

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 098-2025

A By-law to amend City of Vaughan By-law 001-2021, as amended.

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from the OS2 Private Open Space Zone, subject to site-specific exception 14.801, to the R2A(H) Second Density Residential Zone, R3A(H) Third Density Residential Zone, R4(H) Fourth Density Residential Zone, R4A(H) Fourth Density Residential Zone, all subject to the Holding Symbol “(H)”, and the OS1 Public Open Space Zone in the manner shown on the said Schedule “1”.
 - b) Amending Subsection 14.801 in Part 14 Exception Zones as follows:
 - i. Deleting Subsection 14.801.1.2 respecting lands zoned with the Holding Symbol “(H)” and replacing with the following:
2. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figures E-1268, E-1268A and E-1268B:
 - a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 001-2021; and

b. The Holding Symbol “(H)” shall not be removed until such time as:

i. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;

ii. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (KSPS), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;

iii. That one of the following are met to the satisfaction of the City:

a. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment, to the satisfaction of the City; or

b. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district, to the satisfaction of the City.

iv. External lands are required to provide service and access to the Subject Lands, therefore, the following conditions must be satisfied:

- a. The Owner shall enter into a Developer's Group Agreement or provide acknowledgement from the other landowners within the Block 55 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
- c. The Owner through the Block 55 Developer's Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to, road, water, wastewater, storm and storm water management pond, land conveyances including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions,

financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

v. The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks (MECP) Record of Site Condition (RSC) for the Subject Lands. The Holding Symbol “H” removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City’s satisfaction.

ii. Adding the following to Subsection 14.801.1.2 respecting lands zoned with the Holding Symbol “(H)”:

3. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figure E-1268B:

- i. That the following are met to the satisfaction of the City:
 - a. York Region confirms additional available servicing capacity in the Kleinburg Water Resource Recovery Facility through York Region’s Kleinburg Water Resource Recovery Facility Capacity Study; and
 - b. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity

Distribution Policy assigning capacity to the subject lands.

- iii. Adding the following to Subsection 14.801.2.1 pertaining to development standards in the R2A Second Density Residential Zone:
 - a. The minimum required yards shall be:
 - v. Rear Yard = 10 m for lots 19 to 40 as shown on Figure “E-1268B”
 - vi. Rear Yard = 7 m for lot 61 as shown on Figure “E-1268B”
 - b. The minimum required soft landscape strip abutting the rear lot line shall be 5 m for lots 19 to 40 as shown on Figure “E-1268B”
 - c. A retaining wall of any height shall be setback a minimum of 0.3 m from a lot line.
- iv. Adding the following to Subsection 14.801.2.4 pertaining to development standards in the R4A Fourth Density Residential Zone:
 - j. For the lands shown on Figure “E-1268B”, where a yard with a driveway abuts a rear lane, the minimum landscape area shall be 33%, all of which may be hard landscape.
- v. Adding the following to Subsection 14.801.2:
 - 6. The following provision shall apply to all lands shown on Figure “E-1268B”:
 - a. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest lot line.
- c) Deleting Figure E-1268 in Subsection 14.801 and replacing it with Figure E-1268 attached hereto as Schedule “1”.
- d) Adding Figure E-1268B attached hereto as Schedule “2”.
- e) Deleting Map 217 in Schedule A and substituting therefore Map 217 attached hereto as Schedule “3”.

