

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 179-2019

A By-law to amend City of Vaughan Zoning By-law 1-88 as amended by By-laws 364-91, 427-2000, 121-2007.

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;

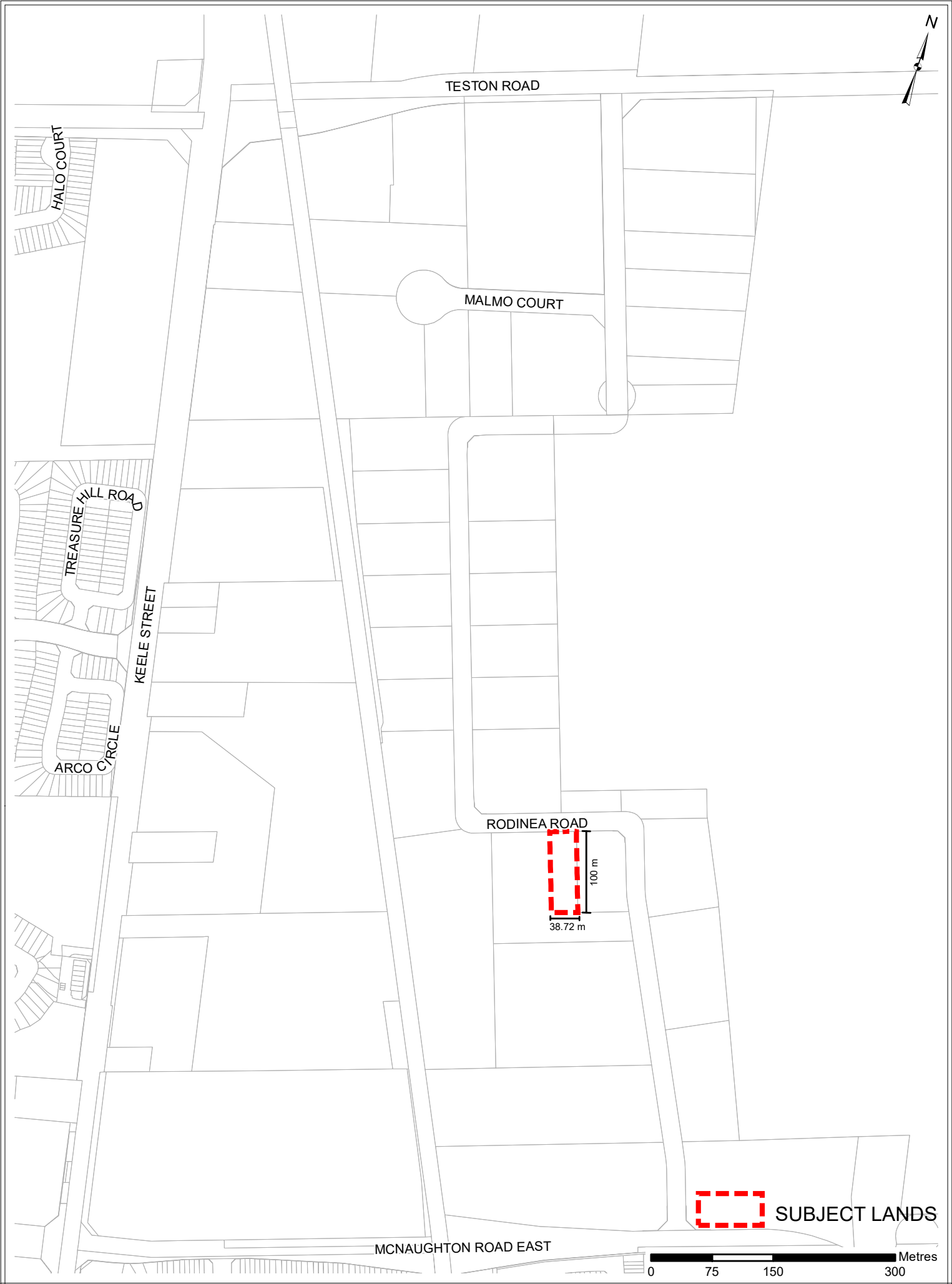
NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan Zoning By-law Number 1-88, as amended, is hereby further amended by:
 - a) Deleting Key Map 3E and substituting Key Map 3E attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the subject lands M2 as General Industrial Zone.
 - b) Deleting Schedule “E-1203” and substituting Schedule “E-1203” attached hereto as Schedule “3”.
 - c) Deleting Schedule “E-1203(1)” and substituting Schedule “E-1203(1)” attached hereto as Schedule “4”.
2. Schedules “1” “2” “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 17th day of December, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



