

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 058-2023

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

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 “A Agriculture Zone” to “EM1 (H) Prestige Employment Zone with the Holding Symbol ‘(H)’”, “EM1 Prestige Employment Zone” and “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1135, as follows:

Exception Number	Legal Description:
Applicable Parent Zones: EP and EM1	Part of Lot 9, Concession 9
Schedule A Reference: 62 and 63	
By-law 058-2023	
14.1135.1 Permitted Uses	
1. 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 <i>Planning Act</i> :	
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 conveyed 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.
2. For the portion of the EM1 Prestige Employment Zone identified as "3.0 m Erosion Access/Landscape Buffer", only the following use shall be permitted:
 - a. Landscaped Open Space uses
 3. In addition to the permitted uses in the EP Zone, the following is an additional permitted use for the lands within the EP Zone:
 - a. A Stormwater Management Facility

14.1135.2 Other Provisions

1. Landscaped Open Space uses shall mean open land used for the growth and maintenance of grass, flowers, shrubs, trees, and similar vegetation or horticultural elements.
2. A minimum lot frontage of 24 m is required.
3. The portion of the EM1 Prestige Employment 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) Deleting Maps 62 and 63 in Schedule A and substituting therefor Maps 62 and 63 attached hereto as Schedules '2' and '3'.
2. Schedules "1", "2", and "3" 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

Authorized by Item No. 5 of Report No. 23
of the Committee of the Whole
Adopted by Vaughan City Council on
May 16, 2023.

SUMMARY TO BY-LAW 058-2023

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(H) Prestige Employment Zone with the Holding Symbol ‘(H)’”, “EM1 Prestige Employment Zone”, and “EP Environmental Protection Zone”.

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM1 Prestige Employment 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 “EP Environmental Protection Zone”, restricts the uses on the portion of the lands zoned “EM1 Prestige Employment 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.