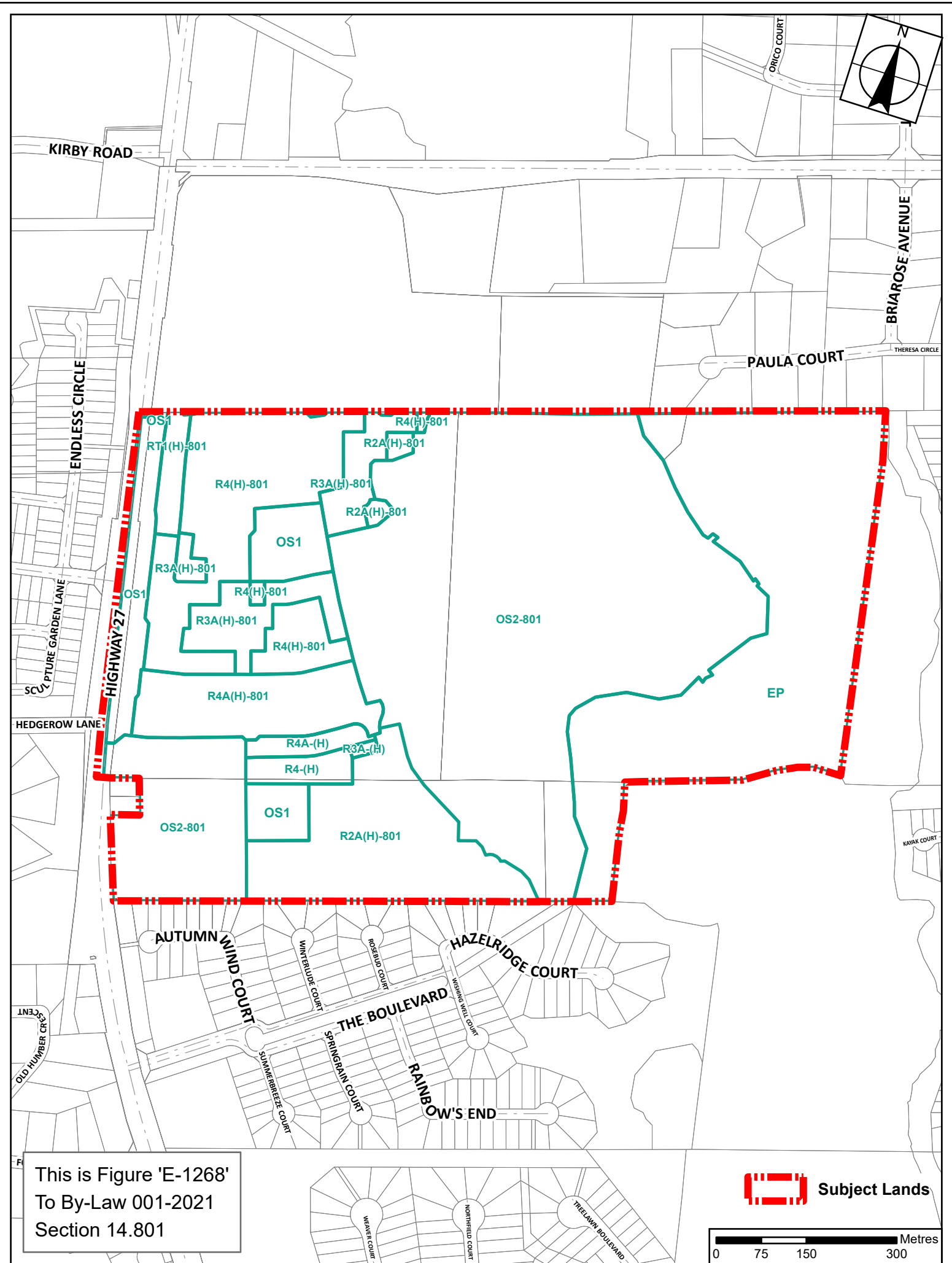
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23rd day of April, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 13 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 23, 2025.
City Council voted in favour of this by-law on April 23, 2025.
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.
Effective Date of By-Law: April 23, 2025



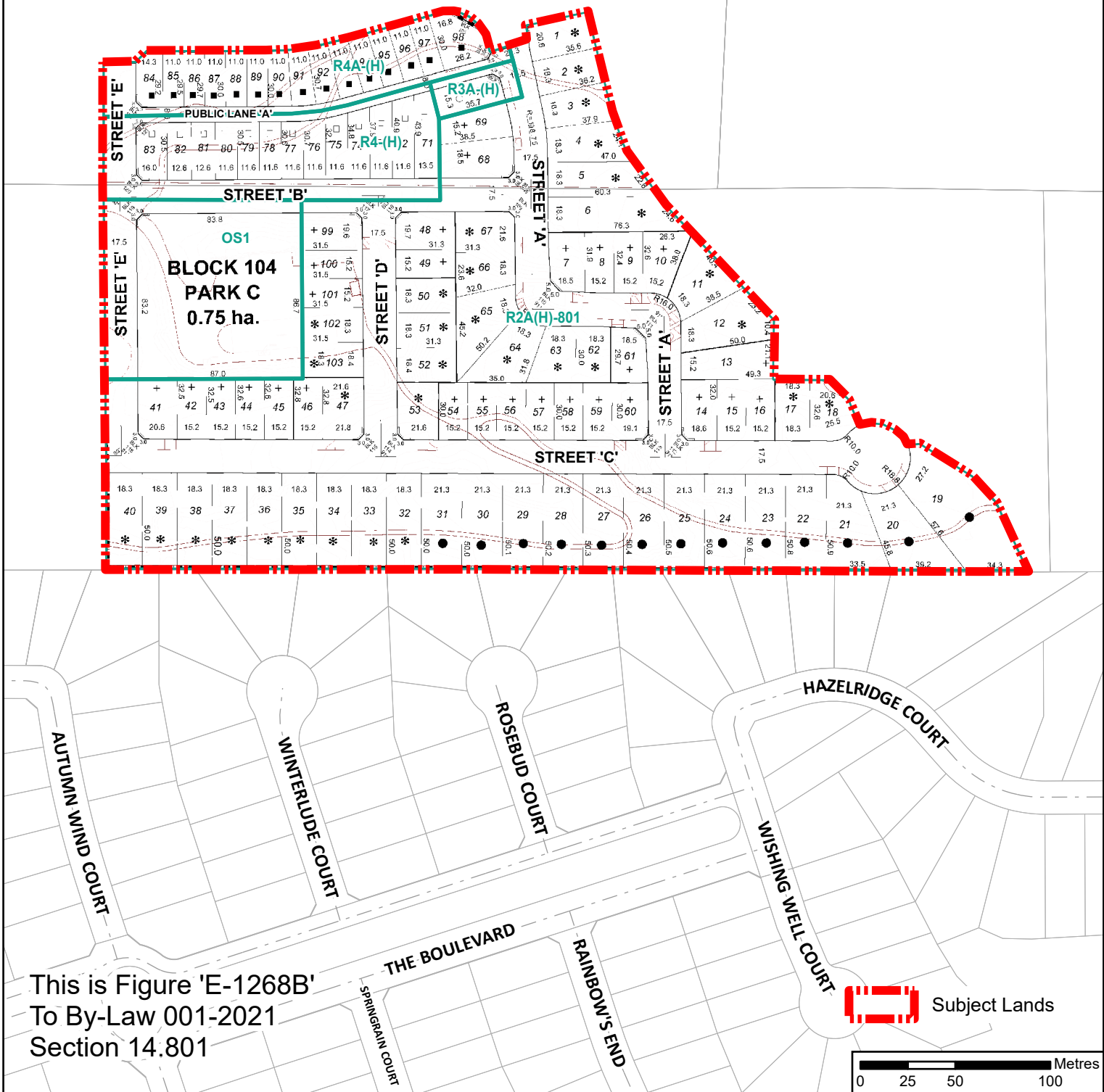
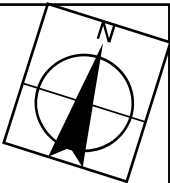
This is Schedule '1'
To By-Law 098-2025
Passed the 23rd Day of April, 2025

File: Z.22.032
Related File: 19T-22V009
Location: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8
Applicant: East Kleinburg Developments Inc.,
1045501 Ontario Limited, Toya Investments Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk



This is Figure 'E-1268B'
To By-Law 001-2021
Section 14.801

This is Schedule '2'
To By-Law 098-2025
Passed the 23rd Day of April, 2025

File: Z.22.032
Related File: 19T-22V009
Location: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8
Applicant: East Kleinburg Developments Inc.,
1045501 Ontario Limited, Toya Investments Ltd.
City of Vaughan

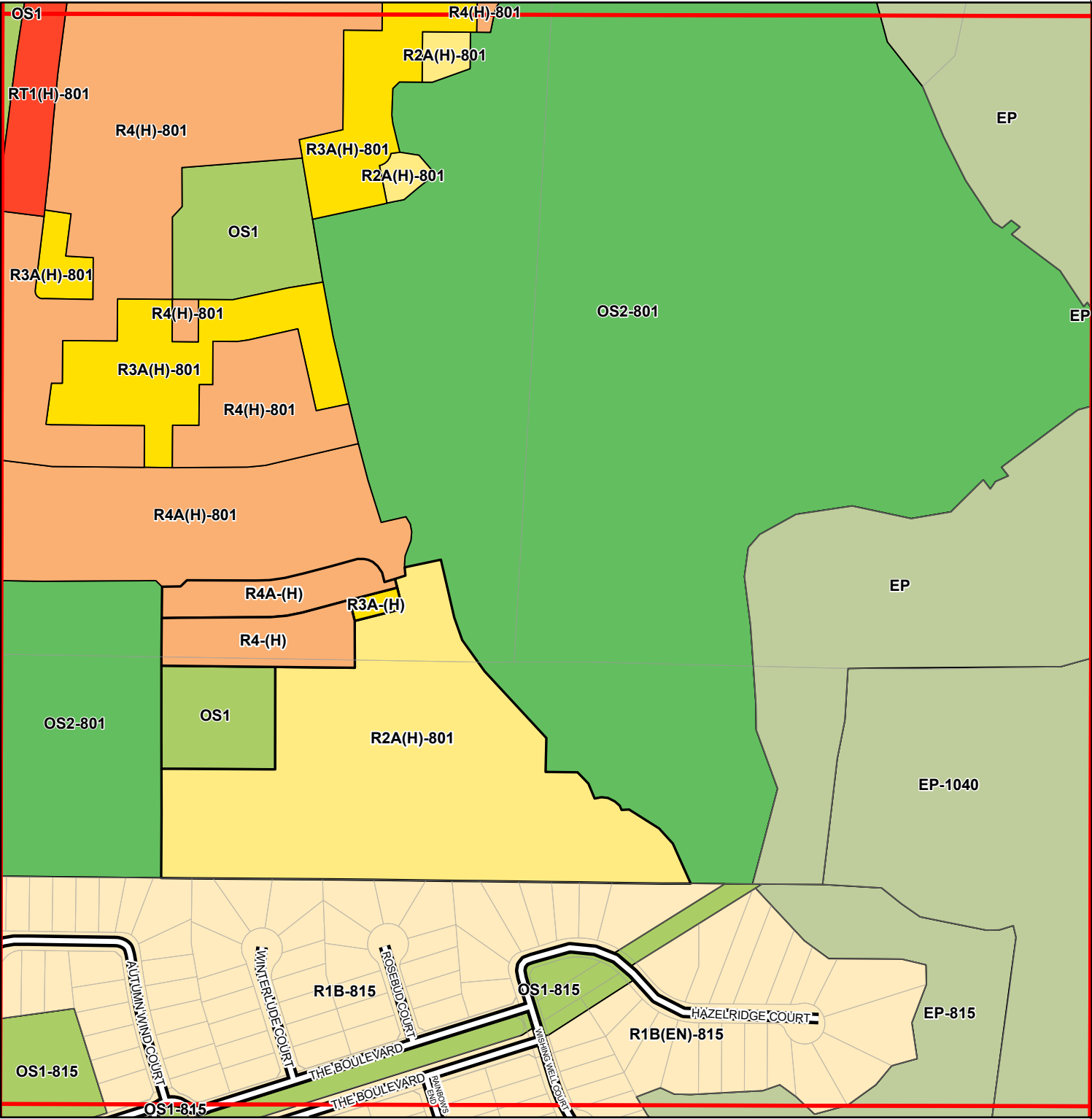
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 217



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN				
255	256	257	258	259
235	236	237	238	239
215	216	217	218	219
195	196	197	198	199
175	176	177	178	179

March 2025

1:5,060

This is Schedule '3'
To By-Law 098-2025
Passed the 23rd Day of April, 2025

File: Z.22.032

Related File: 19T-22V009

Location: 11063 and 11191 Highway 27

Part of Lot 28, Concession 8

Applicant: East Kleinburg Developments Inc.,
1045501 Ontario Limited, Toya Investments Ltd.

City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 098-2025

The lands subject to this By-law are located on the east side of Highway 27 and south of Kirby Road, municipally known as 11063 and 11191 Highway 27, and legally described as described as part lots 28, 29, and 30, Concession 8, Vaughan, City of Vaughan, Regional Municipality of York.

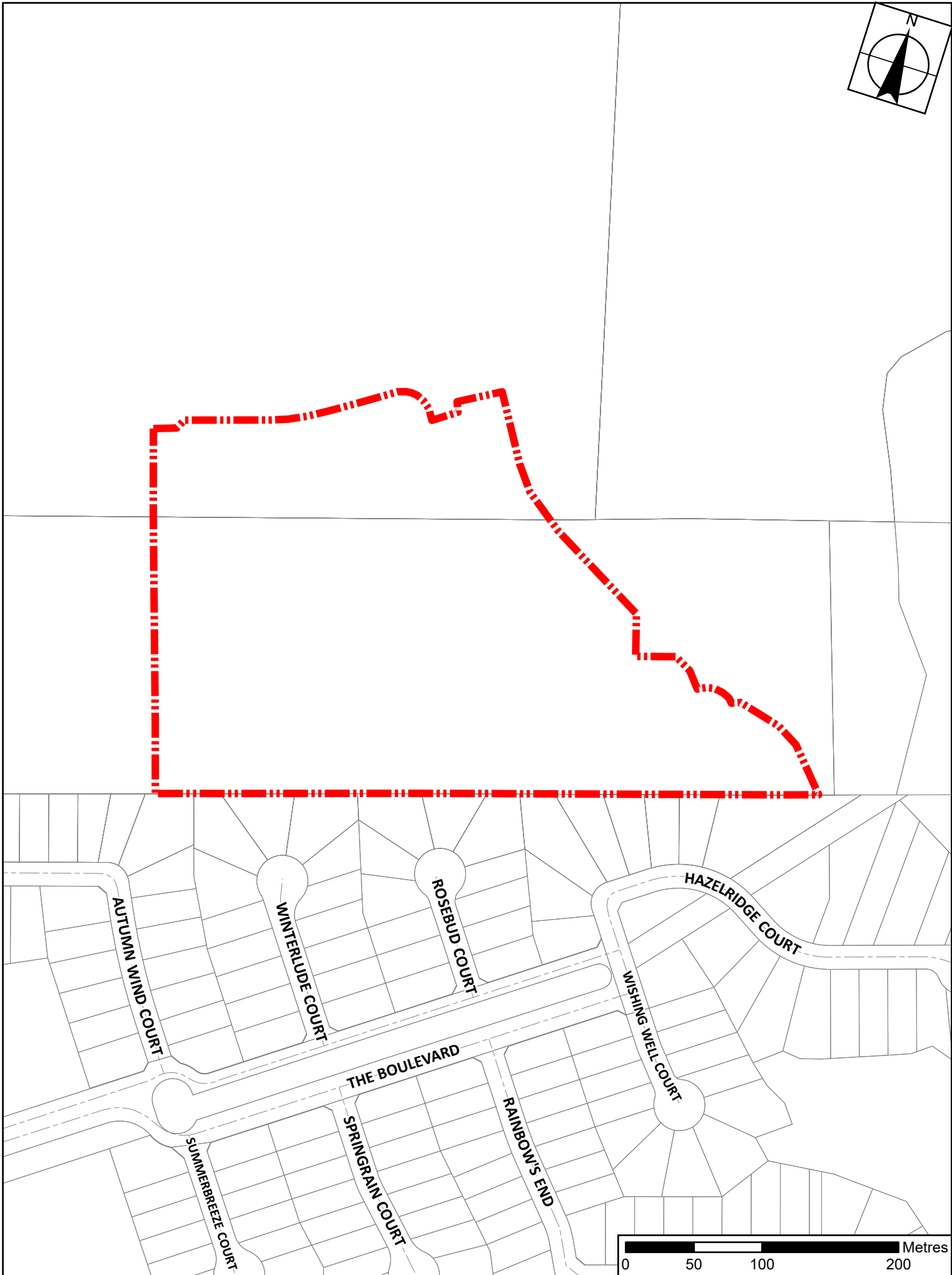
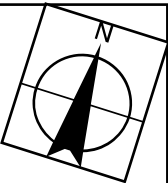
The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from the OS2 Private Open Space Zone, subject to site-specific exception 14.801, to the R2A(H) Second Density Residential Zone, R3A(H) Third Density Residential Zone, R4(H) Fourth Density Residential Zone, R4A(H) Fourth Density Residential Zone, all subject to the Holding Symbol, and the OS1 Public Open Space Zone. The amendment will permit the development of a residential draft plan of subdivision consisting of 103 single detached units and a public park.

The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;
- b. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (KSPS), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
- c. That one of the following are met to the satisfaction of the City:
 - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment, to the satisfaction of the City; or
 - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district, to the satisfaction of the City.
- d. External lands are required to provide service and access to the Subject Lands; therefore, the following conditions must be satisfied:
 - i. The Owner shall enter into a Developer's Group Agreement or provide acknowledgement from the other landowners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
 - iii. The Owner through the Block 55 Developer's Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to,


road, water, wastewater, storm and storm water management pond, land conveyances including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e. The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks (MECP) Record of Site Condition (RSC) for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City's satisfaction.
- f. That the following are met to the satisfaction of the City:
 - i. York Region confirms additional available servicing capacity in the Kleinburg Water Resource Recovery Facility through York Region's Kleinburg Water Resource Recovery Facility Capacity Study; and
 - ii. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.



Location Map To By-Law 098-2025

File: Z.22.032
Related File: 19T-22V009
Location: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8
Applicant: East Kleinburg Developments Inc.,
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 Subject Lands