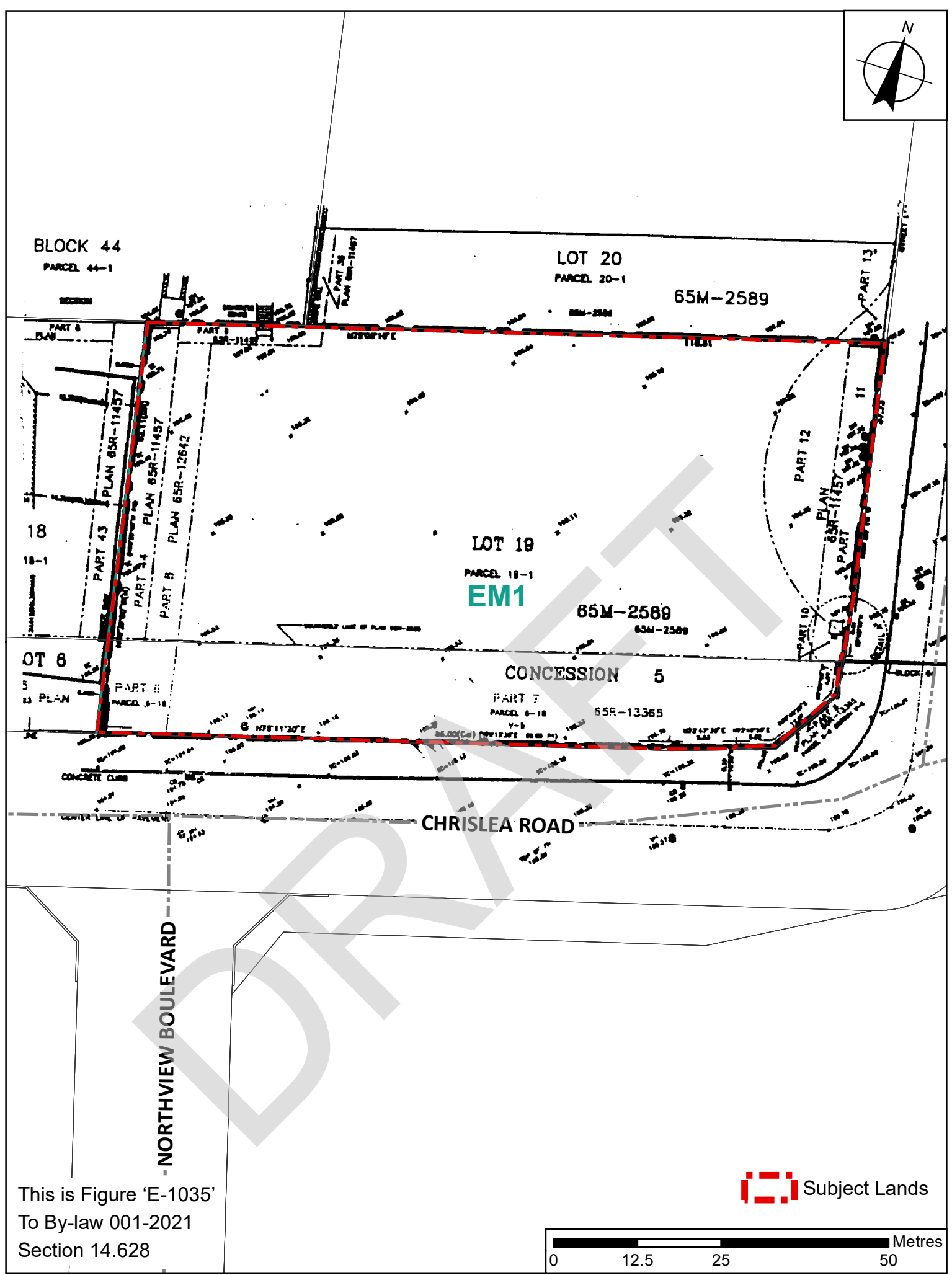
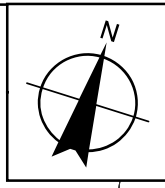
2. Schedule “1” shall be and hereby forms part of this By-law.

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


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Steven Del Duca, Mayor

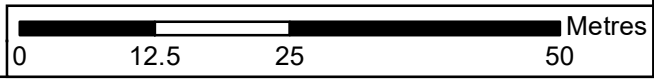
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Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 20, 2021.  
Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 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**



This is Figure 'E-1035'  
 To By-law 001-2021  
 Section 14.628

 Subject Lands



This is Schedule '1'  
 To By-Law 026-2025  
 Passed the 25th Day of February, 2025

**File:** Z.24.018  
**Related Files:** OP.16.011 & Z.16.048  
**Location:** 156 Chrislea Road  
 Part of Lot 7, Concession 5  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

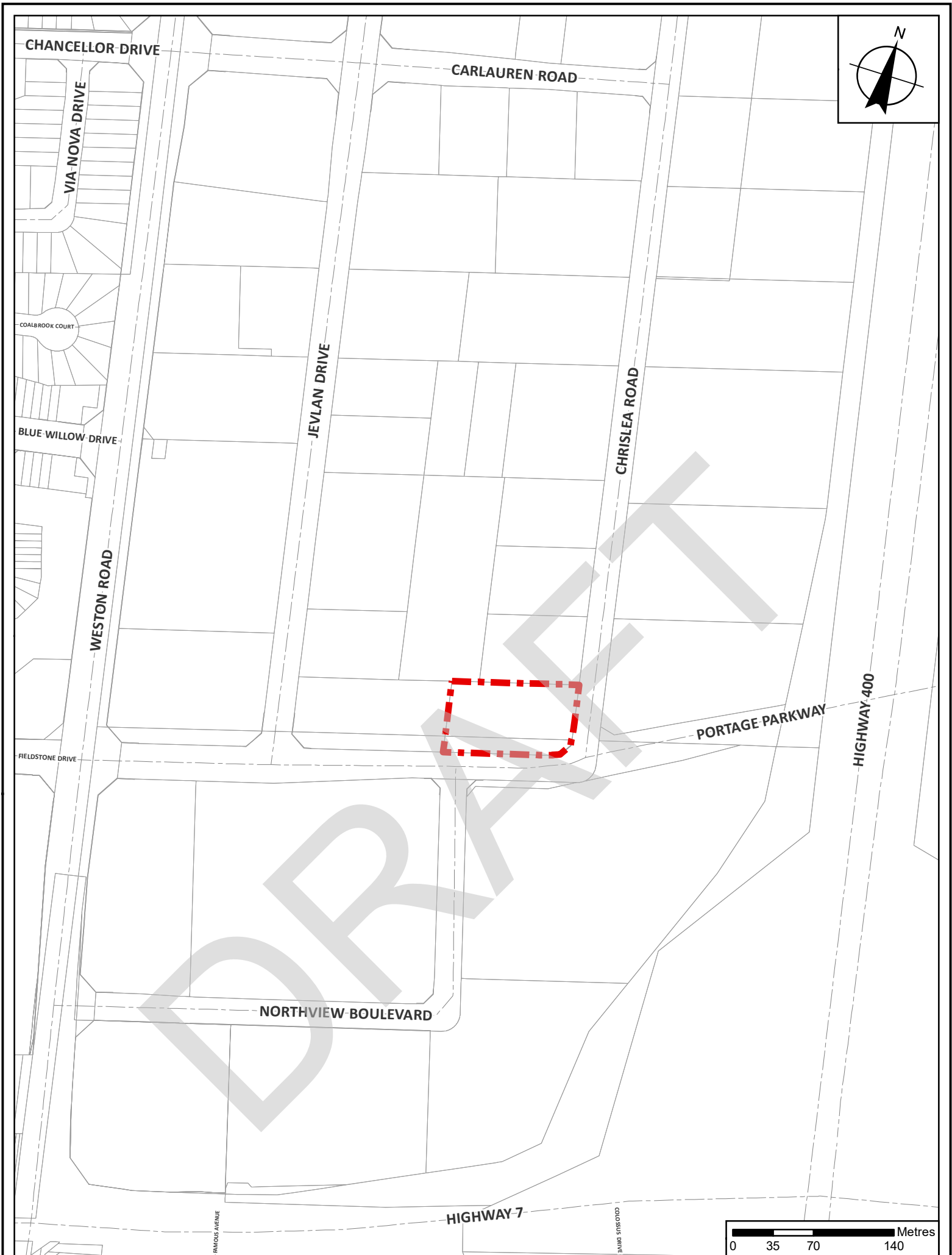
## **SUMMARY TO BY-LAW 026-2025**

The lands subject to this By-law are municipally known as 156 Chrislea 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 carry forward expanded use permissions and development standards from site-specific exception 9(950) in Zoning By-law 1-88, as amended by By-law 088-2021.

The purpose of this By-law is also to make an administrative correction to Zoning By-law 001-2021 by updating the zone symbols from Zoning By-law 1-88 on Figure E-1035 to the applicable zone symbols in Zoning By-law 001-2021. The administrative correction to Zoning By-law 001-2021 is considered to be a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.

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## Location Map To By-Law 026-2025

**File:** Z.24.018


**Related Files:** OP.16.011 & Z.16.048

**Location:** 156 Chrislea Road

Part of Lot 7, Concession 5

**Applicant:** City of Vaughan

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 Subject Lands