

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 067-2021

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 37-2002.

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 OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting clause b) in its entirety and replacing with the following:

“b) Subsection 6.1.1 respecting permitted uses in all Employment Area Zones and Subsection 6.2.1 respecting uses permitted in the EM1 Prestige Employment Area Zone;”
 - c) Adding the following sub-clause after sub-clause bi) in Exception Paragraph 9(1134):

“bii) The following uses shall only be permitted on Blocks 2, 3 and 41A 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
- One Eating Establishment, with a maximum gross floor area of 185 m²
- One Personal Service Shop, with a maximum gross floor area of 185 m²
- Recreational uses

d) Deleting sub-clause cii) in Exception Paragraph 9(1134) in its entirety and substituting therefor the word “Deleted”.

e) Adding the following sub-clause after sub-clause ei) in Exception Paragraph 9(1134):

“eii) The minimum landscape strip from the OS1 Open Space Conservation Zone shall be 0 m for Blocks 2, 3, and 41A”

f) Adding the following clause to Exception Paragraph 9(1134):

“i) Subsection 3.9 b) respecting the maximum width of a driveway aisle to and from a loading space”

g) Adding the following sub-clause to Exception Paragraph 9(1134):

“ii) The maximum width of a driveway aisle to and from a loading space shall be 15 m for Blocks 2, 3, and 41A”

g) Deleting Schedule “E-1252” and substituting therefor Schedule “E-1252” attached hereto as attached hereto as Schedule “2”.

h) Deleting Key Map 9B and substituting therefor the Key Map 9B attached hereto as Schedule “3”.

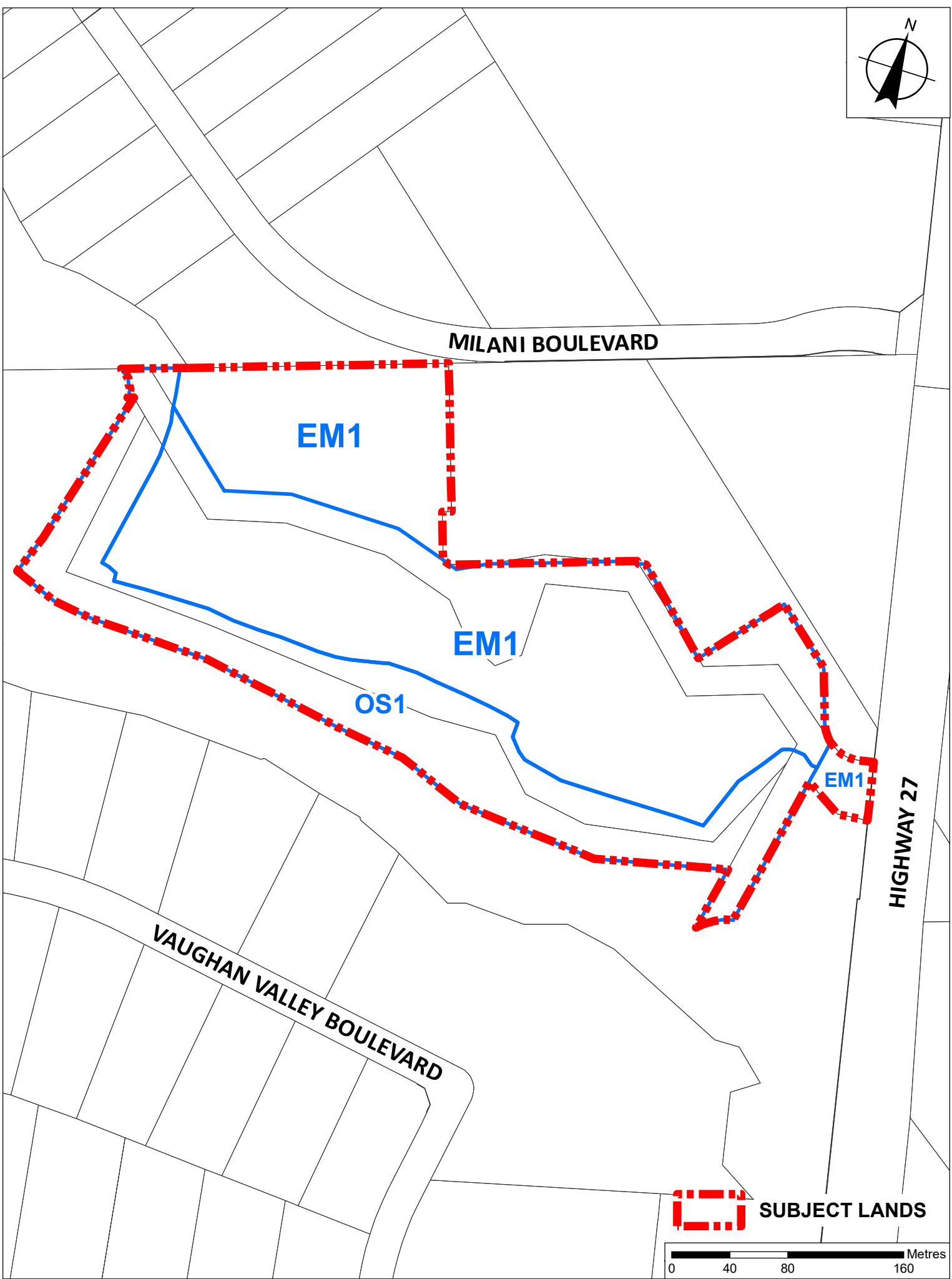
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 18th day of May, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 13 of Report No. 11
of the Committee of the Whole
Adopted by Vaughan City Council on
March 10, 2021.



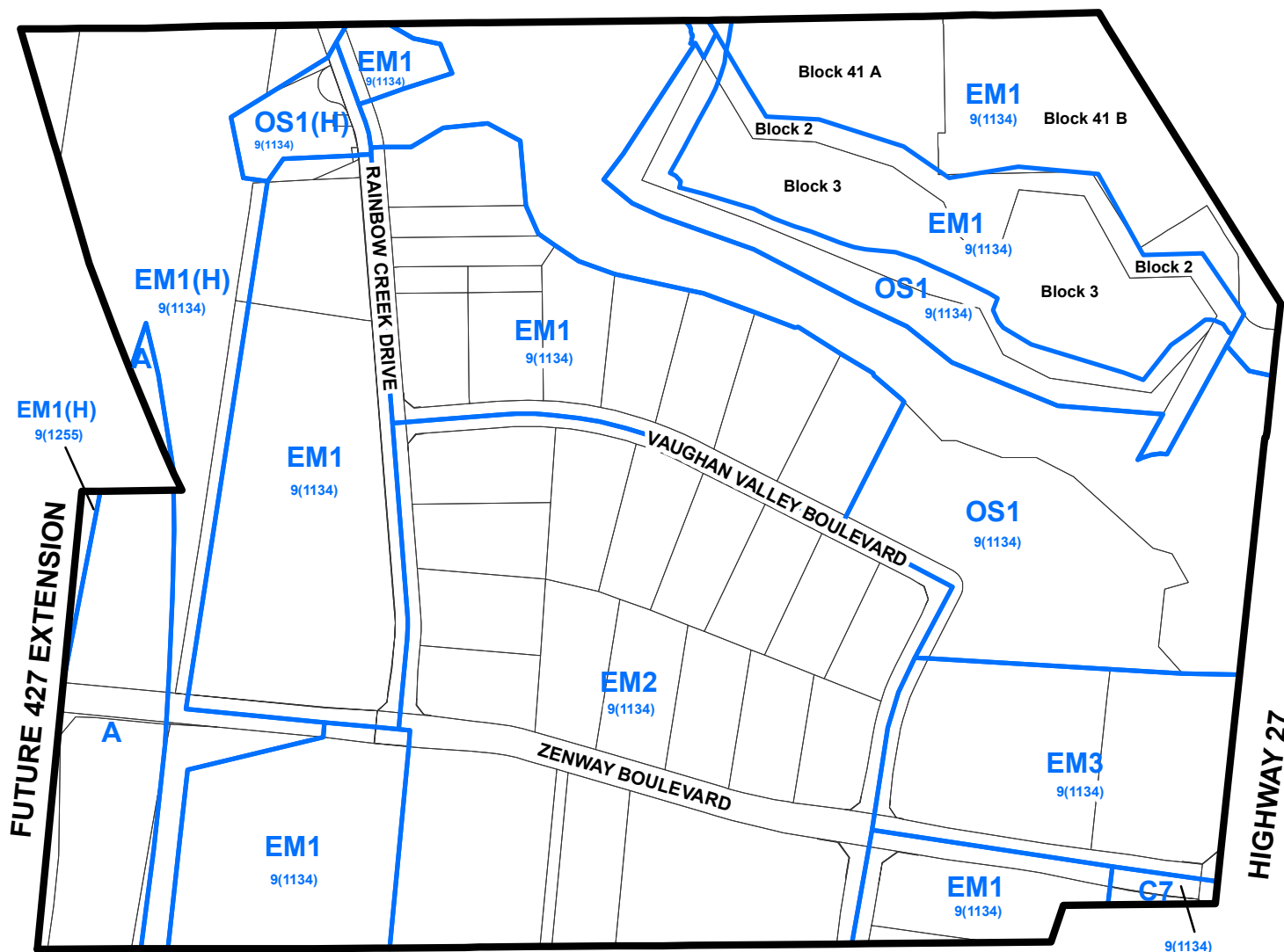
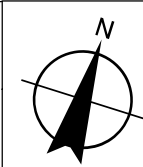
THIS IS SCHEDULE '1'
TO BY-LAW 067-2021
PASSED THE 18TH DAY OF MAY, 2021

FILE: Z.20.036
RELATED FILE: DA.18.085
LOCATION: Part of Lot 8, Concession 9
APPLICANT: Roybridge Holdings Limited
CITY OF VAUGHAN

SIGNING OFFICERS

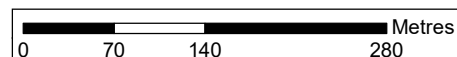
MAYOR

CLERK



THIS IS SCHEDULE 'E-1252'
TO BY-LAW 1-88
SECTION 9(1134)

SUBJECT LANDS



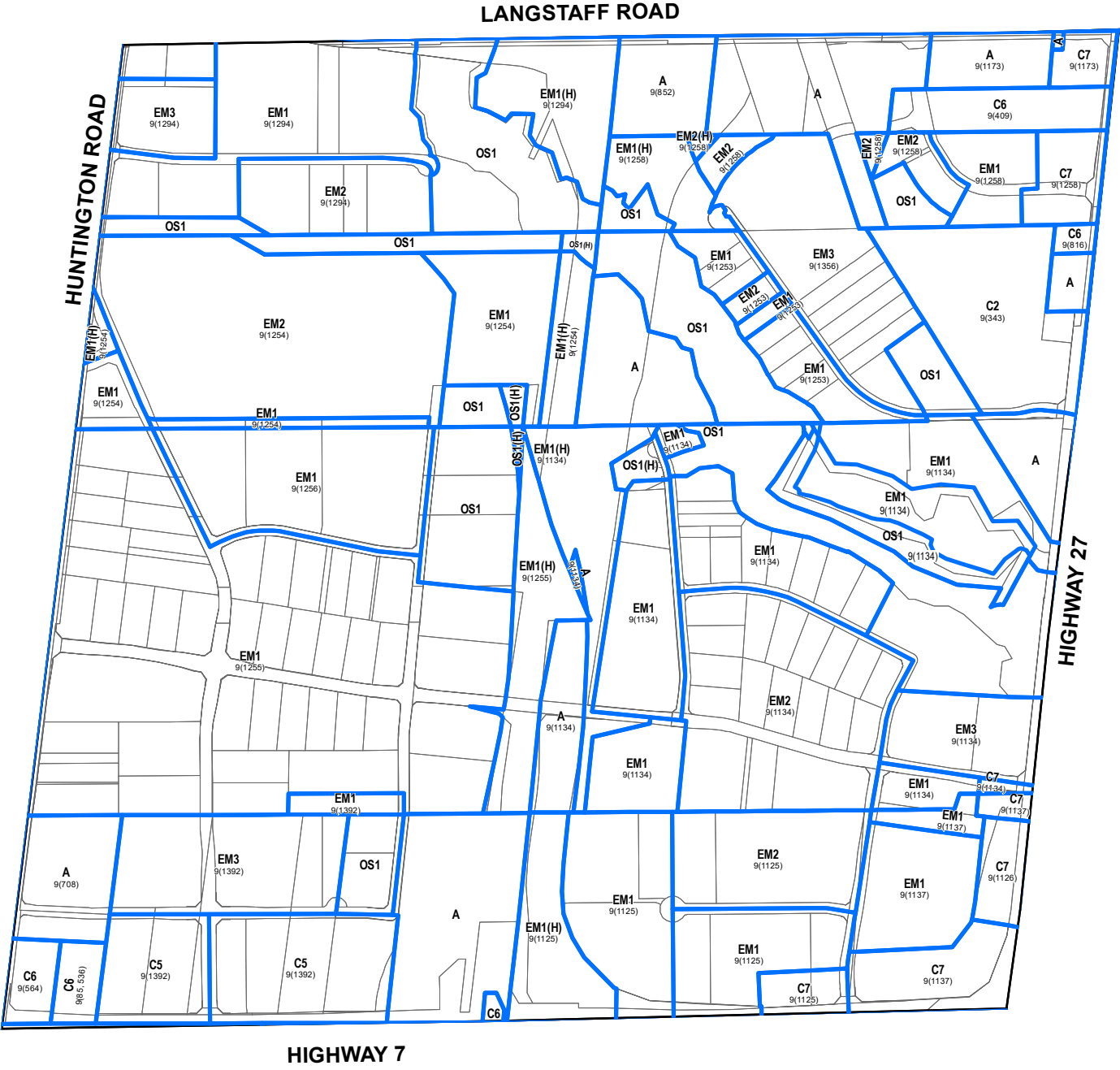
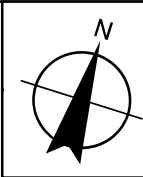
THIS IS SCHEDULE '2'
TO BY-LAW 067-2021
PASSED THE 18TH DAY OF MAY, 2021

FILE: Z.20.036
RELATED FILE: DA.18.085
LOCATION: Part of Lot 8, Concession 9
APPLICANT: Roybridge Holdings Limited
CITY OF VAUGHAN

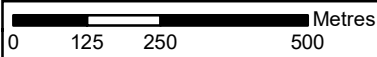
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 9B
BY-LAW 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 067-2021
PASSED THE 18TH DAY OF MAY, 2021

FILE: Z.20.036
RELATED FILE: DA.18.085
LOCATION: Part of Lot 8, Concession 9
APPLICANT: Roybridge Holdings Limited
CITY OF VAUGHAN

