

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 186-2025**

**A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 127-2025.**

**WHEREAS** on May 27, 2025, the Council of the Corporation of the City of Vaughan adopted By-law 127-2025, being a By-law to amend City of Vaughan By-law 001-2021, as effected by an Order of the Ontario Land Tribunal, dated April 17, 2025;

**AND WHEREAS** certain administrative amendments to By-law 127-2025 are required to give effect to the Ontario Land Tribunal's April 17, 2025 Order;

**AND WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol "(H)" is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol "(H)" from the subject lands have been addressed to the satisfaction of the City;

**AND 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 by By-law 127-2025, be and it is hereby further amended by:

- a) Deleting the reference to the “SC” Zone in the Applicable Parent Zone description in Exception 14.701.
- b) Deleting Figure “E-1791” in Exception 14.1215 and replacing it with Figure “E-1791” attached hereto as Schedule ‘1’.
- c) Deleting “Key Map 4C” from Exception 14.1215 and substituting therefor “Map 110” attached hereto as Schedule ‘2’, and thereby removing the Holding Symbol “(H)” on the Phase 2 lands identified within the “Subject Lands” on Schedule ‘1’ attached hereto, and effectively zoning the Phase 2 lands within the Subject Lands as Multiple Unit Residential (RM3).
- d) Deleting Subsection 14.1215.1 in Exception 14.1215 and replacing it with the word “Deleted”.

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

Voted in favour by City of Vaughan Council this 24<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

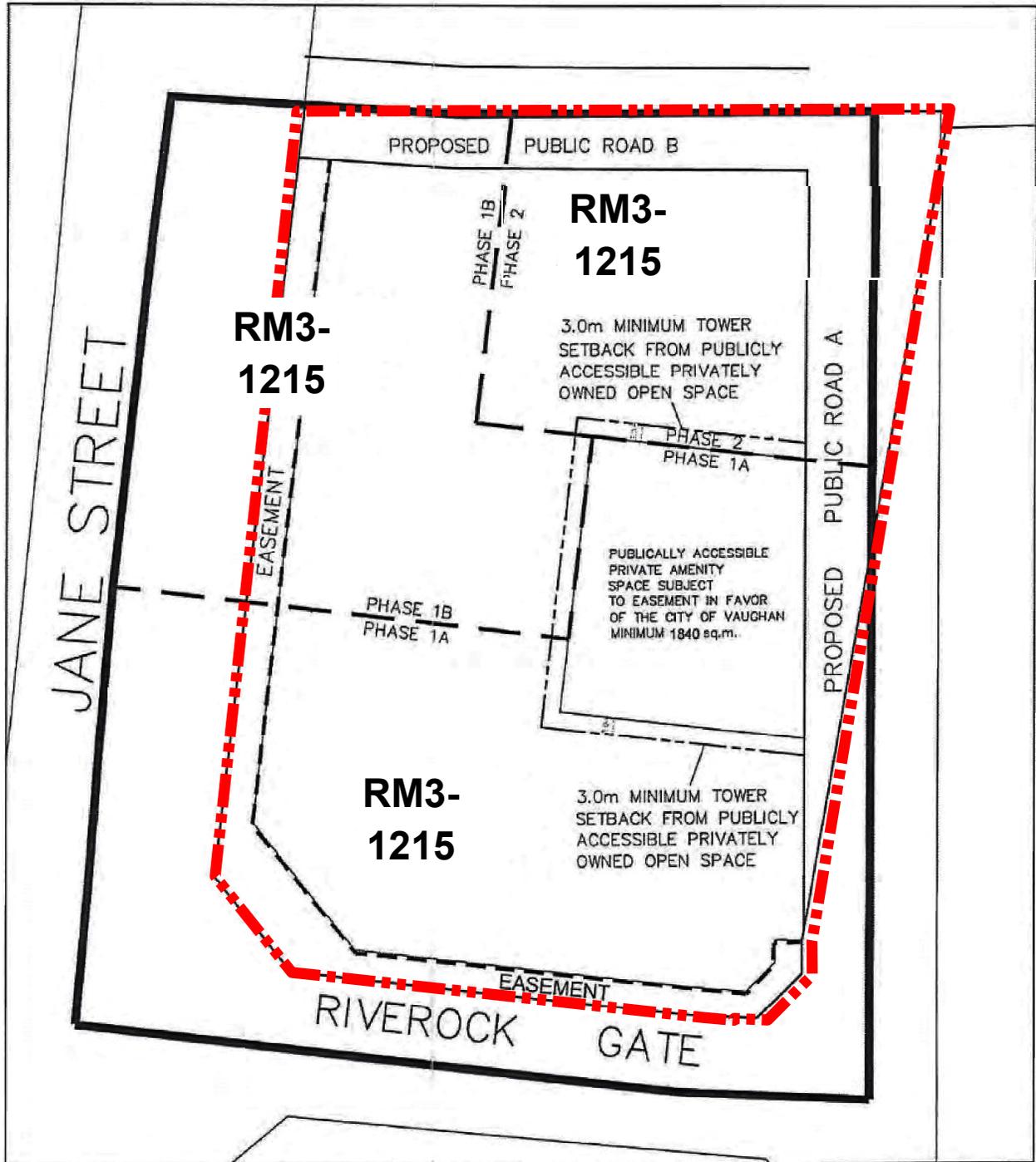
Authorized by the Decision of the Ontario Land Tribunal  
Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104  
City Council voted in favour of this by-law on June 24, 2025.  
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.  
**Effective Date of By-Law: June 24, 2025**

**LEGEND**

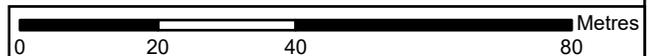
-  Subject Lands
-  PHASE BOUNDARIES



**THE SUBJECT LANDS ARE DESIGNATED AS  
A CLASS 4 AREA PURSUANT TO NPC-300**



This is Schedule 'E-1791'  
To By-Law 001-2021  
Section 14.1215



**This Is Schedule '1'  
To By-Law 186-2025  
Passed the 24th Day of June, 2025**

**File:** Z.25.013  
**Related File:** OP.21.020, Z.21.041  
**Location:** Part of Lot 15, Concession 4  
**Applicant:** Tesmar Holdings Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 186-2025**

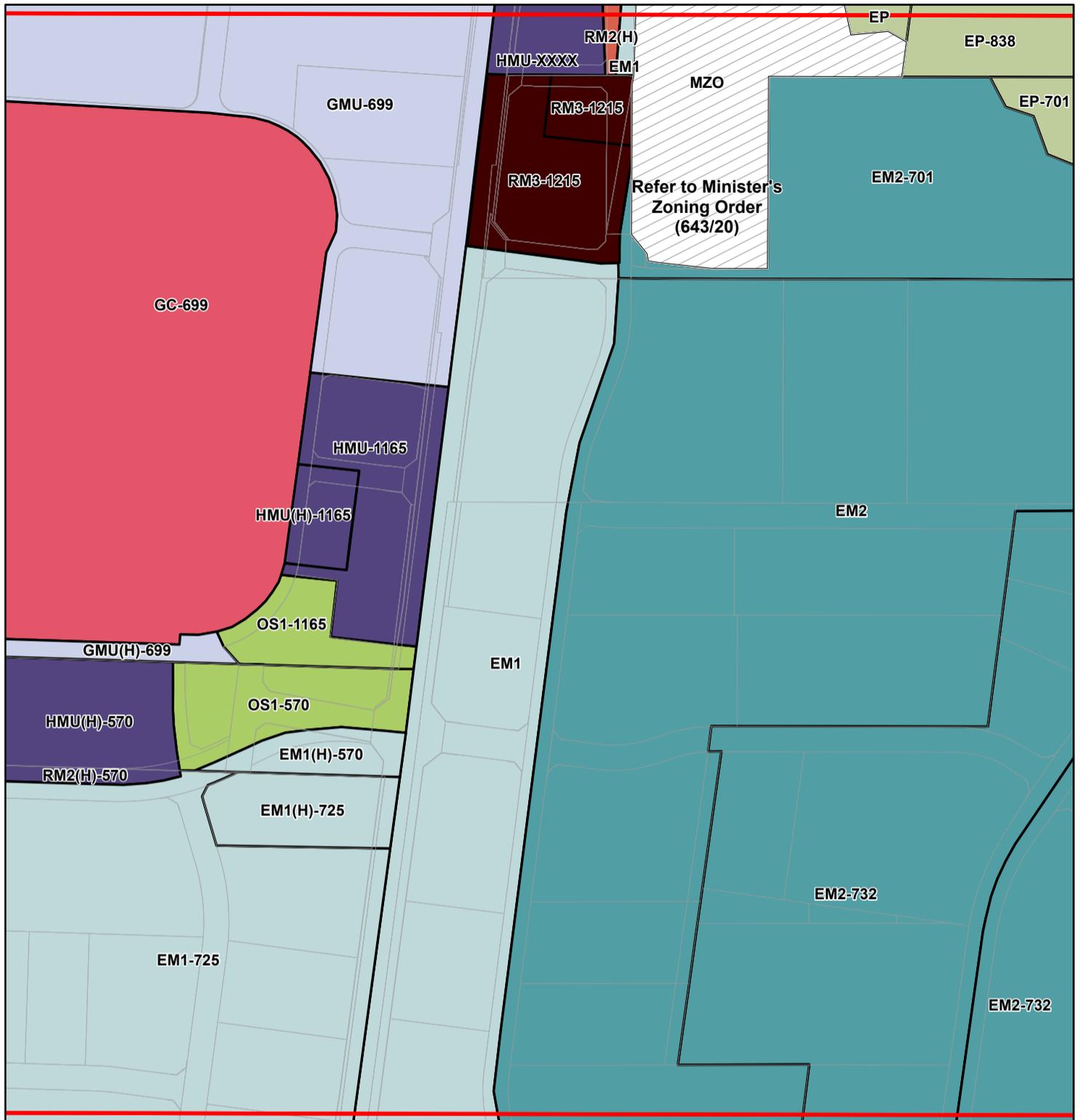
The lands subject to this By-law are located on the east side of Jane Street south of Rutherford Road, being Part of Lot 15, Concession 4, City of Vaughan and a portion (Phase 2) of the Subject Lands are zoned “RM3(H)-Multiple Residential Zone,” subject to a Holding Symbol (“H”).

This purpose of this By-law is:

- 1) To make administrative corrections to Zoning By-law 001-2021 pursuant to Policy 10.1.4.7.b of the Vaughan Official Plan 2010. The administrative corrections include removing the “SC” Zone from the parent zone exception 14.701 and to correct the Zoning By-law 001-2021 figures in site-specific exception 14.1215; and
- 2) To amend City of Vaughan Zoning By-law 001-2021 to remove Holding Symbol (“H”) from a portion (Phase 2) of the Subject Lands, which was included in the final instruments approved by the Ontario Land Tribunal on April 17, 2025, as the conditions to remove the Holding Symbol “(H)” for Phase 2 Lands have been satisfied as follows:
  - a. A detailed noise and vibration feasibility study was submitted to the satisfaction of the City that provides recommendations for noise control measures;
  - b. Agreements have been executed and registered between the owner(s) of neighbouring lands, which contain stationary noise sources to secure, maintain, and operate any noise mitigation measures;
  - c. The Owner has satisfactorily addressed the comments provided through the City’s peer review of the Detailed Noise Report (prepared by Aercoustics Engineering Limited, dated, May 3, 2023) to the satisfaction of the City, Granite Real Estate Investment Trust, Granite REIT Inc. and 805062 Ontario Limited (collectively ‘Granite’), Magna International Inc., and Canadian National Railway;
  - d. The Owner has provided to the City’s satisfaction written communication from Granite, Magna International Inc., and Canadian National Railway confirming they each have provided a copy of the most up to date architectural drawings and Detailed Noise Report for their review and are in acceptance of the documents including all proposed noise mitigation measures and warning clauses;
  - e. The Owner has submitted a Site Development Application to the City (File DA.22.074) which has been approved and the Notice of Approved Conditions (NOAC) was issued by the City on March 31, 2025, by the Director of Development and Parks Planning;
  - f. Water supply and sewage capacity has been identified and allocated by Vaughan Council for the Phase 2 development of the Subject Lands on June 24, 2025;
  - g. The Owner has provided a signed letter outlining how the relevant conditions in the Minutes of Settlement have been addressed to the satisfaction of the City;
  - h. An updated Transportation Mobility Plan and Transportation Demand Management Plan has been submitted to the satisfaction of the Region of York Transportation Planning and City of Vaughan.

# Zoning By-law 001 - 2021

Schedule A | Map 110



- Conservation, Open Space and Agricultural Zones**
    - A (Agriculture Zone)
    - OS1 (Public Open Space Zone)
    - OS2 (Private Open Space Zone)
    - EP (Environmental Protection Zone)
  - Vaughan Metropolitan Centre Zones**
    - V1 (Station Precinct Zone)
    - V2 (South Precinct Zone)
    - V3 (Neighbourhood Precinct Zone)
    - V4 (Employment Precinct Zone)
  - Residential Zones**
    - R1 (First Residential Zone)
    - R2 (Second Residential Zone)
    - R3 (Third Residential Zone)
    - R4 (Fourth Residential Zone)
    - R5 (Fifth Residential Zone)
    - RT (Townhouse Zone)
    - RM1 (Multiple Residential Zone 1)
    - RM2 (Multiple Residential Zone 2)
    - RM3 (Multiple Residential Zone 3)
    - 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)
  - Employment Zones**
    - EM1 (Prestige Employment Zone)
    - EM2 (General Employment Zone)
    - EM3 (Mineral Aggregate Operation 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				
144	145	146	147	148
126	127	128	129	130
108	109	110	111	112
90	91	92	93	94
70	71	72	73	74

Final: May, 2025

This is Schedule '2'  
To By-Law 186-2025  
Passed the 24th Day of June, 2025

File: Z.25.013  
Location: Part of Lot 15, Concession 4  
Applicant: Tesmar Holdings Inc.  
City of Vaughan

Signing Officers  
\_\_\_\_\_  
Mayor  
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Clerk