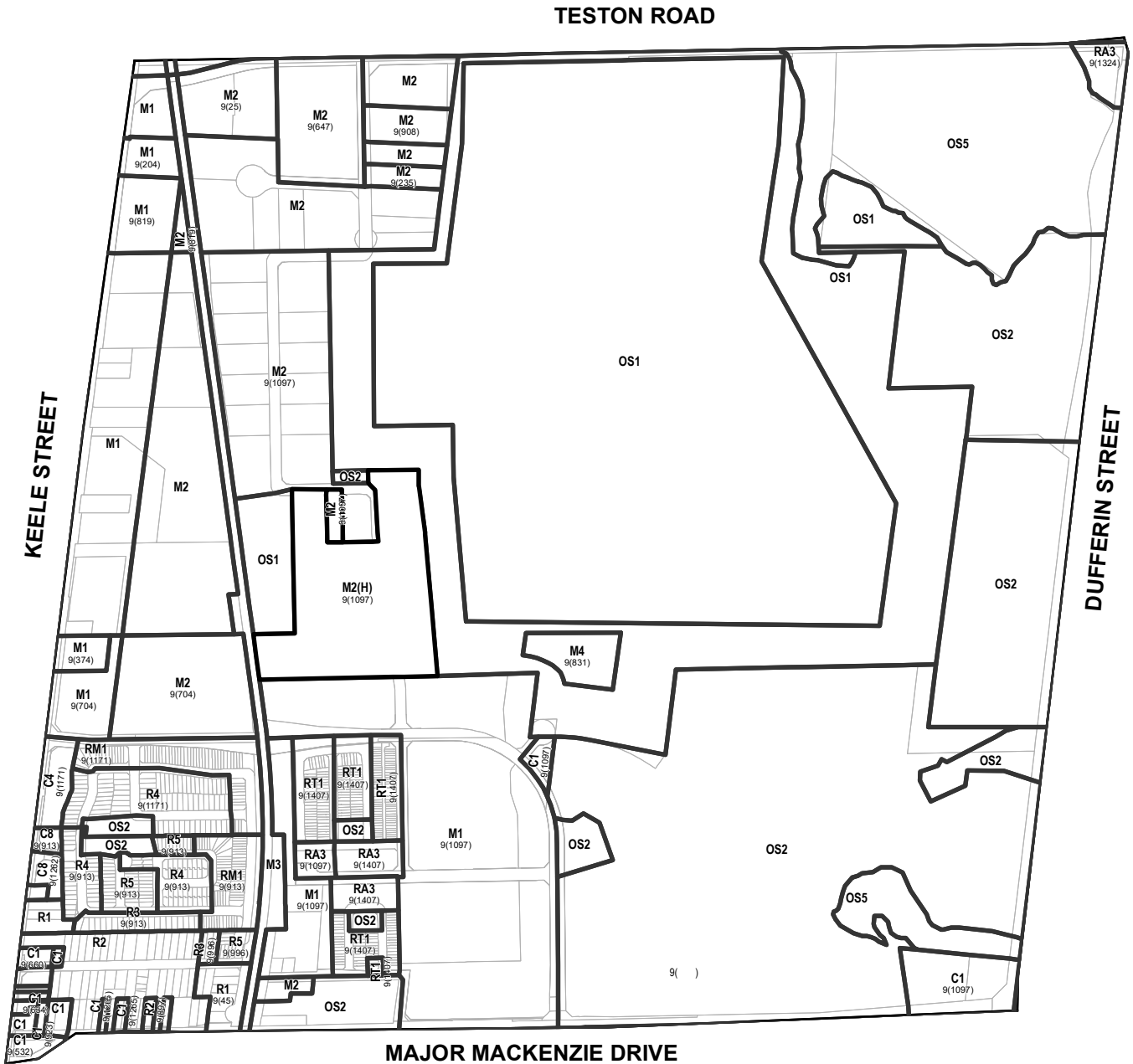
THIS IS SCHEDULE '1'
TO BY-LAW 179-2019
PASSED THE 17TH DAY OF DECEMBER, 2019

FILE: Z.19.023
LOCATION: Part of Lot 23, Concession 3
APPLICANT: York Major Holdings Inc.
CITY OF VAUGHAN

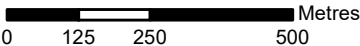
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 3E
