

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-2025

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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1222, as follows:

Exception Number 14.1222	Municipal Address: 7241 Jane Street, Parts of Lots 2 and 3, Concession 4
Applicable Parent Zone: PB2	
Schedule A Reference: 11	
By-law 169-2025	
14.1222.1 Permitted Uses	
<div>1. The following additional uses shall be permitted on the lands zoned “PB2 Parkway Belt Complementary Use Zone”, as shown on Figure E-1800:</div> <div>a. Funeral Services.</div>	
14.1222.2 Lot and Building Requirements	
<div>1. The following provisions shall apply to the lands zoned “PB2 Parkway Belt Complementary Use Zone” , as shown on Figure “E-1800”:</div> <div>a. The maximum building <u>height</u> shall be 14.3 metres.</div>	
14.1222.3 Parking	
<div>1. The following parking requirements shall apply to the lands zoned “PB2 Parkway Belt Complementary Use Zone, as shown on Figure E-1800:</div> <div>a. Notwithstanding <u>aisle</u> width for bicycle parking the minimum width for an <u>aisle</u> providing access to a bicycle parking space shall be 1.5 metres.</div>	
14.1222.4 Other Provisions	
<div>1. The following definitions shall apply to the lands zoned “PB2 Parkway Belt Complementary Use Zone”, as shown on Figure E-1800:</div> <div>a) Funeral Services means a building with facilities for the preparation of the dead for burial or cremation including embalming, for the viewing of the body, for funeral services, and may include a chapel, associated office uses, and the retail sale of funeral products, such as urns, casket, markers, monuments, wreaths and other related products.</div>	
14.1222.5 Figures	
Figure E-1800	

- b) Adding a new Figure E-1800 in Subsection 14.1222 attached hereto as Schedule “1”.
 - c) Deleting Map 11 in Schedule A and substituting therefore Map 11 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

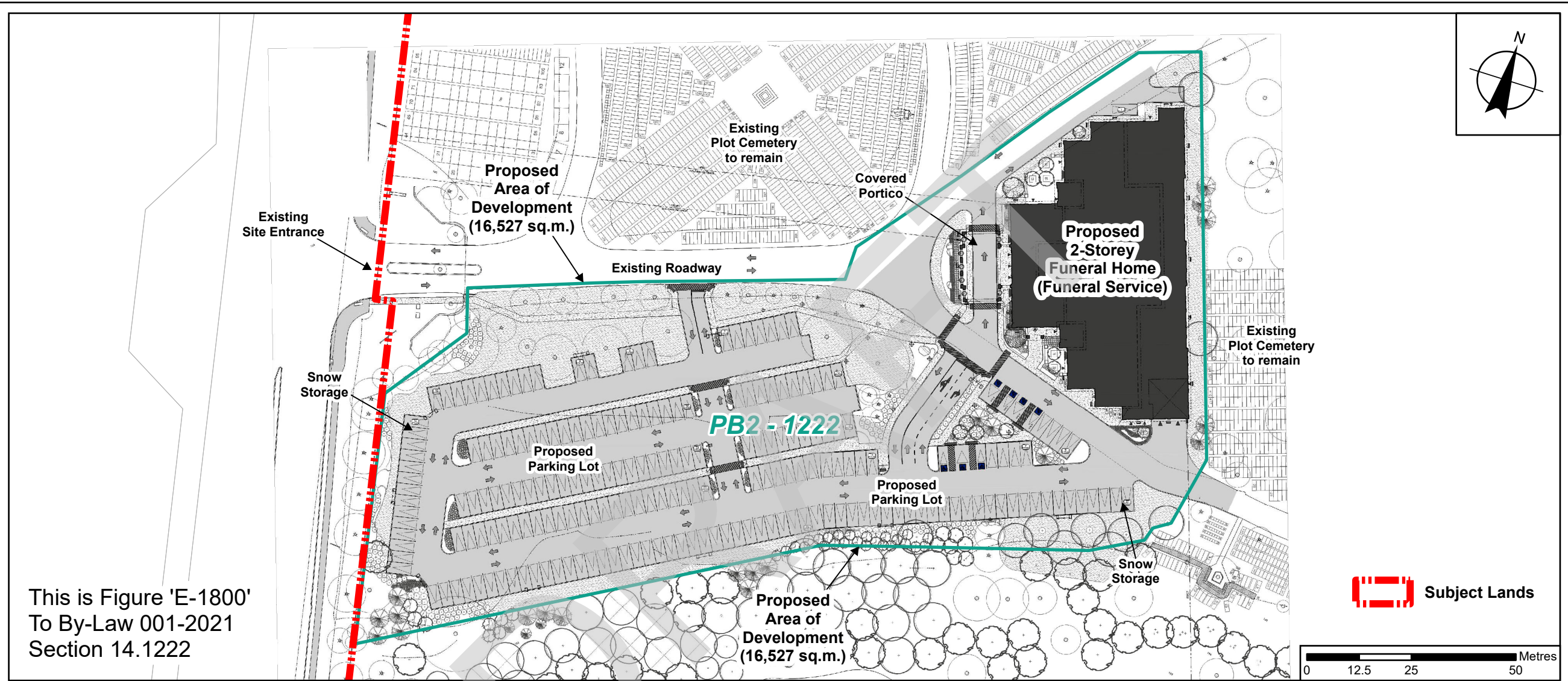
Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 9 of Report No. 23 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 24, 2025.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025



File: Z.21.033
Location: 7241 Jane Street
 Part of Lots 2 and 3, Concession 4
Applicant: Mount Pleasant Group of Companies
City of Vaughan

This is Schedule '1'
 To By-Law 169-2025
 Passed the 24th Day of June, 2025

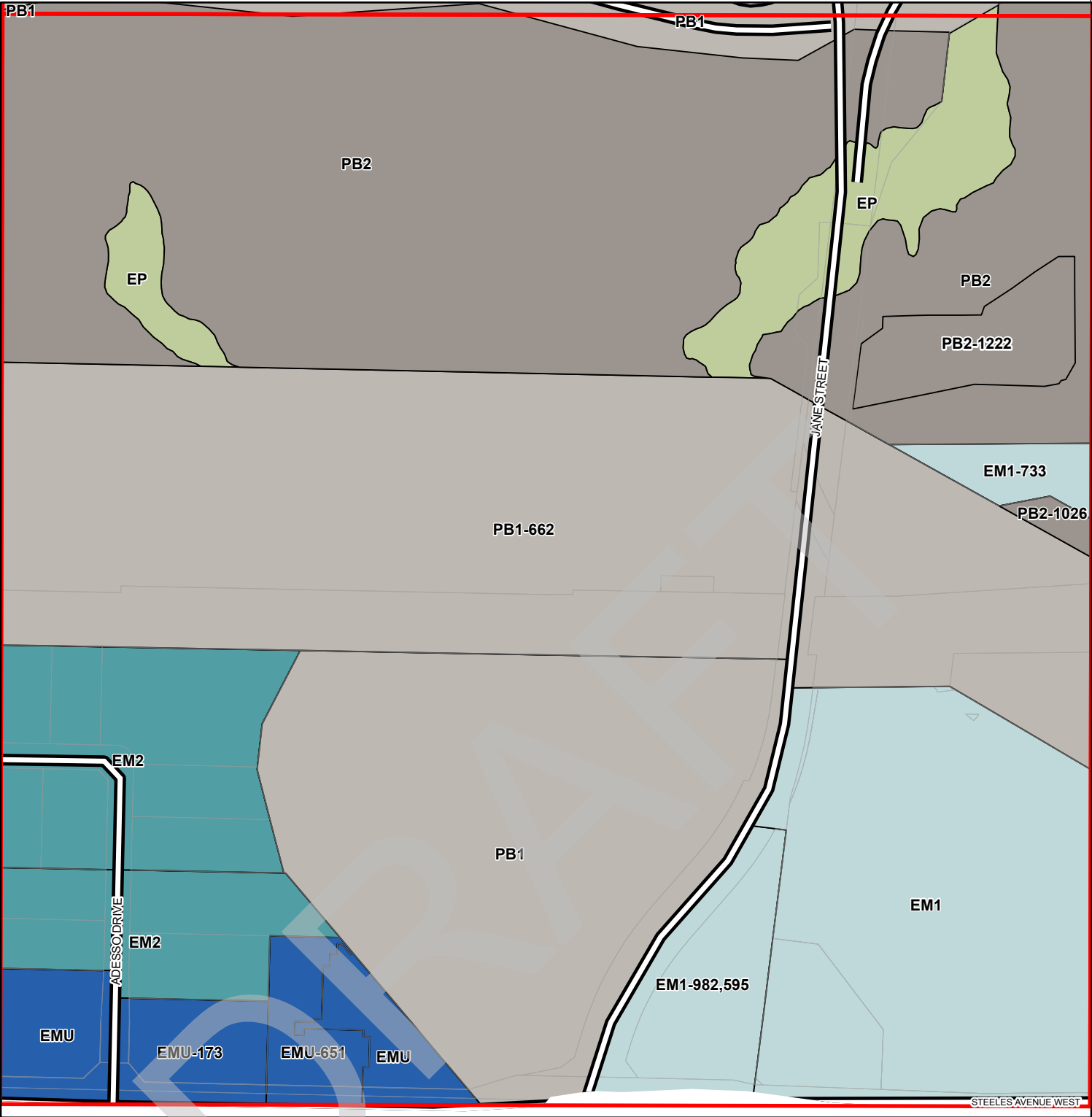
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 11



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; R4A(H))
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone; RT1(H))
- 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)
- 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)

Employment Zones

- 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

VAUGHAN

49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

1:5,060 May, 2025

This is Schedule '2'
To By-Law 169-2025
Passed the 24th Day of June, 2025

File: Z.21.033
Location: 7241 Jane Street
Part of Lots 2 and 3, Concession 4
Applicant: Mount Pleasant Group of Companies
City of Vaughan

Signing Officers

Mayor

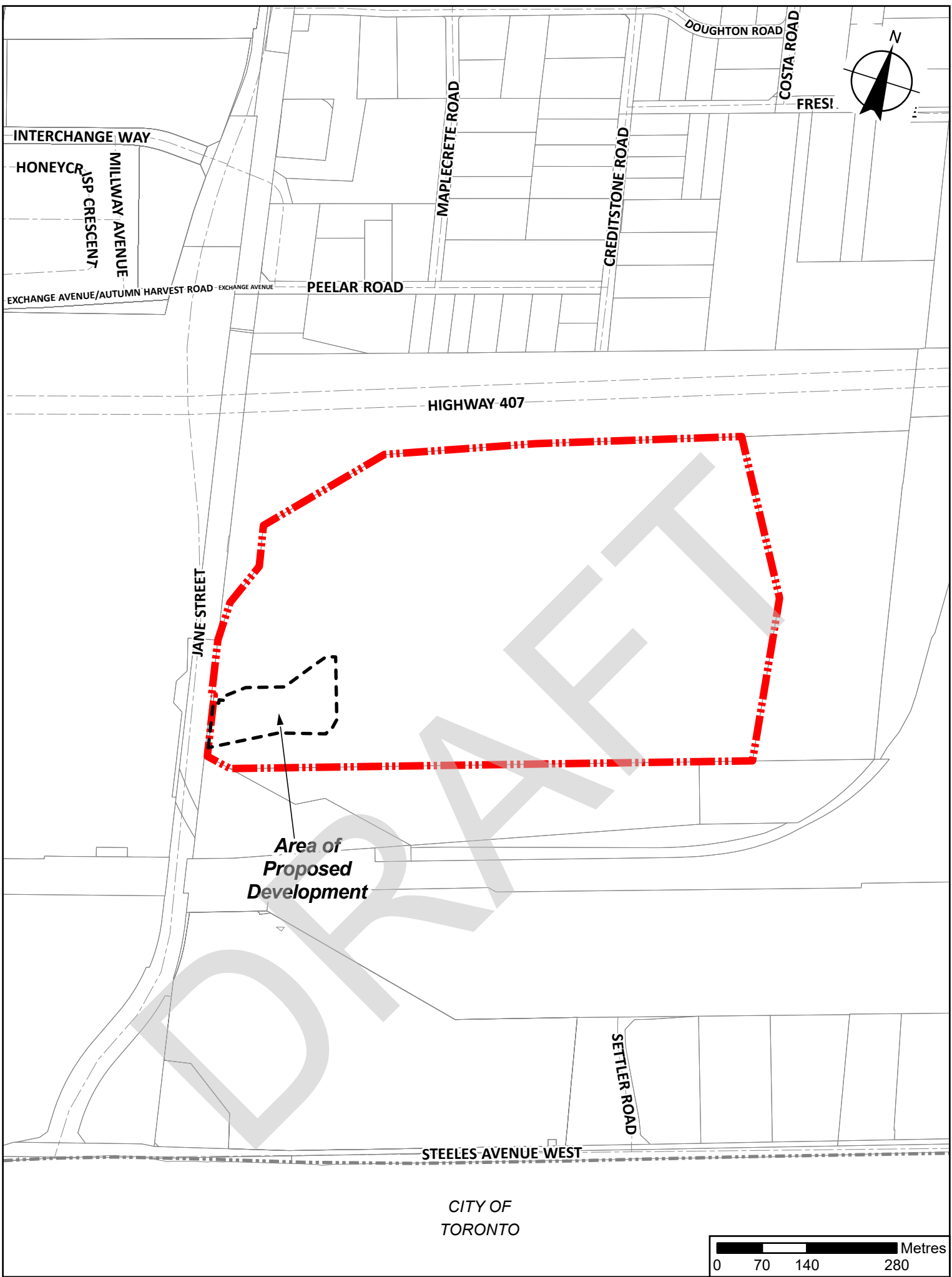
Clerk

SUMMARY TO BY-LAW 169-2025

The lands subject to this By-law are located on the east side of Jane Street and south of Highway 407, being Parts of Lots 2 and 3, Concession 4 and municipally know as 7241 Jane Street , 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 permit a two-storey, 3,224 metres square Funeral Home Establishment ('Funeral Services') that will provide visitation, non-denominational chapel, funeral services, embalming, accessory retail for cemetery supplies, reception/office facility and surface parking.

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Location Map To By-Law 169-2025

File: Z.21.033

Location: 7241 Jane Street
Part of Lots 2 and 3, Concession 4

Applicant: Mount Pleasant Group of Companies
City of Vaughan

 Subject Lands