

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 091-2025**

**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 “A Agriculture Zone” to “GC(H) General Commercial Zone”, with a 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 14.1198, as follows:

Exception Number 14.1198	Municipal Address: 10951 Highway 50
Applicable Parent Zone: GC	
Schedule A Reference: 192, 212	
By-law 265-2002, 091-2025	
14.1198.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands shown as “Subject Lands” on Figure E-1263:</p> <ul style="list-style-type: none"> <li>a. Lands zoned with the “(H)” Holding Symbol shall be used only for the production of field crops or a <u>use</u> legally existing as of August 26, 2002.</li> <li>b. Removal of the Holding Symbol “(H)” from the “Subject Lands” shall be contingent upon: <ul style="list-style-type: none"> <li>i. One of the following conditions must be met to protect for future municipal road alignments: <ul style="list-style-type: none"> <li>(A) Confirmation from the Region of Peel and City of Brampton that the preferred alternative municipal road alignment(s) are not precluded by development of the lands as currently proposed; or</li> <li>(B) A Memorandum of Agreement is signed by the Regional Municipalities of Peel and York and the Cities of Vaughan and Brampton which provides, inter alia, that development of the lands subject to this Official Plan and Zoning By-law, will not preclude the preferred municipal road alignment(s) – whichever comes first.</li> </ul> </li> <li>ii. Notwithstanding the provisions referred to in (A) and (B) above, if the above matters are not finalized prior to December 1, 2006 the “H” Symbol shall be lifted and development may proceed on the Subject Lands.</li> </ul> </li> </ul> <p>2. Only the following <u>uses</u> shall be permitted on the “Subject Lands”, as shown on Figure E-1263:</p> <ul style="list-style-type: none"> <li>a. One (1) <u>Motor Vehicle Sales</u>;</li> <li>b. One (1) <u>Restaurant, Take-Out</u> or one (1) <u>Restaurant, Take-Out with Drive-Through</u>, however food preparation shall not be permitted; and</li> <li>c. One (1) Truck Refueling Station.</li> </ul>	
14.1198.2 Lot and Building Requirements	
<ul style="list-style-type: none"> <li>1. The maximum <u>height</u> of a <u>motor vehicle sales</u> establishment shall be 1-<u>storey</u>.</li> <li>2. The <u>motor vehicle sales</u> establishment shall have no more than 10 service bays, with a service bay being an identifiable area within the <u>building</u> and used solely for the maintenance, servicing or repairing of vehicles.</li> <li>3. The maximum <u>gross floor area</u> of the <u>office/administration/sales</u> portion of the <u>motor vehicle sales</u> establishment shall be 1,230 m<sup>2</sup>.</li> </ul>	

14.1198.3	Other Provisions
1.	The following definition shall apply to the “Subject Lands”, as shown on Figure E-1263:  a. Truck Refueling Station means <u>premise</u> where fuel is kept for sale and delivery directly to commercial or transport trucks.
14.1198.4	Figures
Figure E-1263	

