

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 185-2025

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 126-2025.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule “E-1597” in Exception 9(1467) and substituting therefore the “E-1597” attached hereto as Schedule ‘1’ thereby removing the Holding Symbol “(H)” from the Phase 2 lands within the “Subject Lands” as shown on Schedule “E-1597”.
 - b) Deleting “Key Map 4C” and substituting therefore the “Key Map 4C” attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” for the Phase 2 lands within the Subject Lands, effectively zoning the Phase 2 lands as “RA3 – Apartment Residential Zone” in the manner shown on Schedule ‘1’.
 - c) Deleting clause “2.b).B” as it relates to Phase 2, including subclauses a) through h) inclusive, in Exception 9(1467) of the Subject Lands and

replacing it with the word “Deleted”.

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

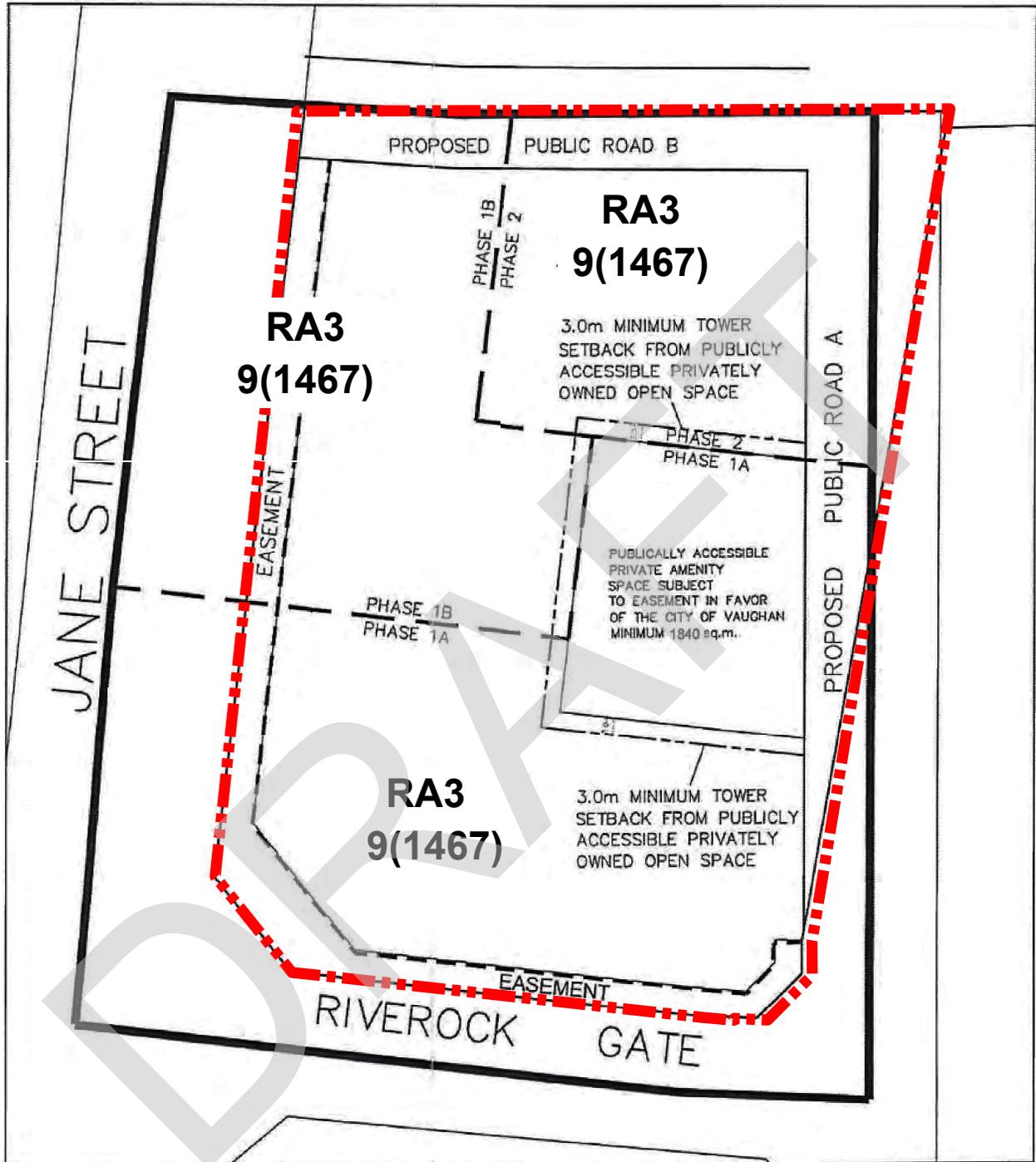
Authorized by the Decision of the Ontario Land Tribunal
Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025