BY-LAW NO. 1-88



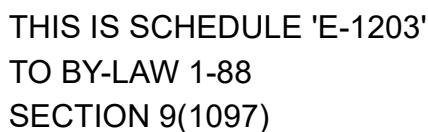
THIS IS SCHEDULE '2'
TO BY-LAW 179-2019
PASSED THE 17TH DAY OF DECEMBER, 2019

SIGNING OFFICERS

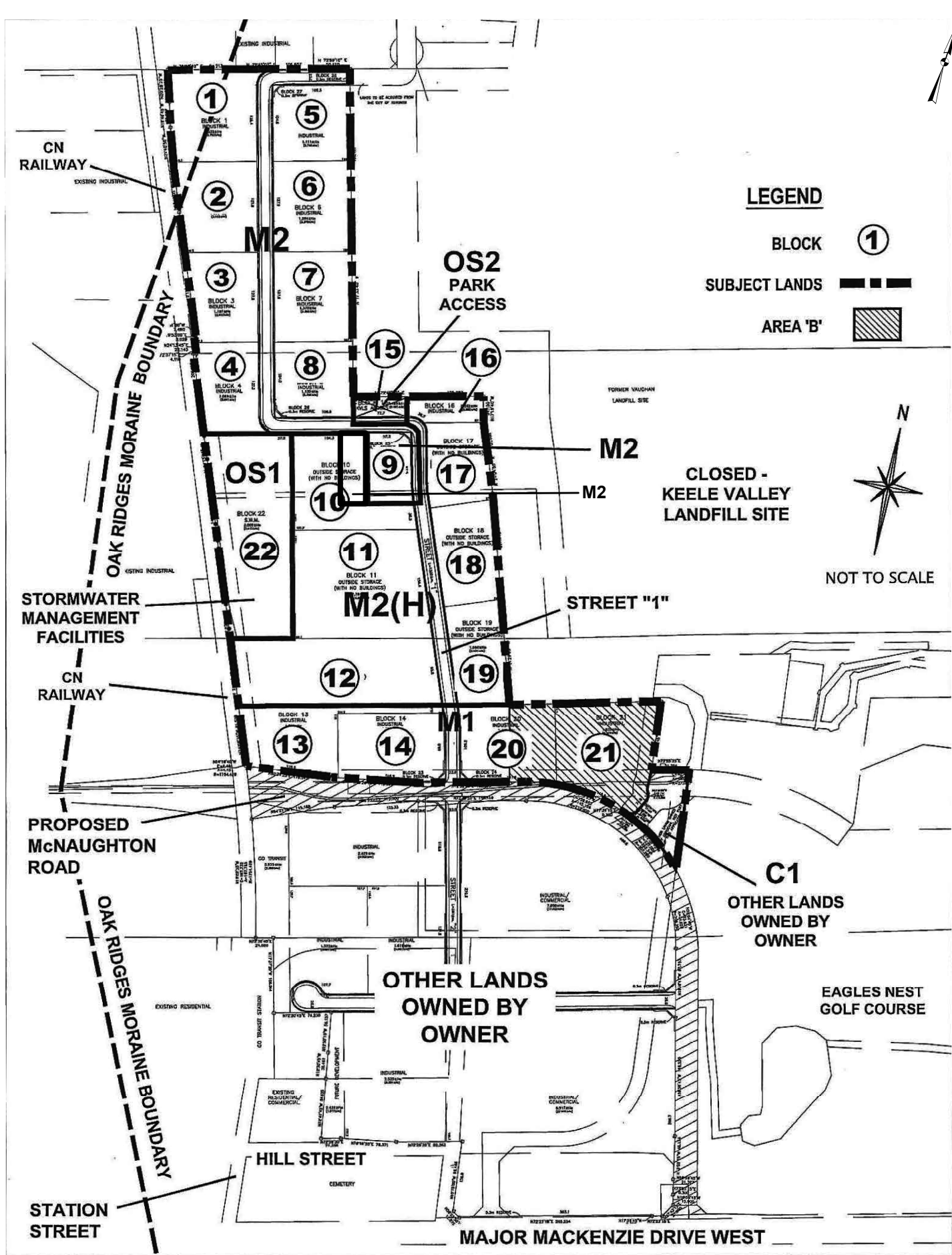
FILE: Z.19.023
LOCATION: Part of Lot 23, Concession 3
APPLICANT: York Major Holdings Inc.
CITY OF VAUGHAN

MAYOR

CLERK



CLERK



THIS IS SCHEDULE 'E-1203 (1)'
TO BY-LAW 1-88
SECTION 9(1097)

0 75 150 300 Metres

THIS IS SCHEDULE '4'
TO BY-LAW 179-2019
PASSED THE 17TH DAY OF DECEMBER, 2019

SIGNING OFFICERS

FILE: Z.19.023
LOCATION: Part of Lot 23, Concession 3
APPLICANT: York Major Holdings Inc.
CITY OF VAUGHAN

MAYOR

CLERK

SUMMARY TO BY-LAW 179- 2019

The lands subject to this By-law are located on the north side of McNaughton Road East, west of Rodinea Road, and municipally known as 370 Rodinea Road, being Part of Block 15 on Registered Plan 65M-4330 in the City of Vaughan.

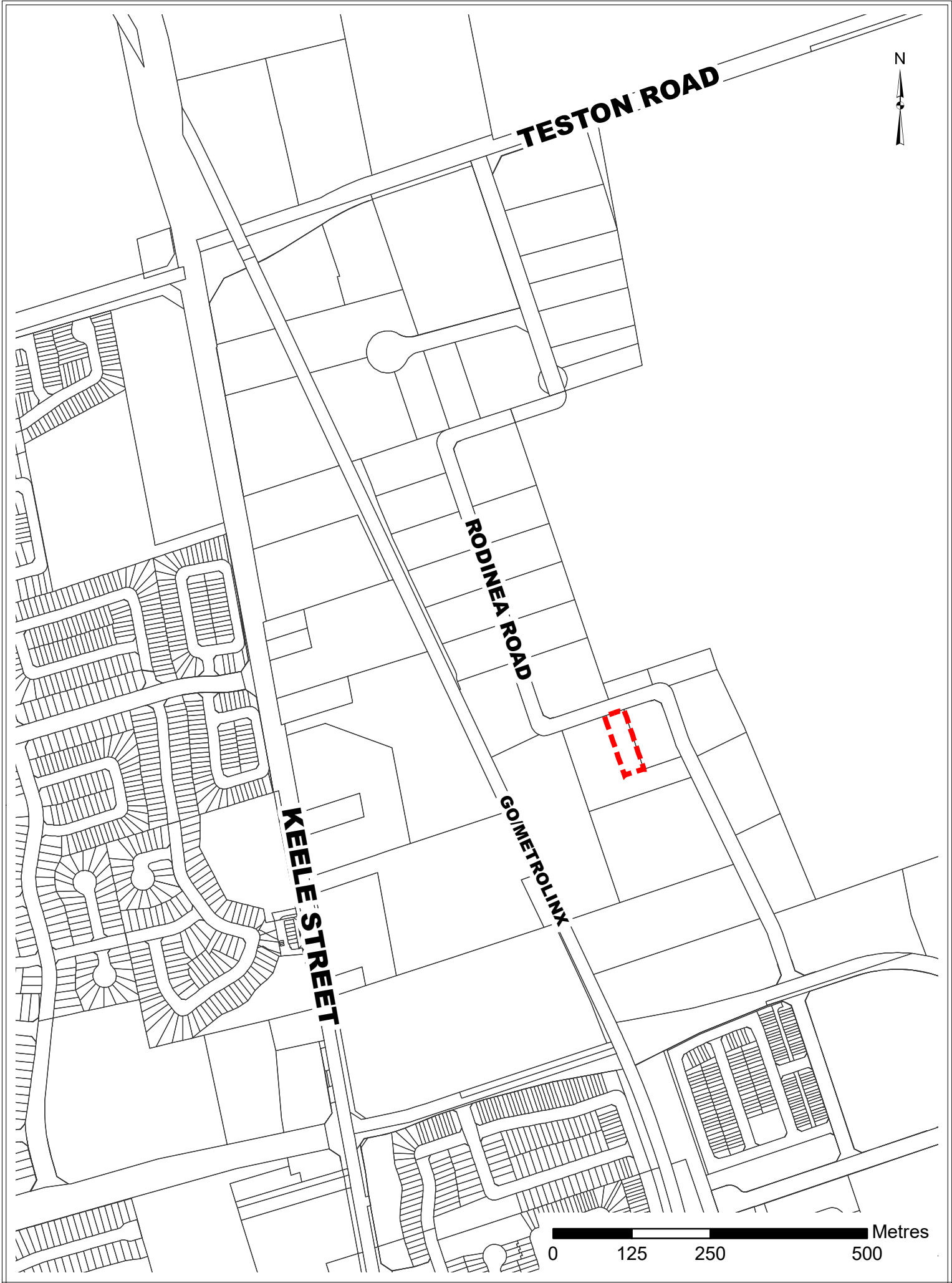
The purpose of this By-law is to remove the Holding Symbol “(H)” from a portion of the subject lands, which are zoned M2(H) General Industrial Zone with the Holding Symbol “(H)” and are subject to site-specific Exception 9(1097) to facilitate the westward expansion of the existing building located at 420 Rodinea Road onto the subject lands.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-Law 121-2007. The condition for the removal of the Holding Symbol can be removed once the following conditions have been satisfied:

- the Ministry of the Environment (‘MOE’) shall provide satisfactory proof to the City of the Amendment of Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area;
- the Ministry of Natural Resources (‘MNR’) shall provide satisfactory proof to the City of the approval of the surrendered Aggregate Resources Act Licenses 6513 and 6623; and,