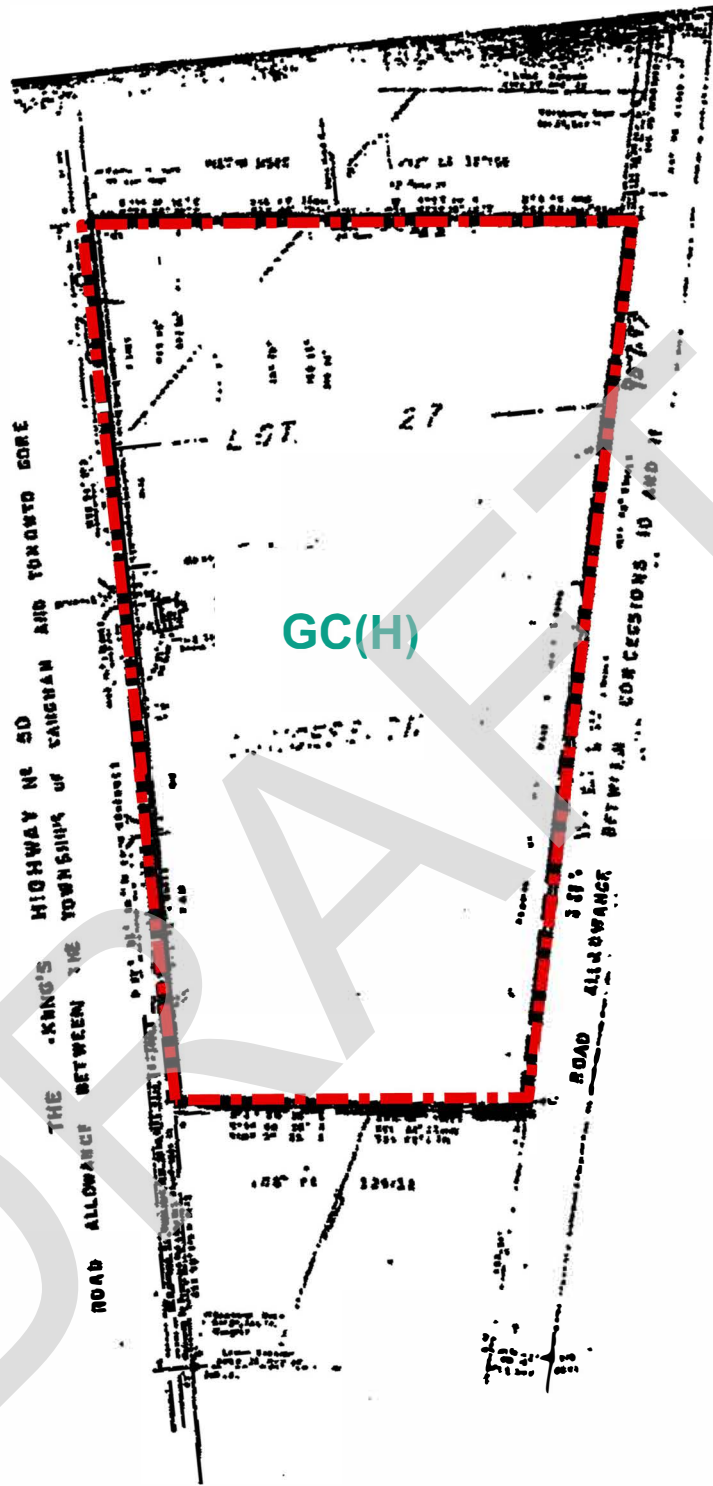
- c) Adding a new Figure E-1263 in Subsection 14.1198 attached hereto as Schedule “1”.
  - d) Amending Map 192 in Schedule A in the form attached hereto as Schedule “2”.
  - e) Amending Map 212 in Schedule A in the form attached hereto as Schedule “3”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23<sup>rd</sup> day of April, 2025.


\_\_\_\_\_  
Steven Del Duca, Mayor

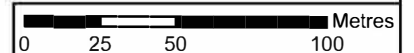
\_\_\_\_\_  
Todd Coles, City Clerk

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 April 23, 2025.  
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.  
**Effective Date of By-Law: April 23, 2025**