LEGEND

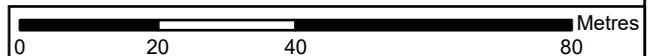
-  Subject Lands
-  PHASE BOUNDARIES



**THE SUBJECT LANDS ARE DESIGNATED AS
A CLASS 4 AREA PURSUANT TO NPC-300**



This is Schedule 'E-1597'
To By-Law 1-88
Section 9(1467)



**This Is Schedule '1'
To By-Law 185-2025
Passed the 24th Day of June, 2025**

File: Z.25.013
Related File: OP.21.020, Z.21.041
Location: Part of Lot 15, Concession 4
Applicant: Tesmar Holdings Inc.
City of Vaughan

Signing Officers

Mayor

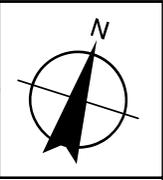
Clerk

SUMMARY TO BY-LAW 185-2025

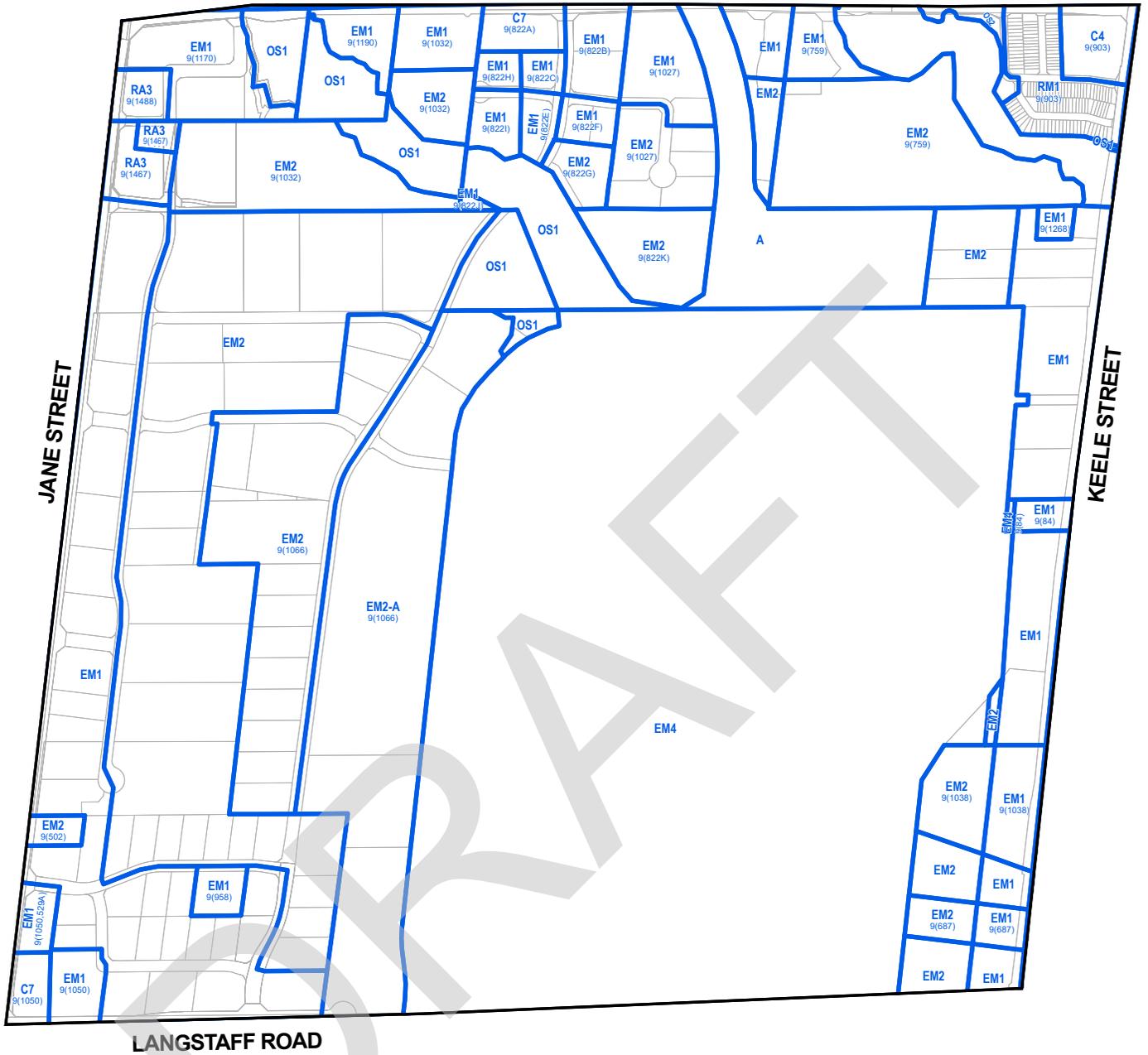
The lands subject to this By-law are located on the east side of Jane Street south of Rutherford Road, being Part of Lot 15, Concession 4, City of Vaughan and are zoned "RA3(H) – Apartment Residential Zone", subject to Holding Symbol ("H").

This purpose of this By-law is to amend City of Vaughan Zoning By-law 1-88 to remove Holding Symbol ("H") from a portion of the Subject Lands in site-specific exception 9(1467), which was included in the final instruments approved by the Ontario Land Tribunal on April 17, 2025, as the conditions to remove the Holding Symbol H for Phase 2 lands have been satisfied as follows:

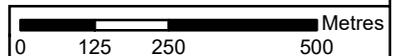
- a. A detailed noise and vibration feasibility study was submitted to the satisfaction of the City that provides recommendations for noise control measures;
- b. Agreements have been executed and registered between the owner(s) of neighbouring lands, which contain stationary noise sources to secure, maintain, and operate any noise mitigation measures;
- c. The Owner has satisfactorily addressed the comments provided through the City's peer review of the Detailed Noise Report (prepared by Aercoustics Engineering Limited, dated, May 3, 2023) to the satisfaction of the City, Granite Real Estate Investment Trust, Granite REIT Inc. and 805062 Ontario Limited (collectively 'Granite'), Magna International Inc., and Canadian National Railway;
- d. The Owner has provided to the City's satisfaction written communication from Granite, Magna International Inc., and Canadian National Railway confirming they each have been provided a copy of the most up to date architectural drawings and Detailed Noise Report for their review and are in acceptance of the documents including all proposed noise mitigation measures and warning clauses;
- e. The Owner has submitted a Site Development Application to the City (File DA.22.074) which has been approved and the Notice of Approved Conditions (NOAC) was issued by the City on March 31, 2025, by the Director of Development and Parks Planning;
- f. Water supply and sewage capacity has been identified and allocated by Vaughan Council for the Phase 2 development of the Subject Lands on June 24, 2025;
- g. The Owner has provided a signed letter outlining how the relevant conditions in the Minutes of Settlement have been addressed to the satisfaction of the City;
- h. An updated Transportation Mobility Plan and Transportation Demand Management Plan has been submitted to the satisfaction of the Region of York Transportation Planning and the City of Vaughan.



RUTHERFORD ROAD



Key Map 4C
By-Law No. 1-88



This is Schedule '2'
 To By-Law 185-2025
 Passed the 24th Day of June, 2025

File: Z.25.013
Location: Part of Lot 15, Concession 4
Applicant: Tesmar Holdings Inc.
City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk