

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 166-2024**

**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) Deleting “Eating establishment” and “Eating establishment convenience” in Subsection 14.506.1.1 and replacing with “Restaurant” and “Restaurant, Take-Out with a maximum gross floor area of 85 m<sup>2</sup>”.
  - b) Adding “Clinic” as a permitted use in Subsection 14.506.1.1.
  - c) Deleting Subsection 14.506.1.2 and replacing it with the following:

“2. The combined total gross floor area devoted to a restaurant, take-out and restaurant uses shall not exceed a maximum of 588 m<sup>2</sup> or 45% of the gross floor area of the existing commercial plaza.”
  - d) Deleting Subsection 14.506.2.3.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

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Steven Del Duca, Mayor

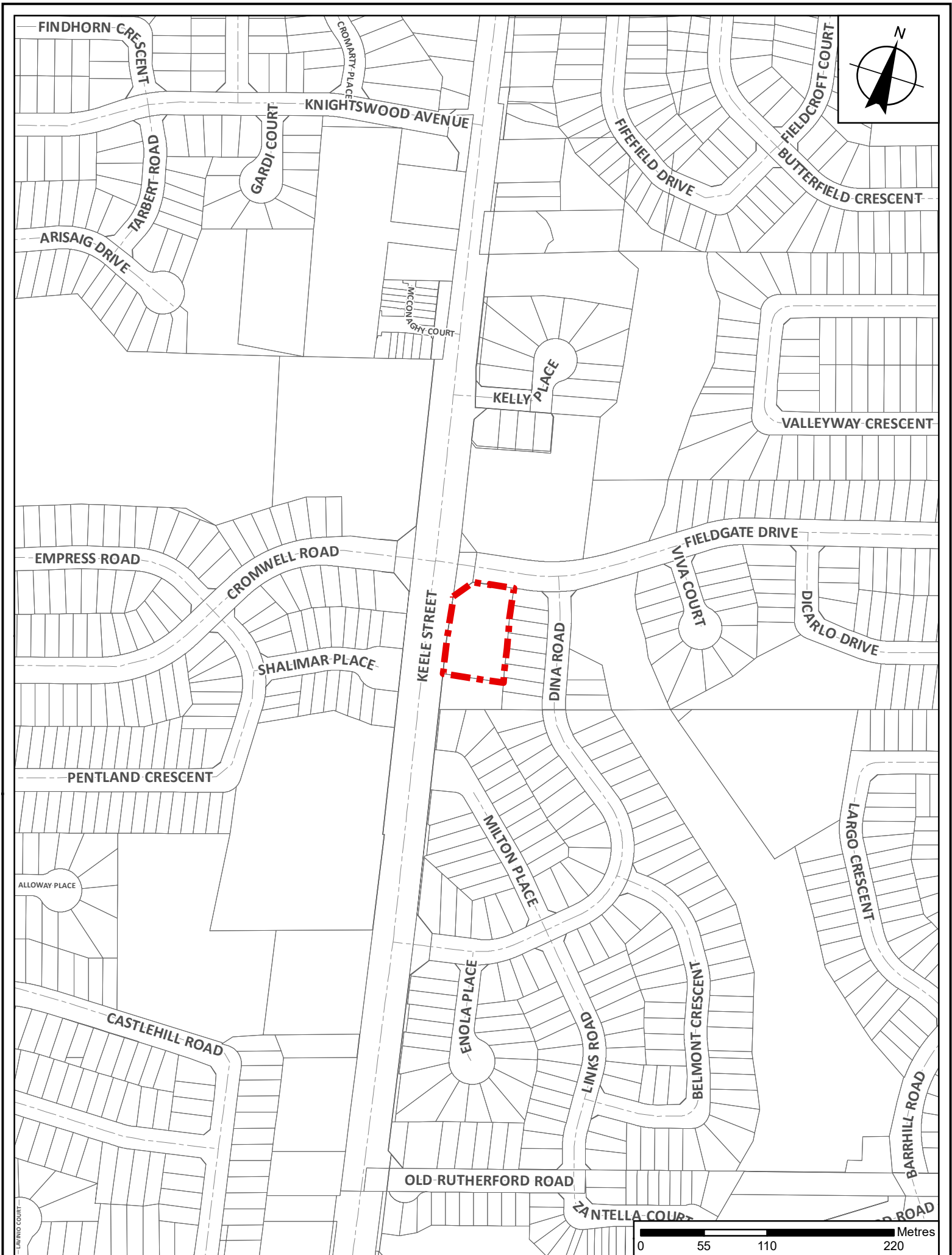
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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 2024.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**

## **SUMMARY TO BY-LAW 166-2024**

The lands subject to this By-law are located on the southeast corner of Keele Street and Fieldgate Drive, municipally known as 9505 Keele Street, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to correct City of Vaughan Zoning By-law 001-2021 to carry forward the permitted use of a take-out restaurant from site-specific exception 9(810) in Zoning By-law 1-88 which previously applied to the subject lands, however the use was inadvertently removed from site-specific exception 14.506 of Zoning By-law 001-2021. The By-law also changes all references of “eating establishment” to “restaurant” to match the terminology in Zoning By-law 001-2021, and adds “clinic” as a permitted use which was previously permitted under Zoning By-law 1-88 as a business and professional office on the subject lands.




## Location Map To By-Law 166-2024

**File:** Z.24.018

**Location:** 9505 Keele Street  
Part of Lot 17, Concession 3

**Applicant:** City of Vaughan  
**City of Vaughan**

 Subject Lands