

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 059-2022**

**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 “1” attached hereto from A Agricultural Zone to EM1(H) Prestige Employment Area Zone, with the addition of the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1534) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1665”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

    - i) Lands zoned with the Holding Symbol “(H)” shall be used only for:
      - a) A use legally existing as of the date of the enactment of By-law 059-2022, or the production of field crops; and/or
      - b) Site grading, site servicing, shoring and excavation and foundations works.

- ii) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion of thereof, shall be contingent on the Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc., entering into an amending Block 64 South Spine Servicing Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City of Vaughan, with regard to such matters as the City of Vaughan may consider necessary, including payments of development levies and commitment to undertake works based on the preliminary design for the provision of municipal services, all to the satisfaction of the City of Vaughan, York Region, Peel Region and the Toronto and Region Conservation Authority. The said agreement shall be registered against the lands to which it applies, unless alternative arrangements are made to the satisfaction of the City of Vaughan.

B. Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

Notwithstanding the provisions of:

- a) Subsection 3.8a) respecting the Minimum Parking Requirements for an Employment Use in a Multi-Unit Building;
- b) Subsections 6.1.6a) and 6.1.6b) respecting the Minimum Landscape Strip abutting a Street or Arterial Road in the EM1 Prestige Employment Area Zone;
- c) Subsection 6.2.1b) respecting the permitted location of a Multi-Unit Building in the EM1 Prestige Employment Area Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1665”:

- ai) The minimum parking requirement for an Employment Use in a Multi-Unit Building containing a minimum of two units shall be 1.25 parking spaces per 100 m<sup>2</sup> of Gross Floor Area ('GFA') plus 1.8 parking spaces per 100 m<sup>2</sup> of GFA devoted to ancillary office use;"
- bi) The minimum landscape strip abutting Langstaff Road and Huntington Road shall be 6 m;
- ci) A Multi-Unit Building may be permitted to locate on a lot or block abutting Huntington Road or Langstaff Road;
- c) Adding Schedule "E-1665" attached hereto as Schedule "1".
- d) Deleting Key Map 10C and substituting therefor the Key Map 10C attached hereto as Schedule "2".

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

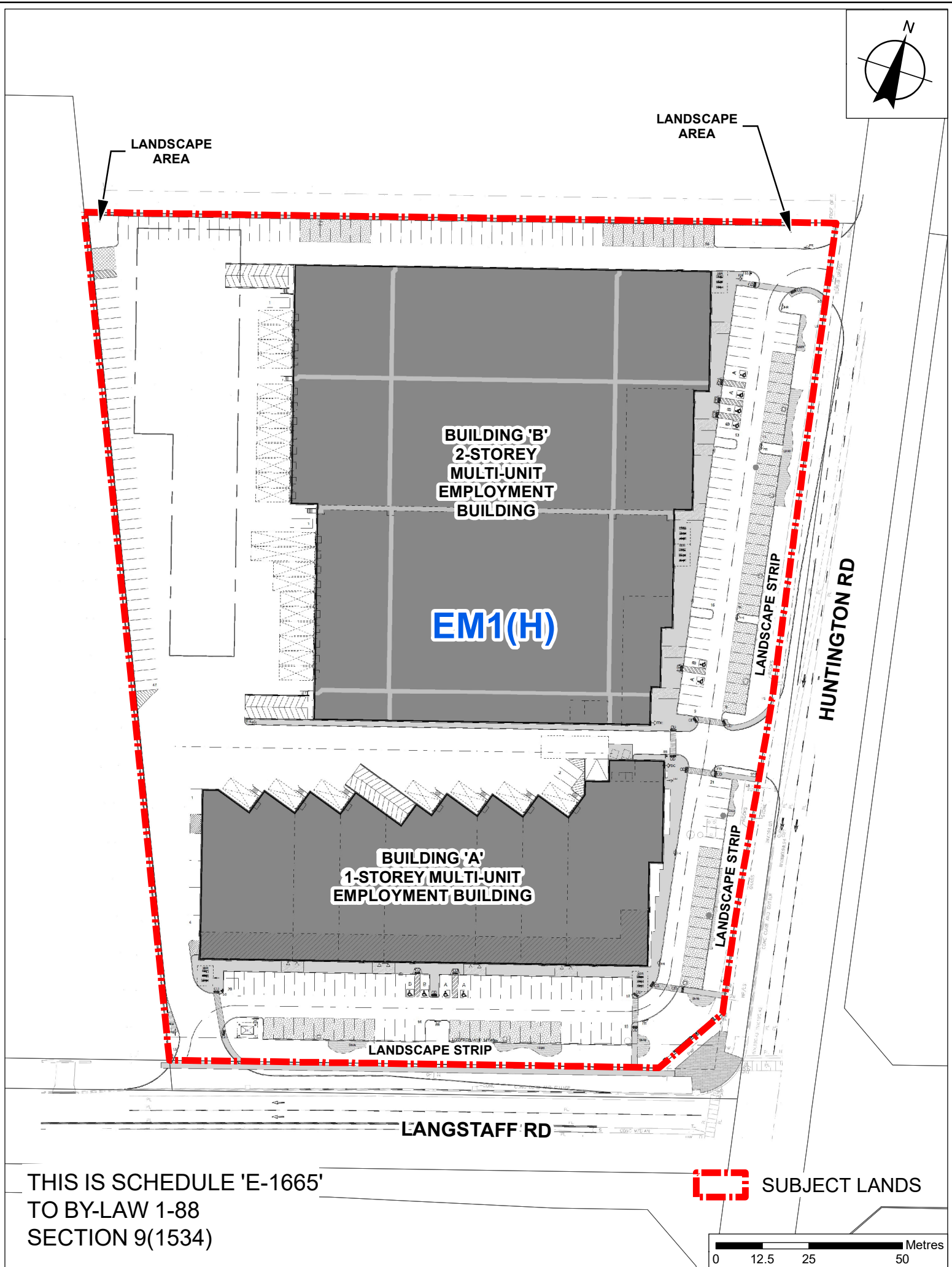
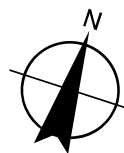
Enacted by City of Vaughan Council this 26<sup>th</sup> day of April, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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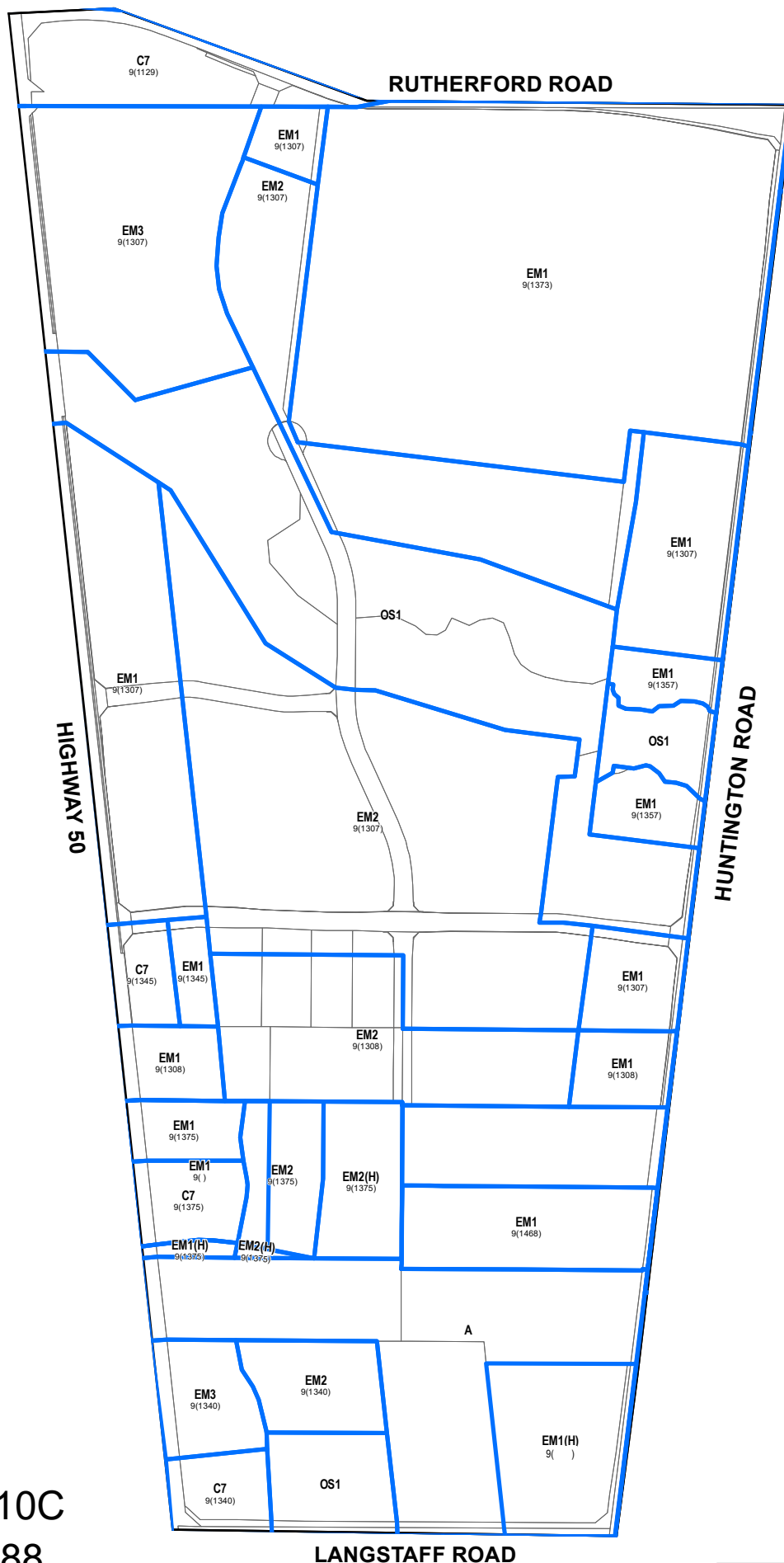
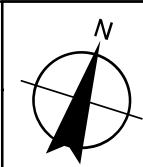
Todd Coles, City Clerk



THIS IS SCHEDULE '1'  
TO BY-LAW 059-2022  
PASSED THE 26TH DAY OF APRIL, 2022

FILE: Z.20.030  
RELATED FILE: DA.20.053  
LOCATION: Part of Lot 11, Concession 10  
APPLICANT: 2118349 Ontario Limited  
CITY OF VAUGHAN

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



KEY MAP 10C  
BY-LAW 1-88

THIS IS SCHEDULE '2'  
TO BY-LAW 059-2022  
PASSED THE 26TH DAY OF APRIL, 2022

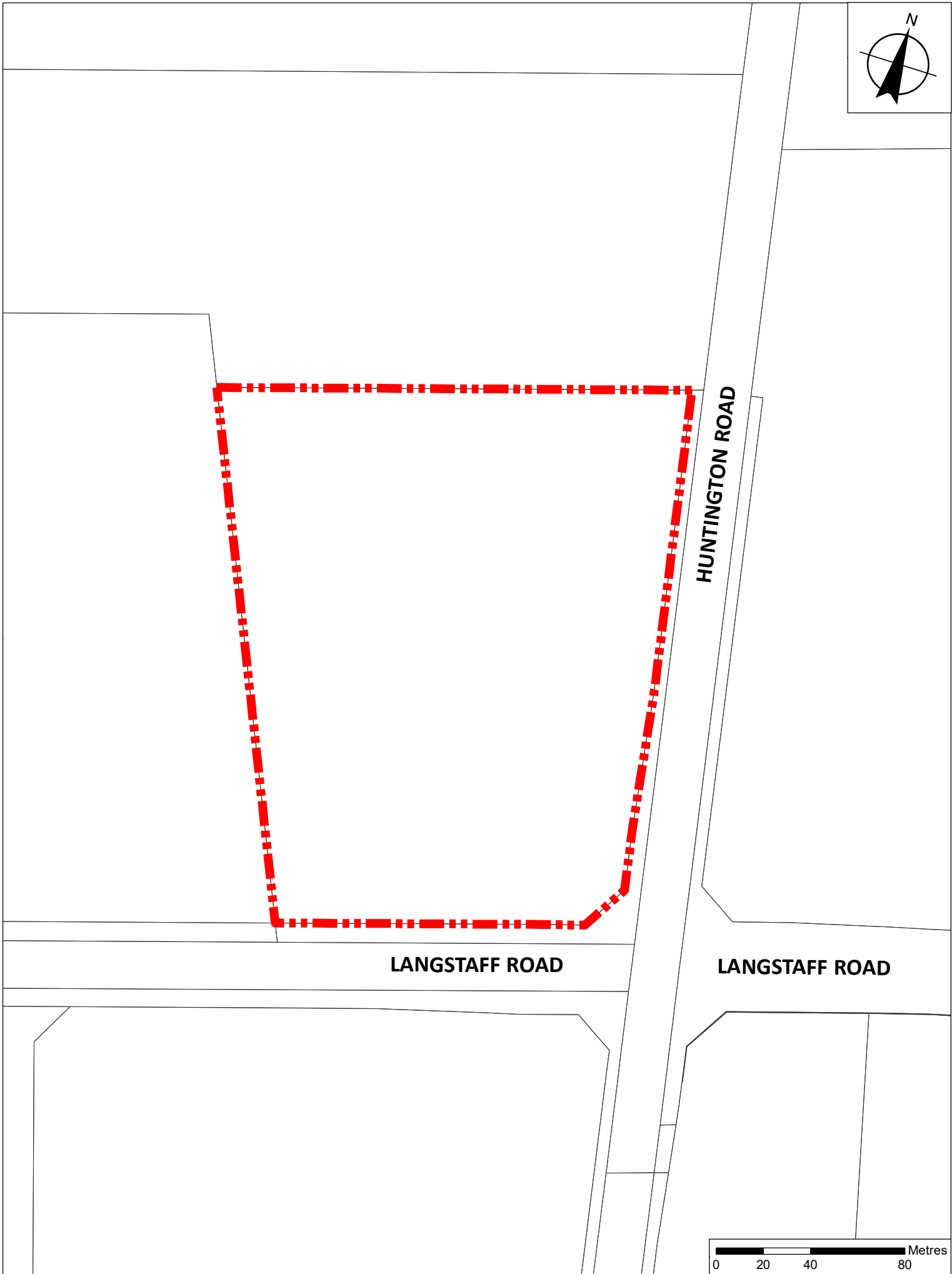
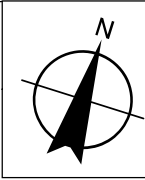
**FILE:** Z.20.030  
**RELATED FILE:** DA.20.053  
**LOCATION:** Part of Lot 11, Concession 10  
**APPLICANT:** 2118349 Ontario Limited  
**CITY OF VAUGHAN**

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 059-2022**

The lands subject to this By-law are located at the northwest corner of Langstaff Road and Huntington Road, in Part of Lot 11, Concession 10, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone, with the addition of the Holding Symbol “(H)” and to permit exceptions to the minimum landscape strip abutting a street or arterial road, the minimum parking requirements for an employment use in a multi-unit building containing a minimum of two units and the permitted location for a multi-unit building. The By-law also provides conditions for the removal of the Holding Symbol “(H)”.



# LOCATION MAP TO BY-LAW 059-2022

**FILE:** Z.20.030  
**RELATED FILE:** DA.20.053  
**LOCATION:** Part of Lot 11, Concession 10  
**APPLICANT:** 2118349 Ontario Limited  
**CITY OF VAUGHAN**

