

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 180-2025

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 EM1 Zone to EM1 14.1221 Zone in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1221, as follows:

Exception Number 14.1221	Municipal Address: 10 Buttermill Avenue
Applicable Parent Zone: EM1	
Schedule A Reference:	
By-law: 180-2025	
14.1221.1 Permitted Uses	
<div><div><div>1. The following additional <u>use</u> shall be permitted on the lands <u>zoned</u> EM1 Prestige Employment Zone, as shown on Figure E-1798:</div><div><div>a. One (1) <u>restaurant</u> with a maximum <u>gross floor area</u> of 527 m²</div></div></div><div><div>2. The following additional <u>uses</u> in individual units not exceeding a <u>gross floor area</u> of 185 m² shall be permitted on the lands <u>zoned</u> EM1 Prestige Employment Zone, as shown on Figure E-1798 for a period not exceeding three (3) years:</div><div><div>a. <u>Clinic</u></div><div>b. <u>Health and Fitness Centre</u></div><div>c. <u>Personal Service</u></div><div>d. <u>Retail, Convenience</u></div><div>e. <u>Service or Repair Shop</u></div></div></div><div><div>3. The following additional <u>use</u> in an individual unit not exceeding a <u>gross floor area</u> of 239 m² shall be permitted on the lands <u>zoned</u> EM1 Prestige Employment Zone, as shown on Figure E-1798 for a period not exceeding three (3) years:</div><div><div>a. One <u>restaurant, take-out</u></div></div></div></div>	
14.1221.2 Lot and Building Requirements	
<div><div>1. The following provisions shall apply to the lands <u>zoned</u> EM1 Prestige Employment Zone, as shown on Figure E-1798:</div><div><div>a. <u>Landscape</u> strip abutting Buttermill Avenue – 2.9 m</div><div>b. <u>Landscape</u> strip abutting Portage Parkway – 0 m</div><div>c. Minimum <u>landscape open space</u> – 4.0 %</div></div></div>	
14.1221.3 Figures	
Figure E-1798	

c) Adding a new Figure E-1798 in Subsection 14.1221 attached hereto as Schedule “1”.

d) Deleting Map 51 in Schedule A and substituting therefore Map 51 attached

hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

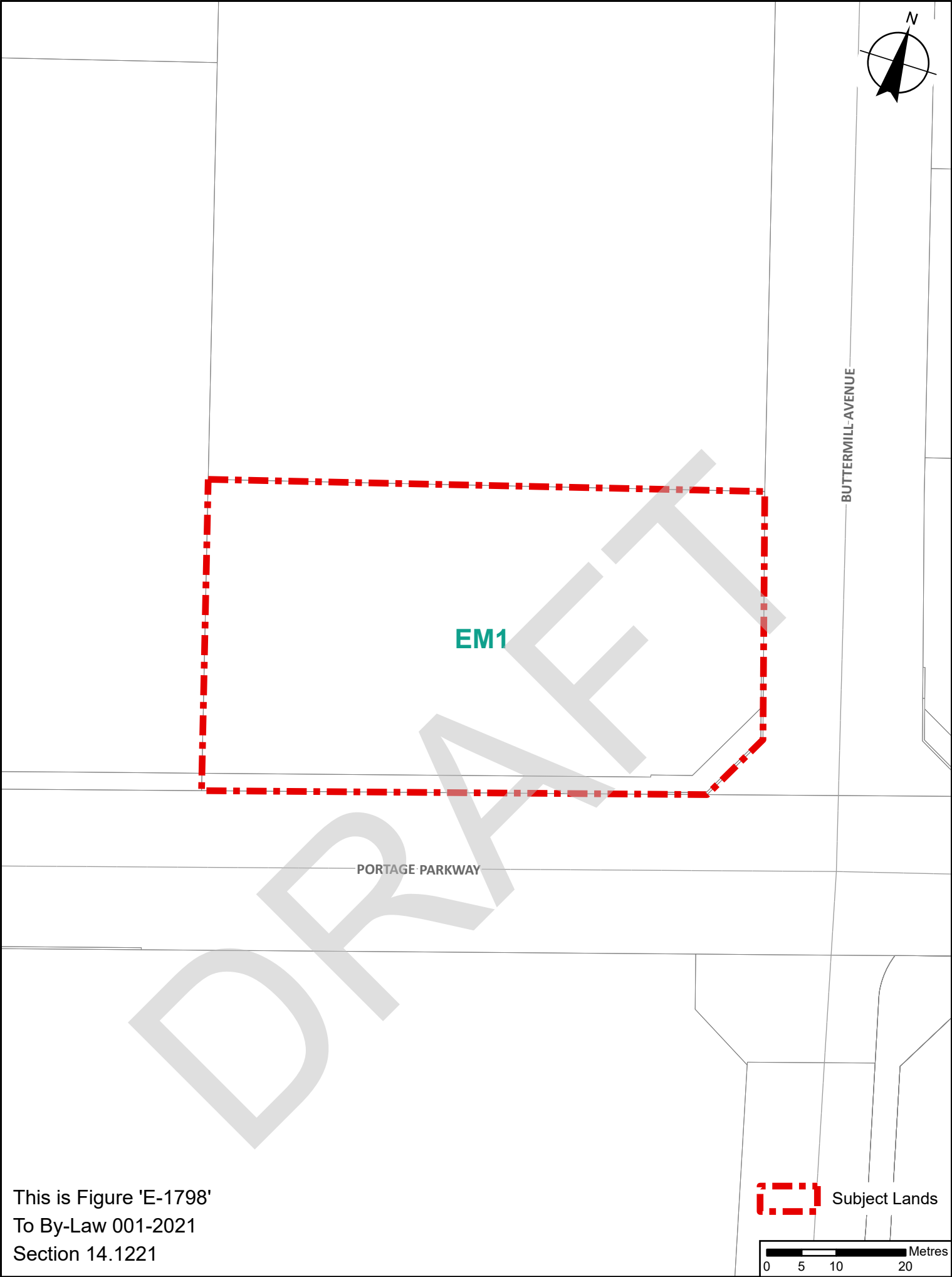
Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 7 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



