

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 143-2021

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 “E-1660”, attached hereto as Schedule “1”, 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”:

“(1529) Notwithstanding the provisions of:

- a) Subsection 3.8 a) respecting minimum parking requirements;
- b) Subsection 6.1.6 b) respecting the minimum landscape strip for an Employment Area Zone abutting an arterial road;
- c) Subsection 6.2.1 a) respecting permitted uses for lands zoned EM1 Prestige Employment Area Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1660”:

- ai) The following minimum parking requirements shall apply:
 - One (1) parking space per 100 m² for all Employment Uses
 - One (1) parking space per 100 m² for all Office Uses
- bi) a strip of land not less than 6 m in width shall be provided

along a lot line of Highway 50 and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip;

bii) a strip of land not less than 4 m in width shall be provided along a lot line of Langstaff Road and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip;

ci) In addition to the permitted uses listed in Section 6.2.1a), the leaving, placing or parking of trucks and trailers accessory to an Employment Use shall not be considered Outside Storage and shall be limited to the areas shown as “trailer parking”

c) Adding Schedule “E-1660” attached hereto as Schedule “1”.

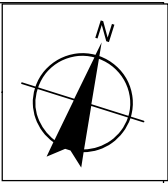
d) Deleting Key Map 10B and substituting therefor the Key Map 10B attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 16th day of November, 2021.

Hon. Maurizio Bevilacqua, Mayor

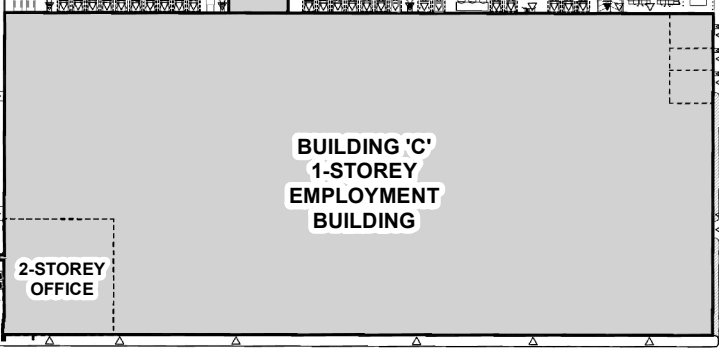
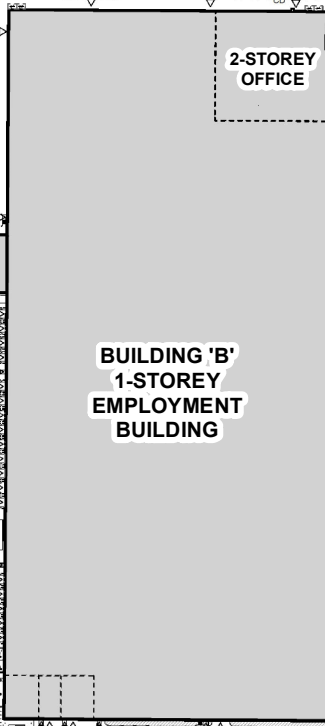
Todd Coles, City Clerk



LANGSTAFF ROAD

HIGHWAY 50

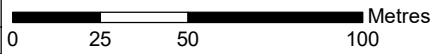
ACCESS DRIVEWAY (FUTURE PUBLIC ROAD)



EM1

THIS IS SCHEDULE 'E-1660'
TO BY-LAW 1-88
SECTION 9(1529)

 SUBJECT LANDS



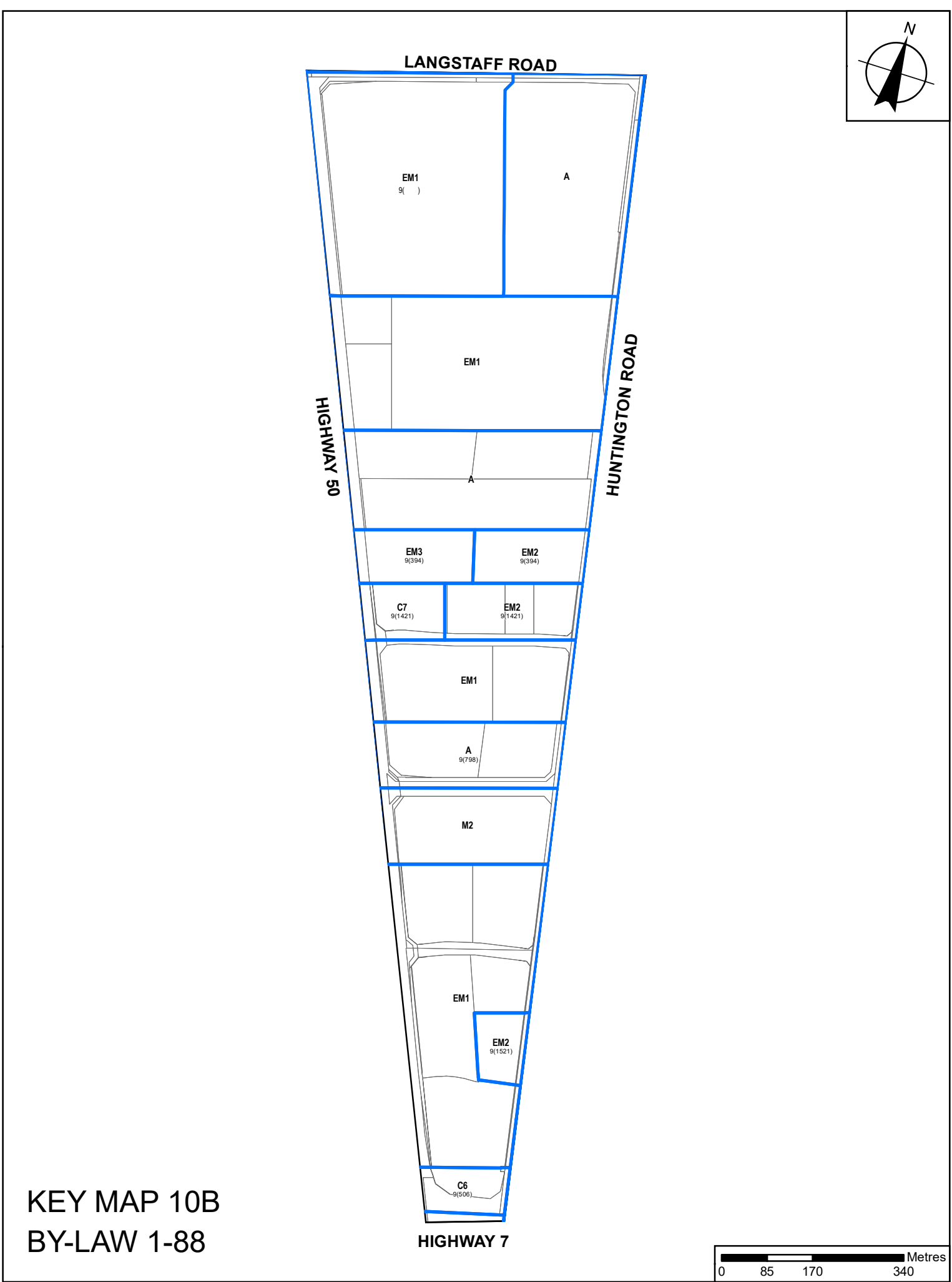
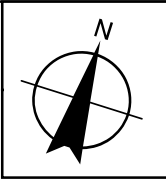
THIS IS SCHEDULE '1'
TO BY-LAW 143-2021
PASSED THE 16TH DAY OF NOVEMBER, 2021

FILE: Z.21.015
RELATED FILE: DA.21.018
LOCATION: Part of Lot 10, Concession 10
APPLICANT: Caplink Limited
CITY OF VAUGHAN

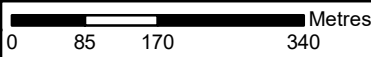
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 10B
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 143-2021
PASSED THE 16TH DAY OF NOVEMBER, 2021

FILE: Z.21.015
RELATED FILE: DA.21.018
LOCATION: Part of Lot 10, Concession 10
APPLICANT: Caplink Limited
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

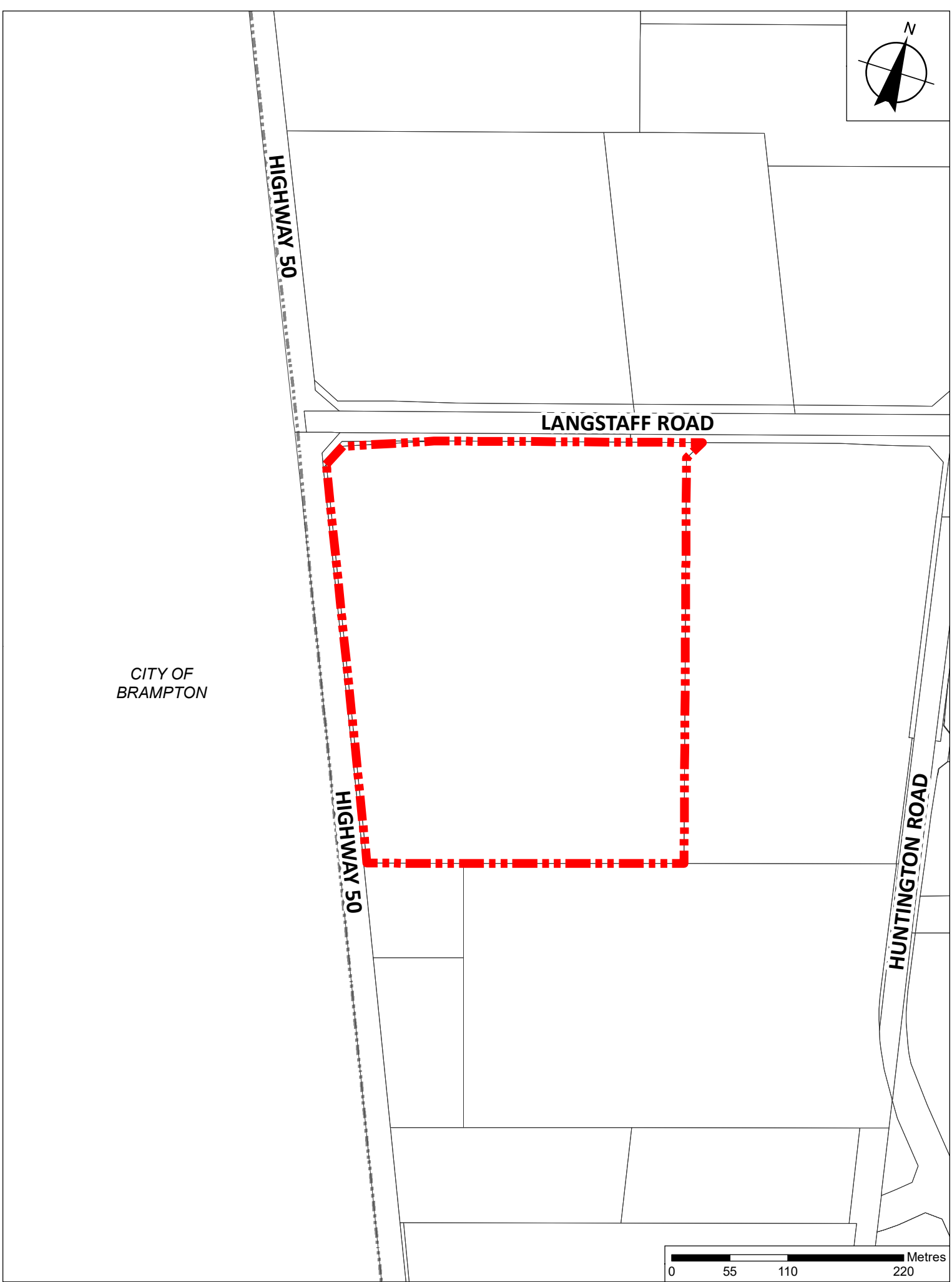
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SUMMARY TO BY-LAW 143-2021

The lands subject to this By-law are located east of Highway 50 and south of Langstaff Road, being Part of Lot 10, Concession 10, 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”.

This By-law also provides for site-specific zoning exceptions to the permitted minimum landscape strip abutting an arterial road, permitted uses, and minimum parking requirements.



LOCATION MAP TO BY-LAW 143-2021

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RELATED FILE: DA.21.018
LOCATION: Part of Lot 10, Concession 10
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