

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 163-2025**

**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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “RE Estate Residential Zone” to “EM1 Prestige Employment Zone” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1218, as follows:

Exception Number 14.1218	Municipal Address:  12370 Keele Street
Applicable Parent Zone: EM1	
Schedule A Reference: 287	
By-law 163-2025	
14.1218.1 Permitted Uses	
<p>1. The following <u>uses</u> shall be permitted on the lands identified as “Subject Lands”, as shown on Figure “E-1794”:</p> <p>a. <u>Accessory retail</u>;</p> <p>b. <u>Accessory office</u>;</p> <p>c. <u>Health and fitness centre</u>;</p> <p>d. <u>Manufacturing or processing facility</u>;</p> <p>e. <u>Motor vehicle repair</u>;</p> <p>f. <u>Office</u>;</p> <p>g. <u>Research and development</u>;</p> <p>h. <u>Service or repair shop</u>; and</p> <p>i. <u>Warehousing and distribution facility</u>.</p>	
14.1218.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure “E-1794”:</p> <p>a. The minimum northerly <u>interior side yard setback</u> shall be 14.5 m; and</p> <p>b. The minimum <u>landscape</u> strip width on the northerly <u>interior side lot line</u> shall be 1.2 m.</p>	
14.1218.3 Parking	
<p>1. The following parking requirements shall apply to the lands identified as “Subject Lands”, as shown on Figure “E-1794”:</p> <p>a. A minimum of 66 <u>parking spaces</u> shall be provided.</p>	
14.1218.4 Figures	
Figure E-1794	

- c) Adding a new Figure E-1794 in Subsection 14.1218 attached hereto as Schedule “1”.
- d) Amending Map 287 in Schedule A in the form attached hereto as Schedule “2”.

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.

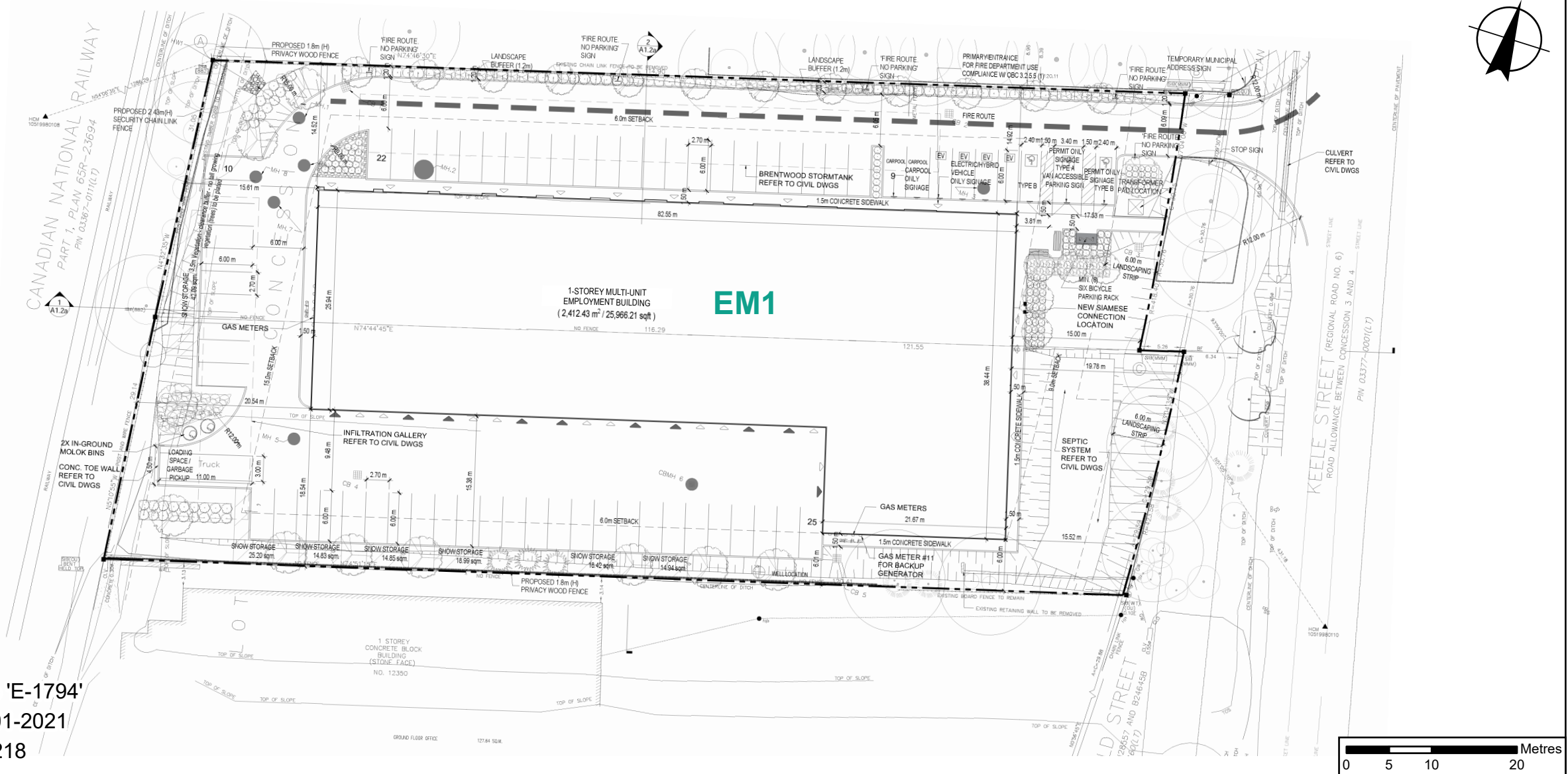
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
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**