This is Figure 'E-1798'
To By-Law 001-2021
Section 14.1221

This is Schedule '1'
To By-Law 180-2025
Passed the 24th Day of June, 2025

File: Z.24.029
Location: 10 Buttermill Avenue
Part of Block 56, 65M-2545
Applicant: Dimco Properties Inc.
City of Vaughan

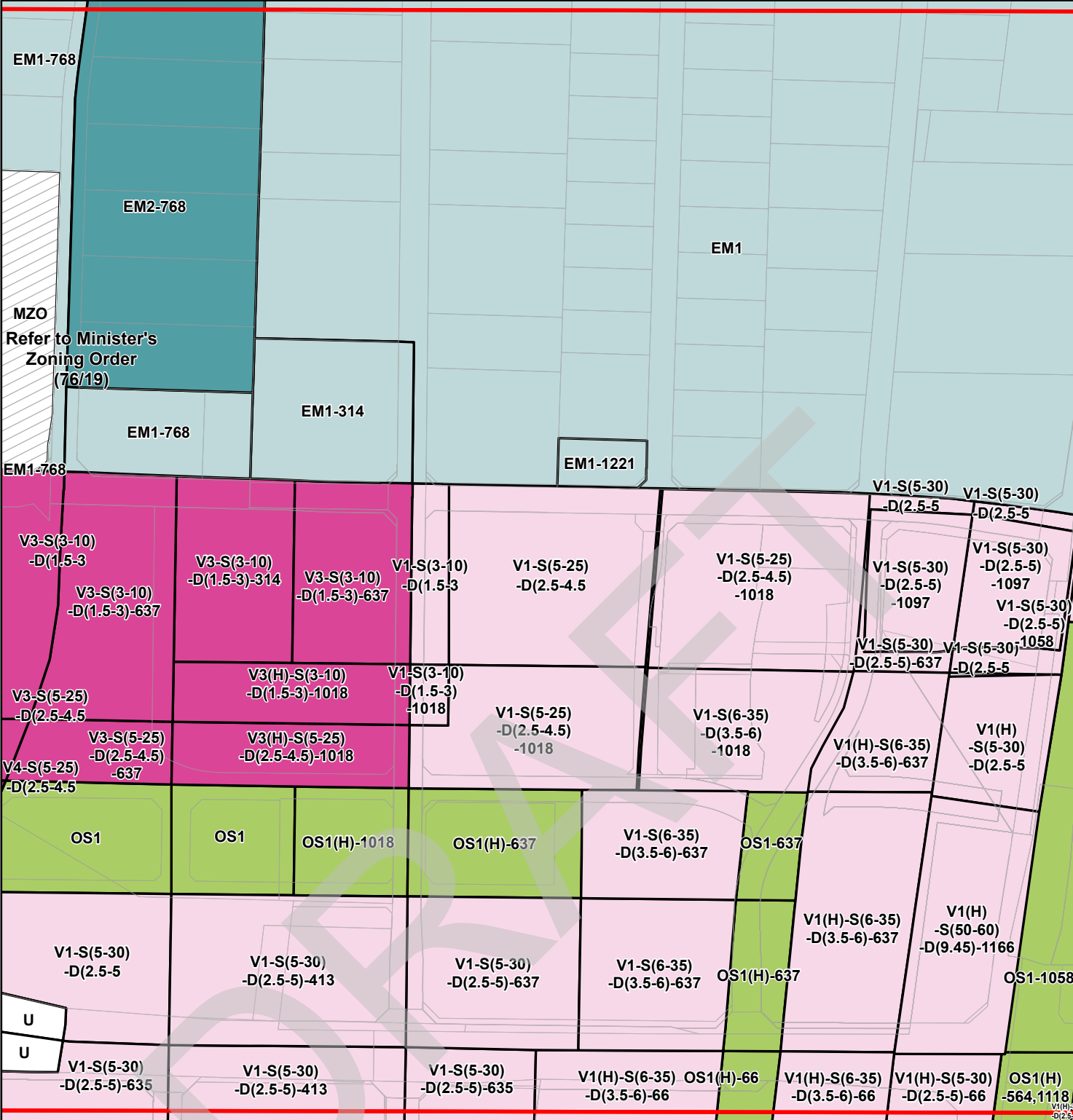
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 51



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- 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)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)

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)

Legend

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

Scale

1:5,000

Final: May 2025

This is Schedule '2'
To By-Law 180-2025
Passed the 24th Day of June, 2025

File: Z.24.029
Location: 10 Buttermill Avenue
Part of Block 56, 65M-2545
Applicant: Dimco Properties Inc.
City of Vaughan

Signing Officers

Mayor

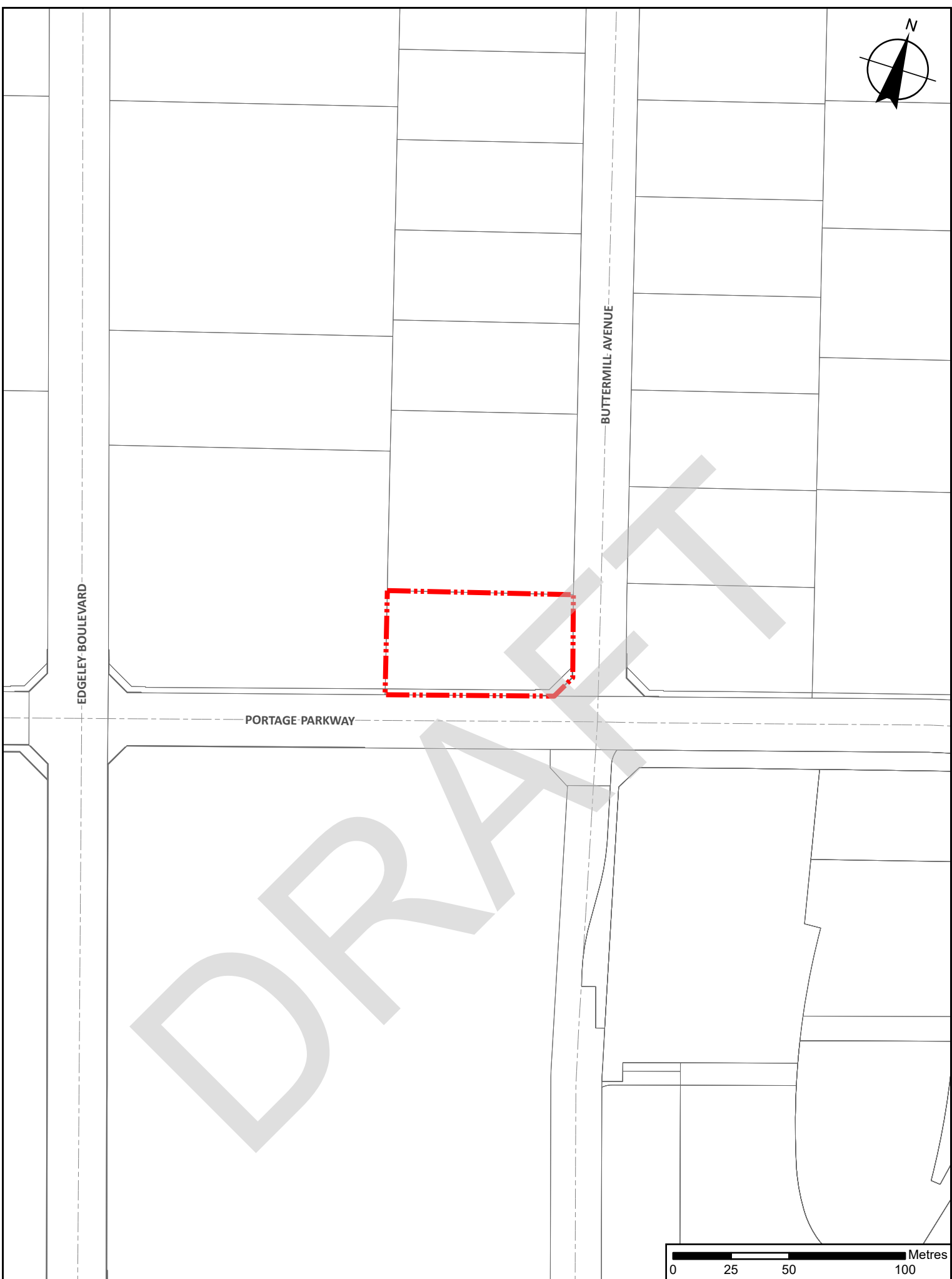
Clerk

SUMMARY TO BY-LAW 180-2025

The lands subject to this By-law are located north of Highway 7 and west of Jane Street, being Part of Block 56, 65M-2545, municipally known as 10 Buttermill Avenue, 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 restaurant use permitted under Exception 9(528G) of By-law 1-88 and to permit temporary commercial uses within the existing multi-unit employment building along with site-specific zoning exceptions reflecting the established development standards for the site.

DRAFT



**Location Map
To By-Law 180-2025**

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Part of Block 56, 65M-2545
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City of Vaughan



Subject Lands