

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2021

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 121-2020.

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) Deleting Key Map 9A and substituting therefor the Key Map 9A attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1632”; and effectively zoning the Subject Lands, EM1 Prestige Employment Area Zone.
 - b) Deleting Part “A” to Exception 9(1501), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1501).
 - c) Deleting Schedule “E-1632” and substituting therefor the Schedule “E-1632” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 38
of the Committee of the Whole
Adopted by Vaughan City Council on
September 29, 2020.

SUMMARY TO BY-LAW 083-2021

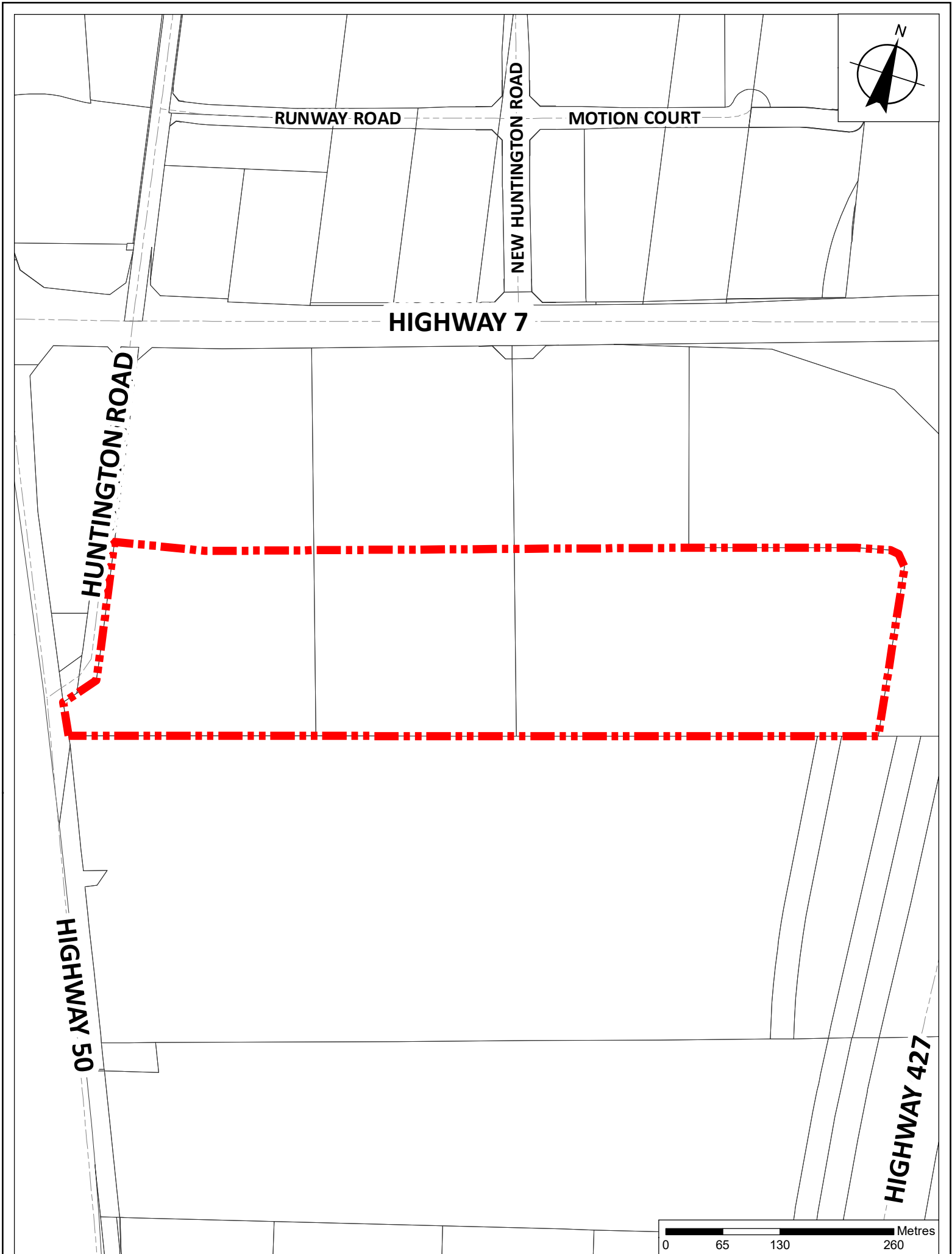
The lands subject to this By-law are located south of Highway 7, between Huntington Road and Highway 427 and are municipally known as 7551 Huntington Road and 6701 Highway 7, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”, to facilitate the development of future employment uses.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 121-2020, until such time that:

- 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.

The Vaughan Development Engineering ('DE') Department has confirmed a Servicing/Development Agreement with the City has been entered into to the satisfaction of the Development Engineering Department. The DE Department is also satisfied with the submitted Revised Traffic Brief dated December 23, 2020 to support the re-alignment of Gibraltar Road and has confirmed receipt of a letter from the Block Trustee for the Block 57/58 Developers' Group. Furthermore, the Ministry of Transportation ('MTO') has indicated they do not have objection to the location of the municipal roads. Therefore, the Holding Symbol “(H)” can be removed.



LOCATION MAP TO BY-LAW 083-2021

FILE: Z.21.022

RELATED FILE: Z.16.028

LOCATION: Part of Lots 4 and 5, Concession 9;
7551 Huntington Road and 6701 Highway 7

APPLICANT: 1406979 Ontario Limited

CITY OF VAUGHAN



SUBJECT LANDS