

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 121-2020

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto, from the “A Agricultural Zone” to “EM1(H) Prestige Employment Area Zone”, with the addition of the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTION”:

“(1501) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1632”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law. Notwithstanding this provision and the Holding Symbol “(H)”, shoring and excavation work for a use permitted in an EM1 Prestige Employment Area Zone shall be permitted.
 - b) Removal of the Holding Symbol “(H)” from the Subject

Lands shall be contingent of the following:

- i) The Owner shall enter into a Servicing/Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to, roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department;
- ii) The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner is a participant of the Cost Sharing Agreement and has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement. This Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing to the satisfaction of the Development Engineering Department;
- iii) Confirmation from the Ministry of Transportation ('MTO') it has no objection to the location of the municipal roads; and
- iv) The Owner shall submit the necessary reports to support the re-alignment of Gibraltar Road including updated traffic management plan, updated Traffic Study/Access Study, and a functional design for the proposed Gibraltar intersections, and reports required for the

Servicing/Development Agreement, to the satisfaction of the Development Engineering Department.

B. Notwithstanding the provisions of:

- a) Subsection 3.10 b) and Schedule “A” respecting minimum setback requirements to the TransCanada Pipeline right-of-way;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1632”

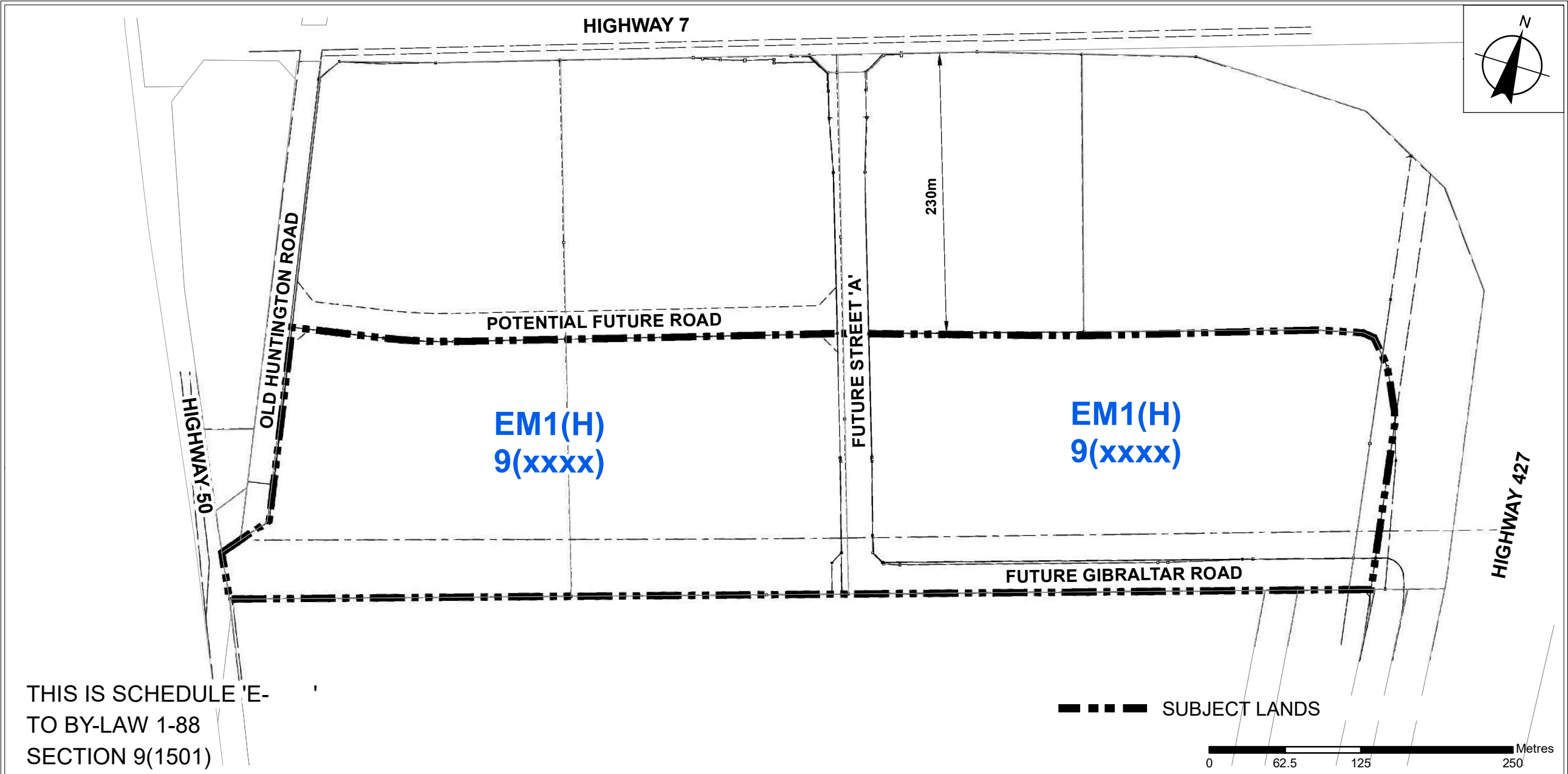
- ai) no permanent building or structure may be located within 7m of the TransCanada Pipeline right-of-way. Accessory structures shall have a minimum setback of 3m from the limit of the right-of-way;”
- c) Adding Schedule “E-1632” attached hereto as Schedule “1”.
- d) Deleting Key Map 9A and substituting therefor the Key Map 9A attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 29th day of September, 2020.

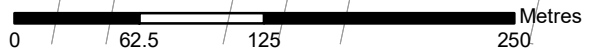
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-'
TO BY-LAW 1-88
SECTION 9(1501)

--- SUBJECT LANDS



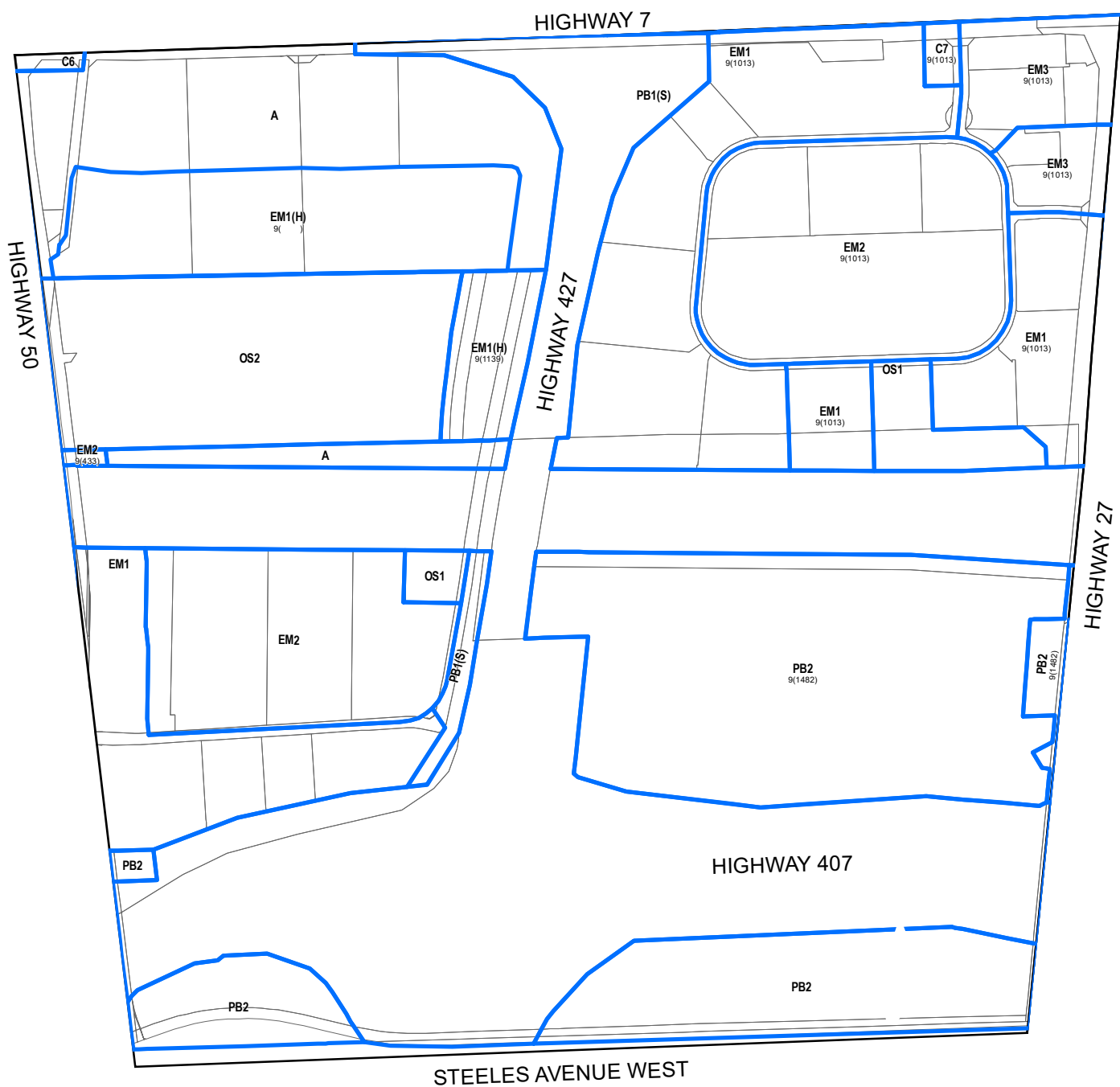
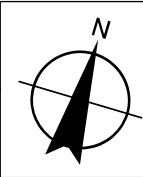
FILE: Z.16.028
LOCATION: Part of Lots 4 and 5, Concession 9
APPLICANT: 1406979 Ontario Limited
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 121-2020
PASSED THE 29TH DAY OF SEPTEMBER, 2020

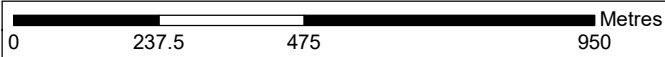
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 9A
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 121-2020
PASSED THE 29TH DAY OF SEPTEMBER, 2020

FILE: Z.16.028
LOCATION: Part of Lots 4 and 5, Concession 9
APPLICANT: 1406979 Ontario Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

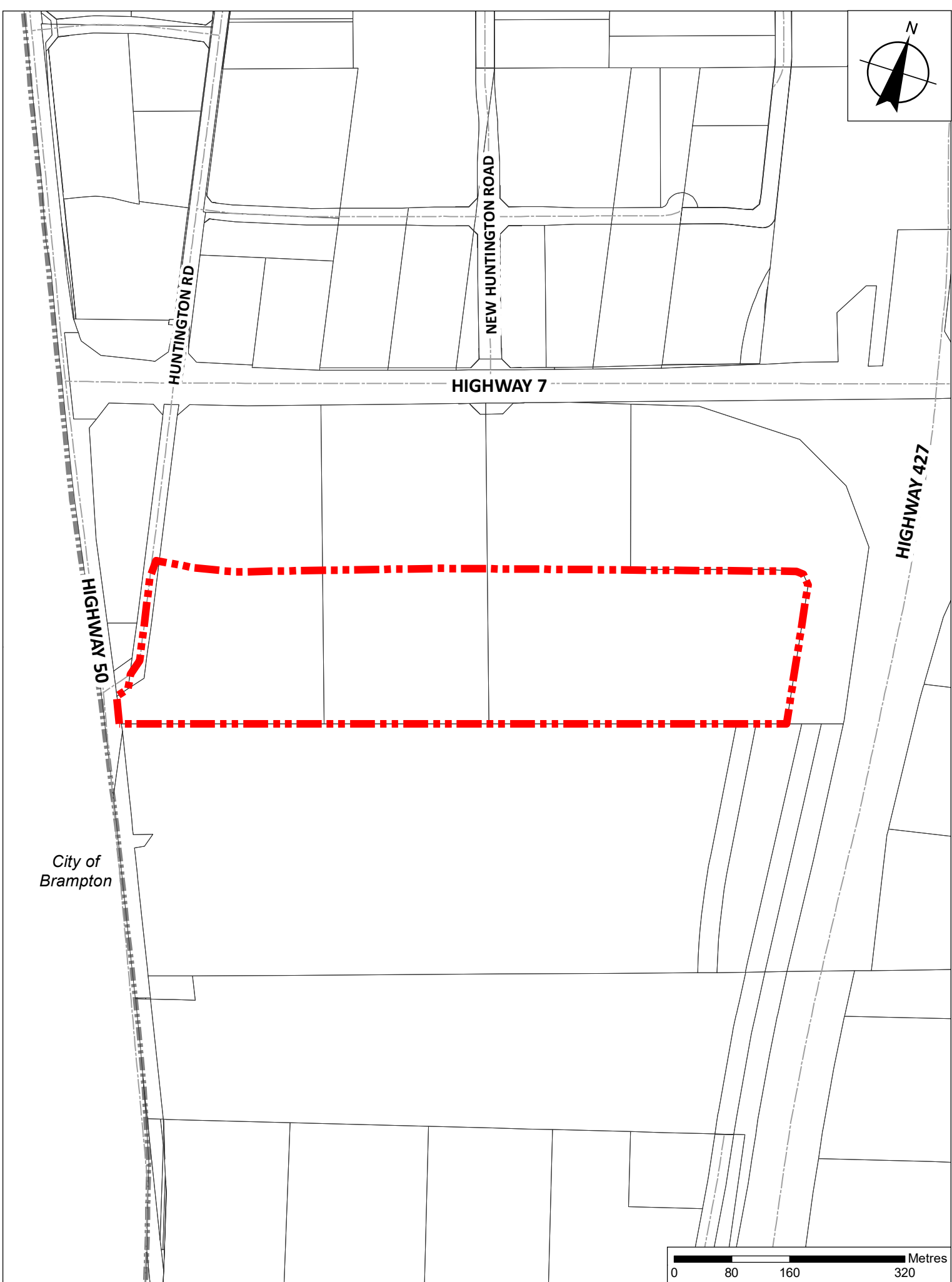
SUMMARY TO BY-LAW 121-2020

The lands subject to this By-law are located south of Highway 7, between Huntington Road and Highway 427 and are municipally known as 7551 Huntington Road and 6701 Highway 7, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “A Agricultural Zone” to “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”.

The By-law includes the Holding Symbol “(H)” for the lands zoned “EM1 Prestige Employment Area Zone”, The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. The Owner shall enter into a Servicing/Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to, roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department.
- b. The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers’ Group indicating that the Owner is a participant of the Cost Sharing Agreement and has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing to the satisfaction of the Development Engineering Department;
- c. Confirmation from the Ministry of Transportation (‘MTO’) it has no objection to the location of the municipal roads; and
- d. The Owner shall submit the necessary reports to support the re-alignment of Gibraltar Road including updated traffic management plan, updated Traffic Study/Access Study, and a functional design for the proposed Gibraltar intersections, and reports required for the Servicing/Development Agreement, to the satisfaction of the Development Engineering Department.



LOCATION MAP
TO BY-LAW 121-2020

FILE: Z.16.028
LOCATION: Part of Lots 4 and 5, Concession 9
APPLICANT: 1406979 Ontario Limited
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