

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 039-2021

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

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 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 “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1514) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 6.1.1 and 6.2.1 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1645”:

 - ai) For the purposes of this By-law, the following definition shall apply:

VERTICAL FARM – Means premises used for the indoor production, harvesting, processing, storage, and distribution of agricultural crops for commercial purposes;

bi) The following uses shall only be permitted and only within a wholly enclosed building with no outside storage:

- Employment Use
- Accessory Retail Sales and Office Uses to an Employment Use
- Day Nursery
- Business and Professional Office, not including a Regulated Health Professional
- Office Building
- Eating Establishment, with a maximum GFA of 185 m²
- Personal Service Shop, with a maximum GFA of 185 m²
- Recreational Uses
- Vertical Farm"

c) Adding Schedule "E-1645" attached hereto as Schedule "1".

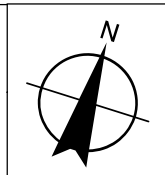
d) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule "2".

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

Enacted by City of Vaughan Council this 13th day of April, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1645'
TO BY-LAW 1-88
SECTION 9(1514)

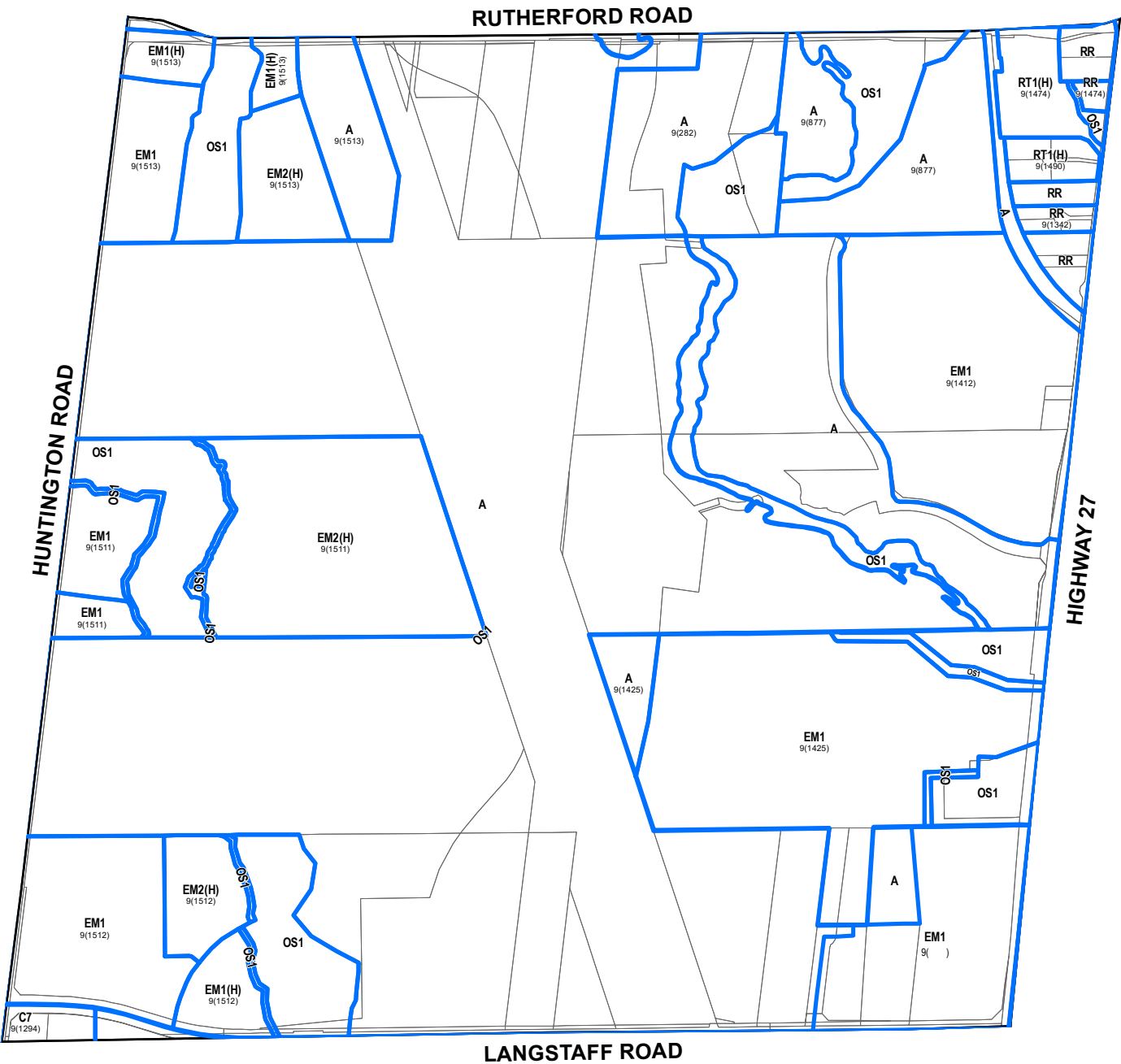
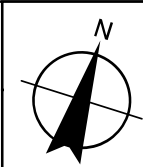
THIS IS SCHEDULE '1'
TO BY-LAW 039-2021
PASSED THE 13TH DAY OF APRIL, 2021

FILE: Z.21.001
LOCATION: Part of Lot 11, Concession 9
APPLICANT: Hunter-Fifty Investments Limited /
Line Drive East Investments Limited
CITY OF VAUGHAN

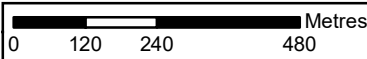
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 9C
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 039-2021
PASSED THE 13TH DAY OF APRIL, 2021

FILE: Z.21.001
LOCATION: Part of Lot 11, Concession 9
APPLICANT: Hunter-Fifty Investments Limited /
Line Drive East Investments Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 039-2021

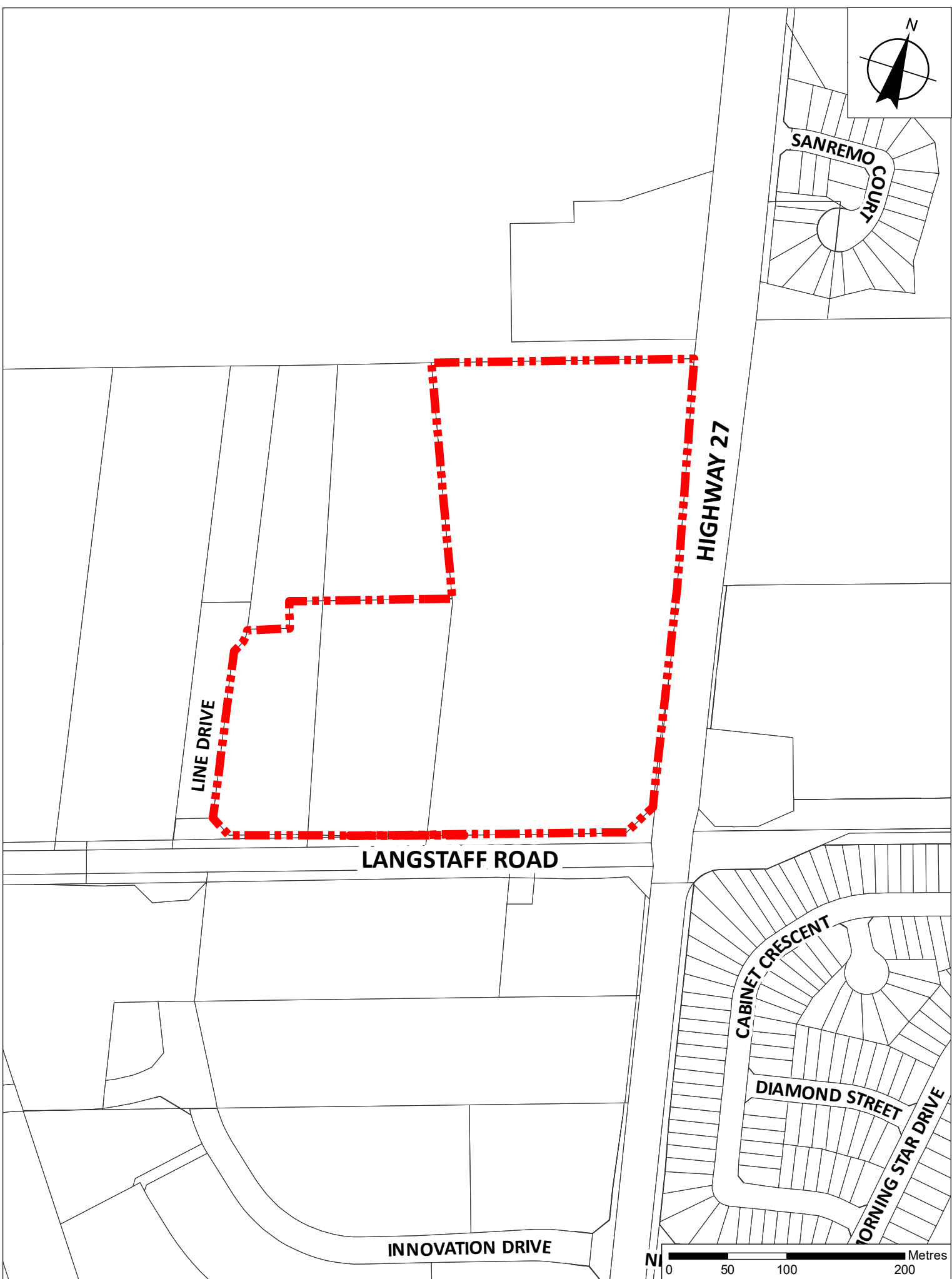
The lands subject to this By-law are located on the northwest corner of Langstaff Road and Highway 27, municipally known as 6100 Langstaff Road and Part of Lot 11, Concession 9, in the City of Vaughan.

The purpose of this By-law is to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific exceptions for definitions and permitted uses.

On April 13, 2021 the Committee of the Whole adopted the following recommendation regarding Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited):

- “1. THAT Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1 from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT the Owner be permitted to apply for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required; and
3. THAT the deletion of “Street L” in the Block 59 Block Plan, as shown on Attachment 3, BE APPROVED, and that the final Block 59 Block Plan be modified to delete “Street L”.

On April 13, 2021, Council ratified the recommendation of the Committee of the Whole.



LOCATION MAP TO BY-LAW 039-2021

FILE: Z.21.001

LOCATION: Part of Lot 11, Concession 9

APPLICANT: Hunter-Fifty Investments Limited /
Line Drive East Investments Limited

CITY OF VAUGHAN

 **SUBJECT LANDS**