- the Holding Symbol “(H)” shall not be removed from any lands where the development of the lands or applications related to the lands, such as a Site Development, Variance or Consent applications for the subject lands require further approval by the Ministry of the Environment and require Certificate of Approval No. A230610.

The MOE and MNR have confirmed to the City of Vaughan that they are satisfied and have no objection to the removal of the Holding Symbol “(H)”. Therefore, the Holding Symbol “(H)” can be removed.

This By-law also includes an administrative correction to the lands municipally known as 200, 211, 220, 250, 251, 270, 271, 290, 291, 310, 311, 330, 331 and 420 Rodinea Road, being Part of Blocks 1 to 14 on Registered Plan 65M-4330 in the City of Vaughan. By-law 227-2008 had previously removed the Holding Symbol “(H)” from the lands, which were zoned M2(H) General Industrial Zone and subject to site specific Exception 9(1097). By-Law 099-2019 amended Schedule E-1203 to Zoning By-Law 1-88 and inadvertently included a Holding Symbol “(H)” back on these lands. Therefore, the Holding Symbol “(H)” should not be included on these lands and can be removed.



LOCATION MAP TO BY-LAW 179-2019

FILE: Z.19.023
RELATED FILE: N/A
LOCATION: Part of Lot 23, Concession 3
APPLICANT: York Major Holdings
CITY OF VAUGHAN

 **SUBJECT LANDS**