

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



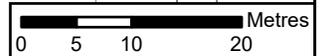
BUTTERMILL AVENUE

EM1

PORTAGE PARKWAY



Subject Lands



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**

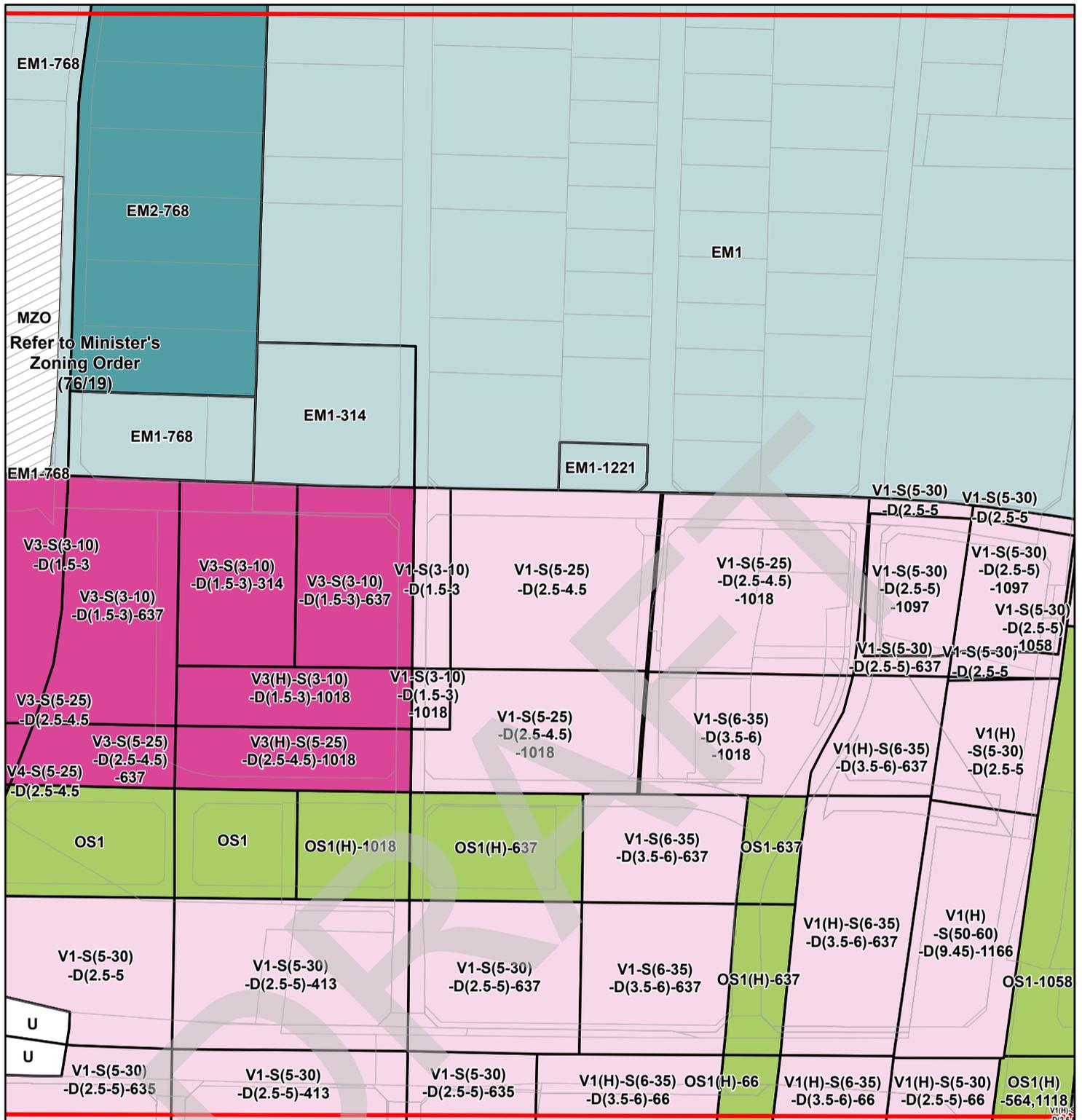
Signing Officers

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

**VAUGHAN**

89	90	91	92	93
69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

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.

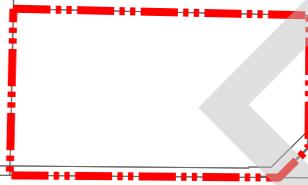
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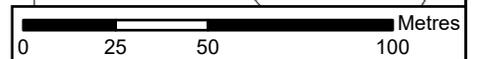
EDGELEY BOULEVARD

BUTTERMILL AVENUE

PORTAGE PARKWAY



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## Location Map To By-Law 180-2025

**File:** Z.24.029

**Location:** 10 Buttermill Avenue  
Part of Block 56, 65M-2545

**Applicant:** Dimco Properties Inc.  
**City of Vaughan**



Subject Lands