This is Figure 'E-1263'  
 To By-Law 001-2021  
 Section 14.1198

 Subject Lands



This is Schedule '1'  
 To By-Law 091-2025  
 Passed the 23rd Day of April, 2025

**File:** Z.24.018

**Related Files:** OP.00.014 & Z.00.064

**Location:** 10951 Highway 50, Part of Lot 27, Concession 11

**Applicant:** City of Vaughan

**City of Vaughan**

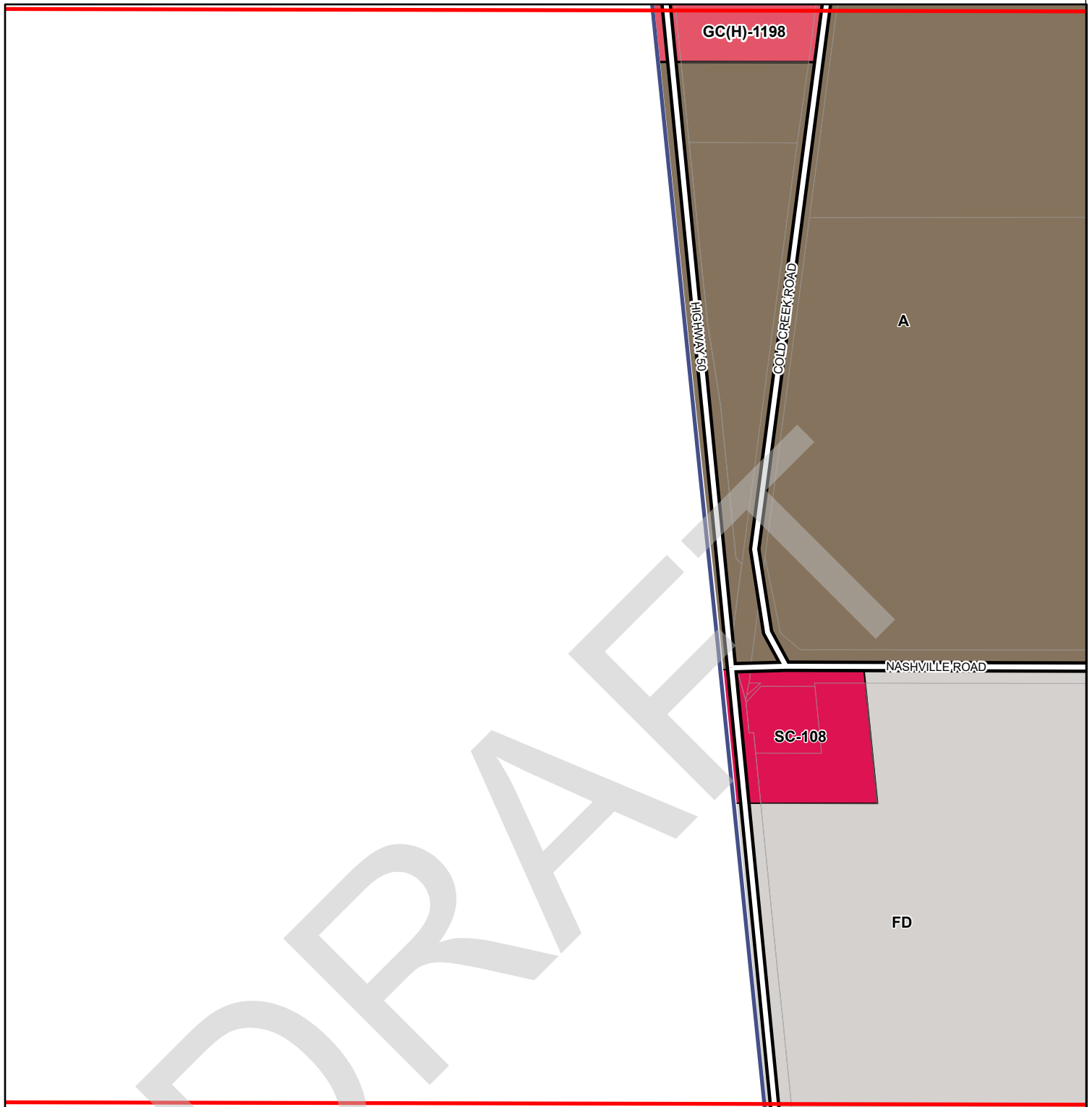
Signing Officers

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 192



**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)
- 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)

**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**

- 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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282	233	234
212	213	214
192	193	194
172	173	174
153	154	155
Final: December 2024		

This is Schedule '2'  
To By-Law 091-2025  
Passed the 23rd Day of April, 2025

**File:** Z.24.018

**Related Files:** OP.00.014 & Z.00.064

**Location:** 10951 Highway 50, Part of Lot 27, Concession 11

**Applicant:** City of Vaughan

**City of Vaughan**

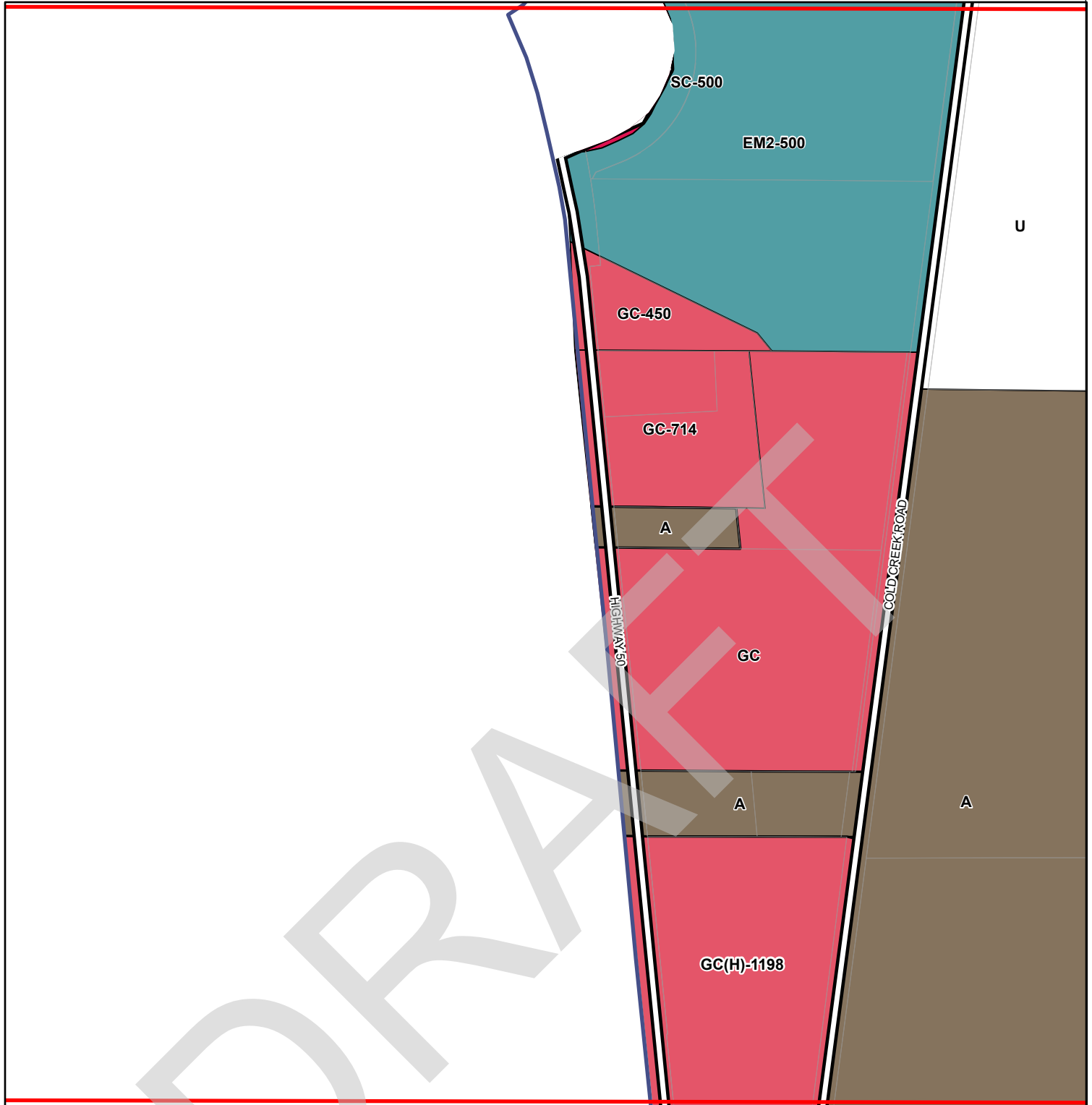
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 212



**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)
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- 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)
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- RM3 (Multiple Residential Zone 3)

**RE (Estate Residential Zone)**

- GC (General Commercial Zone)
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**Mixed-Use Zones**

- LMU (Low-Rise Mixed-Use Zone)
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**CMU (Community Commercial Mixed-Use Zone)**

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**Employment Zones**

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

**Other Zones**

- I1 (General Institutional Zone)
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VAUGHAN		
252	253	254
282	233	234
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Final: December 2024

This is Schedule '3'  
To By-Law 091-2025  
Passed the 23rd Day of April, 2025

**File:** Z.24.018

**Related Files:** OP.00.014 & Z.00.064

**Location:** 10951 Highway 50, Part of Lot 27, Concession 11

**Applicant:** City of Vaughan

**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

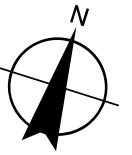
\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 091-2025**

The lands subject to this By-law are municipally known as 10951 Highway 50, being Part of Lot 27, Concession 11, 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 the permitted uses and development standards from site-specific exception 9(1144), as well as the Holding Symbol "(H)" from Zoning By-law 1-88, to accurately reflect the zoning applicable to the Subject Lands as previously approved by the Ontario Municipal Board through By-law 265-2002.

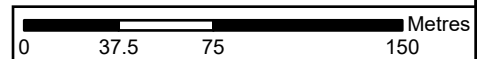
DRAFT



CITY OF  
BRAMPTON

HIGHWAY 50

COLD CREEK ROAD



## Location Map To By-Law 091-2025

**File:** Z.24.018

**Related Files:** OP.00.014 & Z.00.064

**Location:** 10951 Highway 50, Part of Lot 27, Concession 11

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands