

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 057-2023

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 Holding Symbol ‘(H)’”, “EM1 Prestige Employment Area Zone”, and “OS1 Open Space Conservation Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1561) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1693”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

 - i) The Owner will be required to extend Rainbow Creek Drive and construct the roadway in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City. The lifting of the Holding Symbol “(H)” shall only occur under one of the two scenarios:

- a. The Rainbow Creek Drive permanent turning circle is constructed by the Owner entirely on the Subject Lands and conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands; or,
 - b. The Rainbow Creek Drive permanent turning circle is constructed by the Owner in an alternate location outside of the Subject Lands, to the satisfaction of the City, and all required lands necessary to facilitate the permanent turning circle are conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands.
- B. Notwithstanding the provisions of:
- a) Subsection 2.0 respecting Definitions;
 - b) Subsection 6.1.1 respecting Permitted Uses in All Employment Area Zones, and Subsection 6.2.1 respecting Uses Permitted in the EM1 – Prestige Employment Area Zones;
 - c) Subsection 7.1.2 respecting Uses Permitted in Open Space Zones, and Subsection 7.2 Uses Permitted in Open Space Conservation Zones;
 - d) Schedule “A” respecting the zone standards in the EM1 Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1693”:

- ai) For the purpose of this By-law, the following definitions shall apply:

LANDSCAPED OPEN SPACE USES - Means open land used for the growth and maintenance of grass, flowers, shrubs, trees, and similar vegetation or horticultural elements.

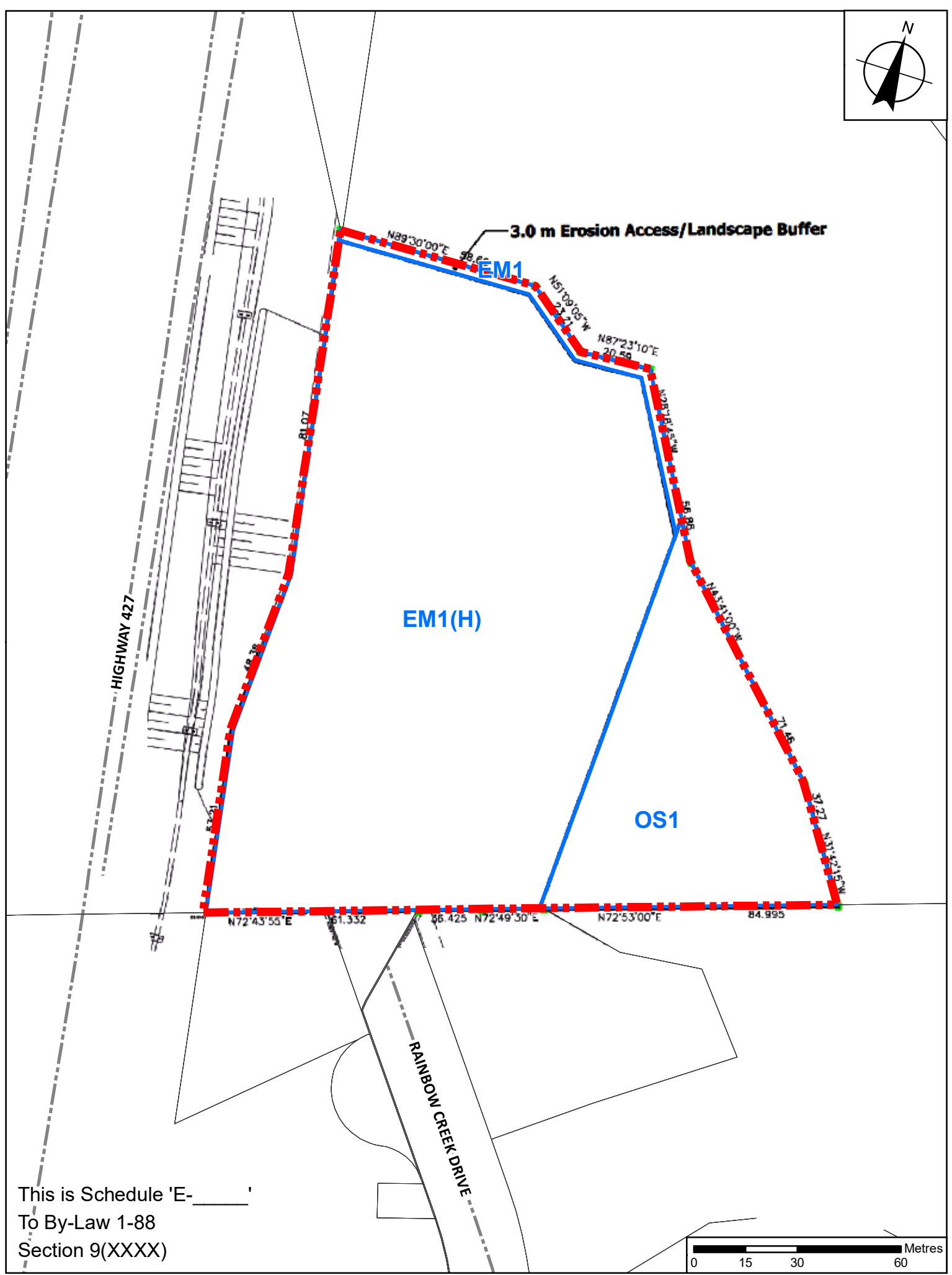
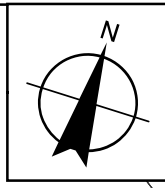
- bi) For the portion of the EM1 Prestige Employment Area Zone identified as “3.0 m Erosion Access/Landscape Buffer”, only the following use shall be permitted:
 - i) Landscaped Open Space uses;
 - ci) In addition to the permitted uses listed in Subsections 7.1.2 and 7.2, the following use is permitted for the lands within the OS1 Zone:
 - i) A Stormwater Management Facility;
 - di) The minimum lot frontage shall be 24 m;
 - dii) The portion of the EM1 Prestige Employment Area Zone identified as “3.0 m Erosion Access/Landscape Buffer” shall be included in the calculation of Lot Area, and Lot Coverage, and for determining minimum setbacks.”
- c) Adding Schedule “E-1693” attached hereto as Schedule “1”.
 - d) Deleting Key Map 9B and substituting therefor the Key Map 9B 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 May, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk



This is Schedule 'E- _____'
 To By-Law 1-88
 Section 9(XXXX)

This is Schedule '1'
 To By-Law _____-2023
 Passed the _____ Day of _____, 2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

Signing Officers

 Mayor

 Clerk

SUMMARY TO BY-LAW 057-2023

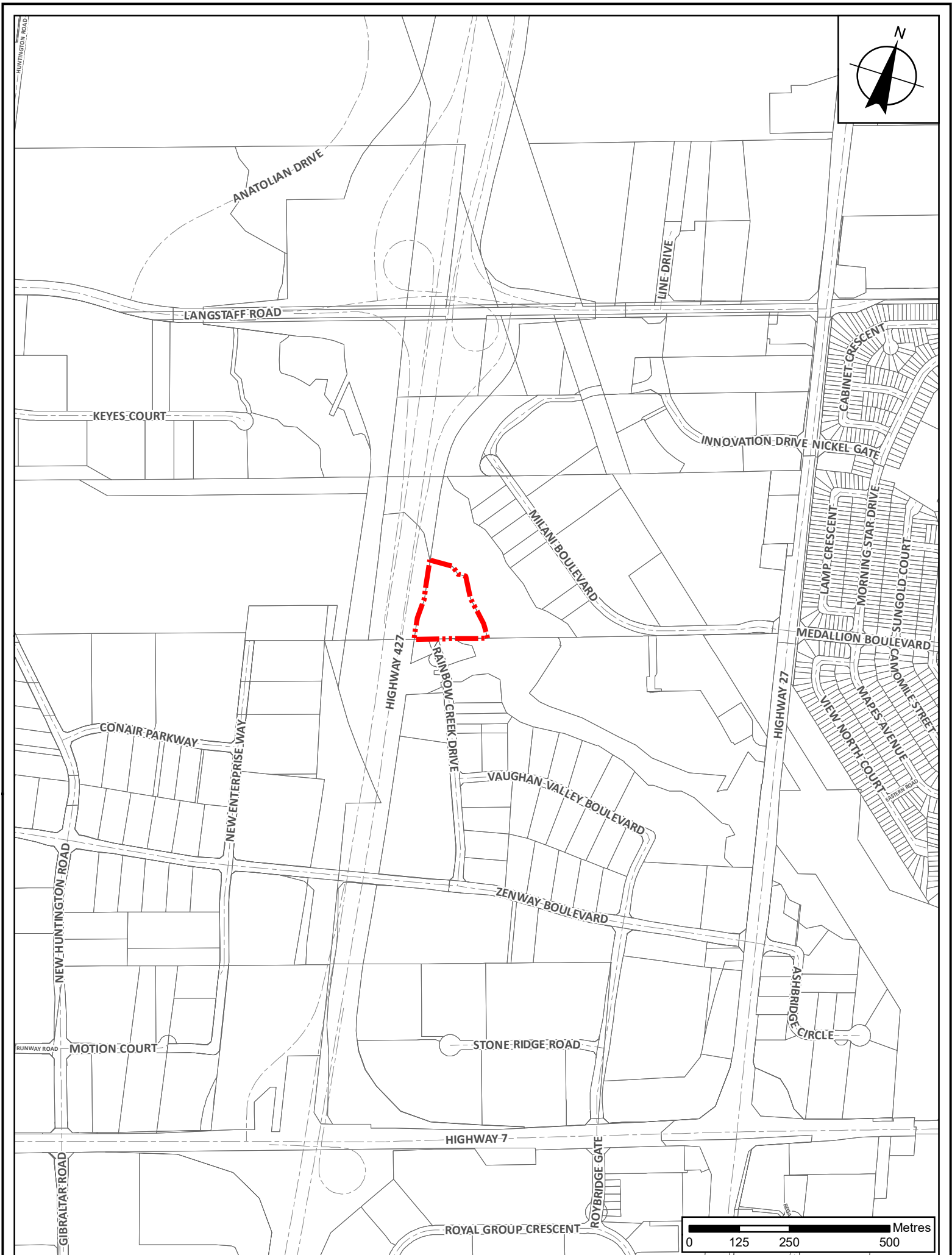
The lands subject to this By-law are located at the terminus of Rainbow Creek Drive being Part of Lot 9, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from “Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone with the Holding Symbol ‘(H)’” and “OS1 Open Space Conservation Zone”.

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM1 Prestige Employment Area Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following condition being satisfied:


- a. The Owner will be required to extend Rainbow Creek Drive and construct the roadway in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City. The lifting of the Holding Symbol “(H)” shall only occur under one of the two scenarios:
 - i. The Rainbow Creek Drive permanent turning circle is constructed by the Owner entirely on the Subject Lands and convey the lands to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands; or,
 - ii. The Rainbow Creek Drive permanent turning circle is constructed by the Owner in an alternate location outside of the Subject Lands, to the satisfaction of the City, and all required lands necessary to facilitate the permanent turning circle are conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands.

This By-law also permits additional uses on the subject lands zoned “OS1 Open Space Conservation Zone”, restricts the uses on the portion of the lands zoned “EM1 Prestige Employment Area Zone” identified as “3.0 m Erosion Access/Landscape Buffer” as shown on Schedule “1”, and provides for site-specific development standards including exceptions to the minimum lot frontage, and how lot area, lot frontage and minimum setbacks are calculated.



Location Map To By-Law 057-2023

File: Z.14.032
Location: Part of Lot 9, Concession 9
Applicant: 611428 Ontario Limited
City of Vaughan

 Subject Lands