This is Figure 'E-1794'  
To By-Law 001-2021  
Section 14.1218

**File:** Z.21.052  
**Related File:** DA.21.003  
**Location:** Part of Lot 1 Concession 4  
 12370 Keele Street  
**Applicant:** City of Vaughan  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 163-2025  
 Passed the 24th Day of June, 2025

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 287



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)
- 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)

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge 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



1:5,000



285	286	287	288	289
265	266	267	268	269
245	246	247	248	249

Final: May 2025

This is Schedule '2'  
To By-Law 163-2025  
Passed the 24th Day of June, 2025

File: Z.21.052  
Related File: DA.21.003  
Location: Part of Lot 1 Concession 4  
12370 Keele Street  
Applicant: City of Vaughan  
City of Vaughan

Signing Officers

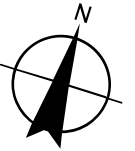
Mayor

Clerk

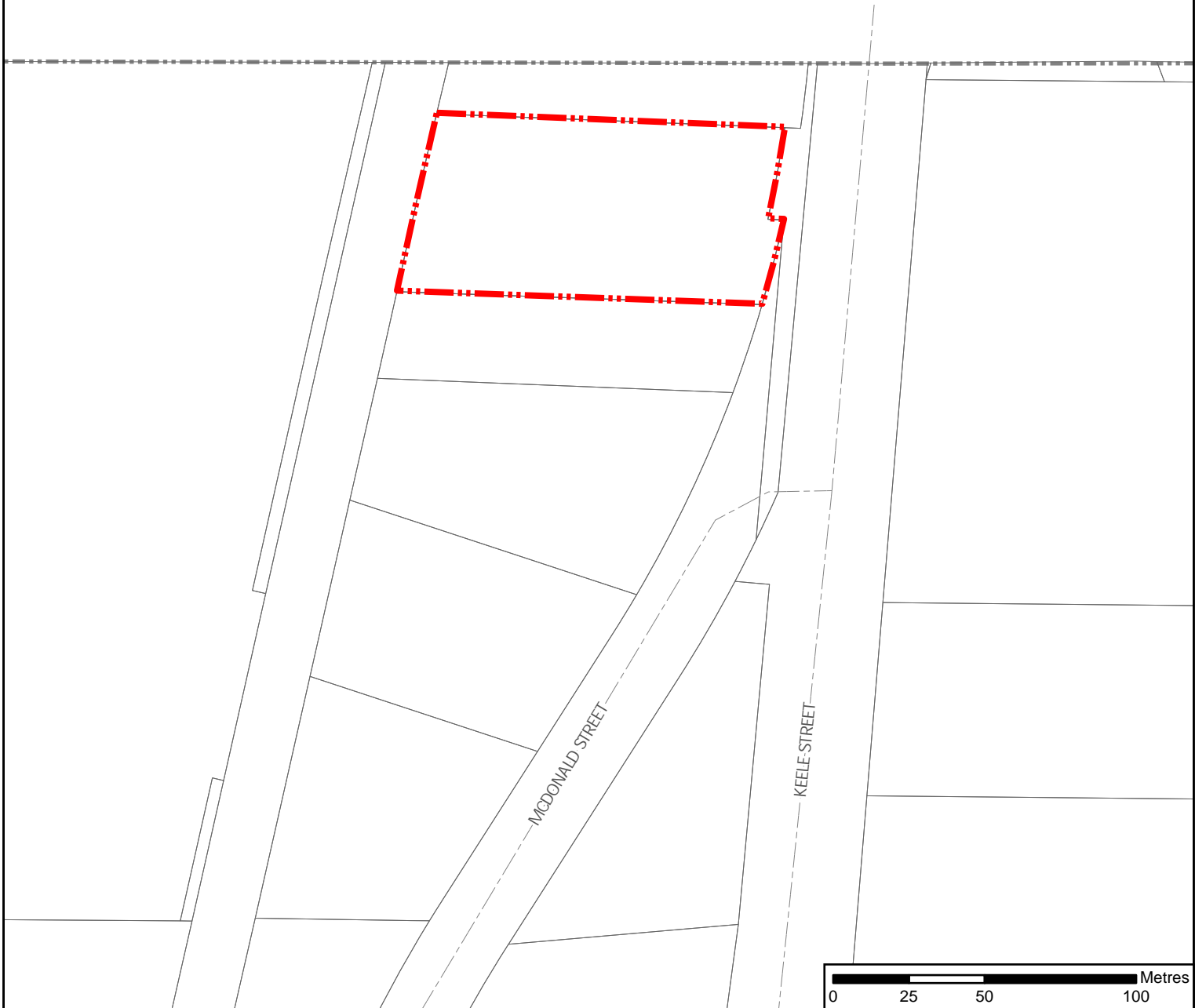
### **SUMMARY TO BY-LAW 163-2025**

The lands subject to this By-law are located north of King-Vaughan Road and west of Keele Street, municipally known as 12370 Keele Street, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 287 in Schedule A of City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from “RE Estate Residential Zone” to “EM1 Prestige Employment Zone”, which were erroneously rezoned in Zoning By-law 001-2021, as adopted. This By-law also adds a new Part 14 exception on the subject lands to recognize the approval of a multi-unit industrial building approved through Site Development File DA.21.003.



TOWNSHIP  
OF KING



# Location Map To By-Law163-2025

**File:** Z.21.052  
**Related File:** DA.21.003  
**Location:** Part of Lot 1 Concession 4  
12370 Keele Street  
**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands