



**COMMUNICATION C1**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

**DATE:** October 1, 2021

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** **COMMUNICATION – Committee of the Whole (2), October 13, 2021**

**Item # 9, Report # 46**

**CITY-WIDE COMPREHENSIVE ZONING BY-LAW**  
**THE CORPORATION OF THE CITY OF VAUGHAN (REFERRED)**

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**Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. That Attachments 1,2,3,4,5,6,7 and 8 of the subject report be replaced with Attachments 1,2,3,4,5,6,7 and 8 of this memorandum.
2. That Attachment #12 (Comment Response Matrix – Updated) and Attachment #13 (Schedule B-6: Oak Ridges Moraine Land Use) be received.

**Background**

The Comprehensive Zoning By-law Review (“CZBL”) will implement the long-term vision for the City’s growth as set out in VOP 2010 which establishes the planning framework for development throughout the City to the year 2031, and fulfills the City’s obligations to conform to Provincial policies and meet regionally imposed targets for residential and employment growth.

**At its meeting of June 8, 2021 Committee of Whole (2) considered the final draft of the comprehensive zoning by-law review, subject to recommendations respecting the City’s comprehensive zoning by-law review.**

Council deferred the matter to the meeting of October 13, 2021, providing further opportunity to consult.

At its meeting of June 22, 2021 Council recommended:

- 1) That further consideration of this matter be deferred to the Committee of the Whole meeting of October 13, 2021, and that staff report back with an updated by-law;

- 2) That as a part of the deferral, staff be directed to address all site-specific concerns raised with a view to having the By-law conform to the VOP 2010 (as amended), legally existing uses and all Provincial plans;
- 3) That Schedule B-4 be deleted from the Bylaw as well as all textural references to the same;
- 4) That the illustration of Schedule B-4 be provided to residents and interested parties on the City of Vaughan's website for information purposes forthwith;
- 5) That the presentation by Sabrina Coletti and Robert Rappolt, WSP, Commerce Valley Drive West, Thornhill and Communication C58, presentation material entitled, "City of Vaughan City City-wide Comprehensive Zoning By By-law Review", on behalf of the City of Vaughan, be received;

Council also recommended that all communications (both oral and written submissions) for the item be received. City staff have reviewed all oral and written submissions and communications to Committee of the Whole and Council. Staff have prepared a new updated response matrix, found in Attachment 12, to provide an overview of the comments received, solutions considered as well as any revisions made as a result of input received. All minor modifications proposed, which are described in Attachment 12, have been updated throughout the final draft, as shown on Attachments 1 through 8.

City staff have confirmed that Schedule B-4 has been deleted and replaced with a new Schedule "B-4", which delineates the existing boundaries of Minister Zoning Orders which are legally in effect. This new schedule ensures that the newly consolidated comprehensive zoning by-law appropriately acknowledges the status of a Minister Zoning Order.

In preparation of the revised response matrix, it is noted that as a conformity exercise, VOP 2010 serves as the primary source of policy direction for the CZBL. VOP 2010 broadly identifies permitted uses and other expectations for development. It is recognized that the City is undertaking the MCR process for VOP 2010 as required by Provincial legislation and will align with the Region's population and employment forecasts, land budget and Regional Official Plan policies. This process will ultimately inform future CZBL updates. The CZBL will continue to be updated, on a housekeeping and comprehensive basis, in response to the changes in Provincial legislation, as well as York Region and City official plan policy.

For more information, contact Brandon Correia, Manager of Special Projects, ext. 8227.

## **Attachments**

1. [Comprehensive Zoning By-law \(Final | 001-2021\)](#)
2. Comprehensive Zoning By-law (Final | 001-2021) Section 14: Zone Exceptions
  - [Exceptions 1-100](#)
  - [Exceptions 101-200](#)
  - [Exceptions 201-300](#)
  - [Exceptions 301-400](#)

- [Exceptions 401-500](#)
  - [Exceptions 501-600](#)
  - [Exceptions 601-700](#)
  - [Exceptions 701-800](#)
  - [Exceptions 801-900](#)
  - [Exceptions 901-1000](#)
  - [Exceptions 1001-1100](#)
  - [Exceptions 1101-1125](#)
3. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule A](#)
  4. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-1](#)
  5. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-2](#)
  6. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-3](#)
  7. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-4](#)
  8. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-5](#)
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12. [Comment Response Matrix – Updated](#)
  13. [Comprehensive Zoning By-law \(Final | 001-2021\) Schedule B-6](#)

Respectfully submitted by



Haiqing Xu  
Deputy City Manager, Planning and Growth Management