SIGNING OFFICERS

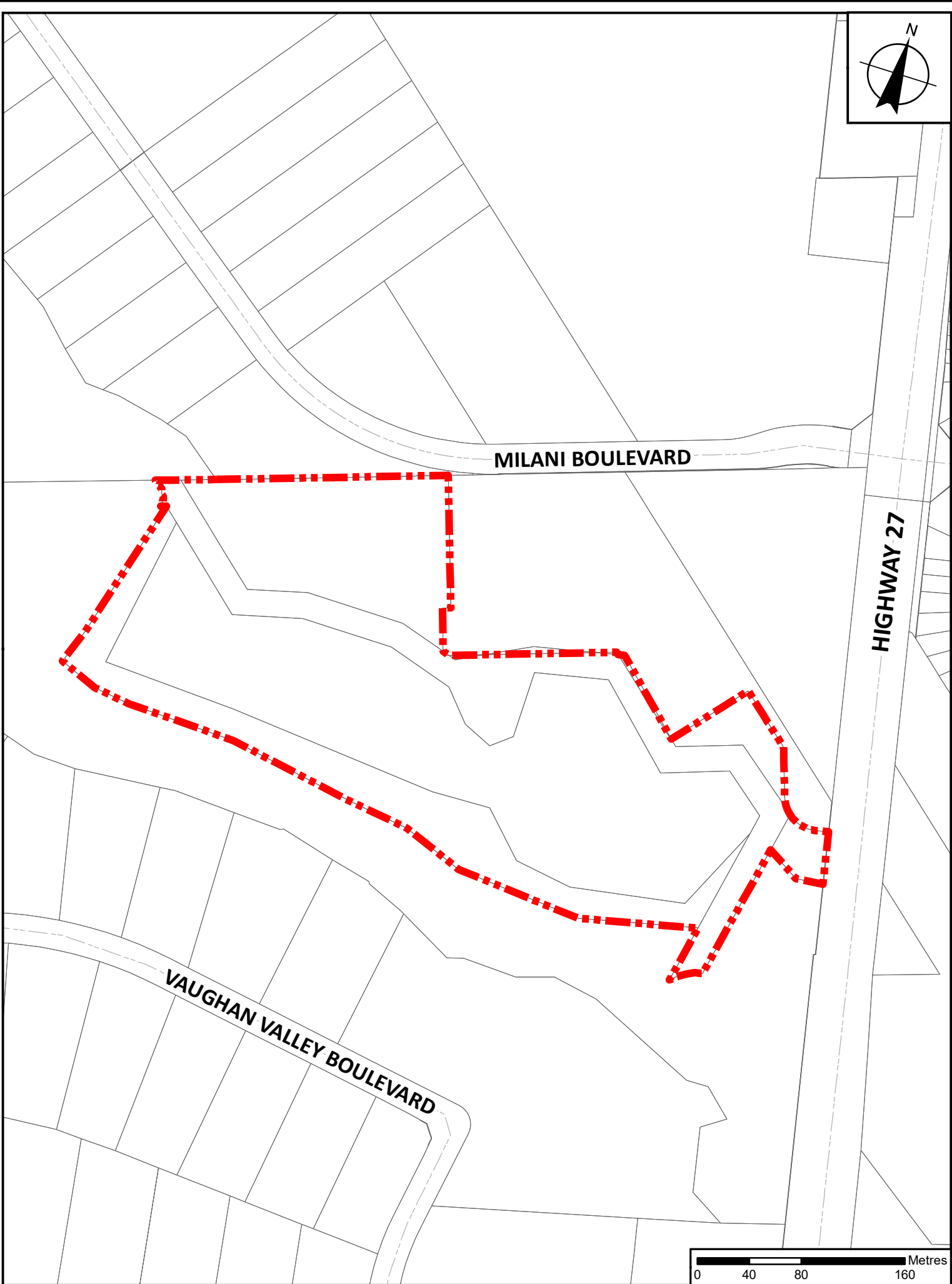
MAYOR

CLERK

SUMMARY TO BY-LAW 067-2021

The lands subject to this By-law are located west of Highway 27 on the south side of Milani Boulevard, being Part of Block 41 and Blocks 2, 3 and 4 on Registered Plan 65M-3627, in Lot 8, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone, and to permit site-specific zoning exceptions for the maximum width of a driveway aisle and the minimum landscape strip width abutting lands zone OS1 Open Space Conservation Zone.



LOCATION MAP TO BY-LAW 067- 2021

FILE: Z.20.036
RELATED FILE: DA.18.085
LOCATION: Part of Lot 8, Concession 9
APPLICANT: Roybridge Holdings Limited
CITY OF VAUGHAN



SUBJECT LANDS