

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 223-2025**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform;

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**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 “FD Future Development”, “EP Environmental Protection Zone” and “A Agriculture”, subject to site specific Exception 14.094 to “EM1 Prestige Employment Area Zone” with the Holding Provision “(H)”, “EM2 General Employment Area Zone” with the Holding Provision “(H)”, and “EP Environmental Protection Zone”, subject to a site-specific exception in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1230, as follows:

Exception Number 14.1230	Municipal Address: 10223 Highway 50
Applicable Parent Zone: EM1, EM2, EP	
Schedule A Reference: 153, 154, 172, 173	
By-law: 223-2025	
14.1230.1 Permitted Uses	
<div>1. The following provisions shall apply to the Subject Lands shown on Figure E-1810 and zoned with the Holding Symbol “(H)”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</div> <div><div>a. The institutional <u>use</u> legally existing as of the date of the enactment of this By-law shall be permitted;</div><div>b. Site grading, site servicing, shoring and excavation, foundation and superstructure, including the issuance of conditional building permit for such works, shall be permitted, to the satisfaction of the City; and</div><div>c. Removal of the Holding Symbol “(H)” from the Subject Lands or any portions thereof, shall be to the satisfaction of the City, Toronto Region Conservation Authority and the Region of Peel, subject to the following:</div><div><div>i. The Owner shall enter into a Development Agreement with the City for the design and construction of the external sanitary and water servicing works, consistent with the recommendations of the completed Integrated Urban Water Master Plan Class Environmental Assessment Report and the approved Block 66 Master Environmental Servicing Plan and Functional Servicing Report, to the satisfaction of the City. The Owner shall contribute their share of infrastructure costs and/or undertake the necessary improvements, including any municipal and/or private sewer and watermain upgrades required to service the Subject Lands, at no cost to the City. The Development Agreement will require the Owner to submit a letter from the Block Trustee for the Block 66 West Developers’ Group Agreement indicating that the Owner has fulfilled its cost sharing and other obligations of the Block 66 West Landowners Cost Sharing Agreement, to the satisfaction of the City;</div><div>ii. The Owner completes the removal of limited soil contamination as part of site servicing and building construction;</div><div>iii. The Owner shall commit to convey the redesignated/realigned “Natural Areas and Countryside” designations, including all existing “Natural Areas and Countryside” designated lands on the subject lands and zoned as “EP Environmental Protection Zone” including the rezoned westerly channel (Rainbow Creek Headwater Drainage Feature) into public ownership, where appropriate and acceptable, as determined through the Block Plan process for the Block 66 West Block Plan;</div><div>iv. The Owner shall satisfy all comments from the Toronto and Region Conservation Authority for Zoning By-law Amendment File Z.24.017, including revisions to any required plans and studies, if required; and</div><div>v. The Owner shall obtain written confirmation from the</div></div></div>	

	<p>Commissioner, Public Works at the Region of Peel that prior to channel realignment, access/road construction, and/or building construction, the Region of Peel shall receive satisfactory drawings/plans/reports to confirm that the proposed development accommodates the Capital Project to widen Highway 50, including but not limited to addressing matters related to the channel design and location, stormwater and grading, access and proposed intersection works, as well as the identification of property requirements.</p> <p>2. The following additional <u>uses</u> shall be permitted on the lands zoned EM1 Prestige Employment Zone and EM2 General Employment Zone, as shown on Figure E-1810:</p> <ul style="list-style-type: none"><li>a. Distribution facility;</li><li>b. <u>Stormwater management facility</u>; and</li><li>c. Outside storage.</li></ul>
14.1230.2	Lot and Building Requirements
	<p>1. The following provisions shall apply to the lands zoned EM1 Prestige Employment Zone and EM2 General Employment Zone, as shown on Figure E-1810:</p> <ul style="list-style-type: none"><li>a. The maximum <u>height</u> shall be 30 m.</li><li>b. The minimum <u>setback</u> of any <u>building</u>, <u>structure</u> or <u>outside storage</u> to an Open Space Zone shall be 0 m.</li><li>c. The required <u>landscape</u> strip on any <u>interior side lot line</u> or <u>rear lot line</u> abutting an Open Space Zone shall be 0 m.</li></ul>
14.1230.3	Other Provisions
	<p>1. The following definitions shall apply to the lands zoned EM1 Prestige Employment Zone and EM2 General Employment Zone, as shown on Figure E-1810:</p> <ul style="list-style-type: none"><li>a) Distribution facility means a building or part of a building used primarily for the storage and distribution of goods and material, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles and intermodal containers. For the purpose of this By-law, a distribution facility is considered to be an employment <u>use</u>.</li><li>b) Outside storage means the leaving, placing or parking of equipment or vehicles including trucks, trailers, and tractor trailers directly associated with a distribution facility.</li></ul> <p>2. The following provisions shall apply to the lands zoned EM1 Prestige Employment Zone and EM2 General Employment Zone, as shown on Figure E-1810:</p> <ul style="list-style-type: none"><li>a) The <u>front lot line</u> shall be the southern property line that abuts the future municipal road.</li><li>b) The maximum <u>height</u> of goods or materials stored within an outside storage area shall be 4.5 m.</li><li>c) Outside storage shall be permitted on any <u>corner lot</u>.</li></ul>

<div>d) <u>Established grade</u> shall be calculated from the side of the <u>building</u> facing Highway 50.</div> <div>e) A <u>waste storage enclosure</u> shall not be required to be wholly located within a <u>building</u> and shall be permitted within the <u>exterior yard</u>, subject to Section 4.24.4.</div> <div>f) The minimum <u>long-term bicycle parking space</u> rates and the minimum <u>short-term bicycle parking space</u> rates shall only apply to the <u>office</u> component of the distribution facility.</div> <div>3. The following provision shall apply to the lands zoned EP Environmental Protection Zone that abut Highway 50, as shown on Figure E-1810:<div>a) One <u>driveway</u> access from Highway 50 to service the distribution facility shall be permitted.</div></div>	
14.1230.4	Figures
Figure E-1810	

- c) Adding a new Figure E-1810 in Subsection 14.1230 attached hereto as Schedule “1”.
- d) Amending Map 153 in Schedule A in the form attached hereto as Schedule “2”.
- e) Amending Map 154 in Schedule A in the form attached hereto as Schedule “3”.
- f) Amending Map 172 in Schedule A in the form attached hereto as Schedule “4”.
- g) Amending Map 173 in Schedule A in the form attached hereto as Schedule “5”.
2. Schedules “1”, “2”, “3”, “4” and “5” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22<sup>nd</sup> day of September, 2025.

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Steven Del Duca, Mayor

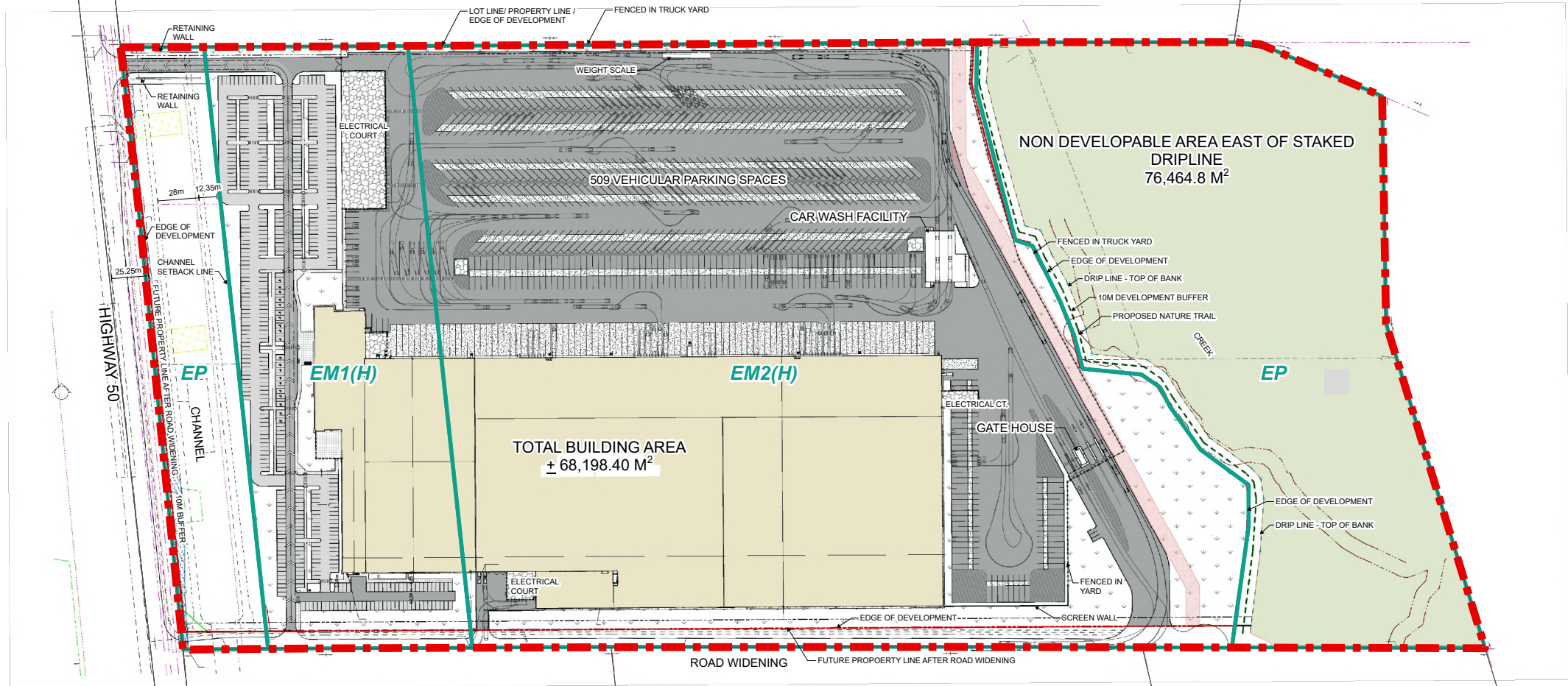
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Todd Coles, City Clerk

Authorized by Item No. 11 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on September 22, 2025.  
City Council voted in favour of this by-law on September 22, 2025.  
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.  
**Effective Date of By-Law: September 22, 2025**

### **SUMMARY TO BY-LAW 223-2025**

The lands subject to this By-law are located east of Highway 50 and north of Major Mackenzie Drive West and are described as Part of Lot 22, Concession 10, municipally known as 10223 Highway 50, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from “FD Future Development”, and “A Agriculture”, subject to site specific Exception 14.094 to “EM1 Prestige Employment Area Zone” with the Holding Provision “(H)”, “EM2 General Employment Area Zone” with the Holding Provision “(H)”, and “EP Environmental Protection Zone”, subject to site-specific zoning exceptions to facilitate the development of one industrial warehouse building with a gross floor area of 68,198.40 square metres, an accessory car wash facility with a gross floor area of 618.80 square metres, accessory outside storage of vehicles, and a total of 514 vehicular parking spaces.



This is Figure 'E-1810'  
To By-Law 001-2021  
Section 14.1230

 Subject Lands

**File:** Z.24.017  
**Location:** 10223 Highway 50  
Part of Lot 22, Concession 10  
**Applicant:** CPSP Vaughan Nominee Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 223-2025  
Passed the 22nd Day of September, 2025

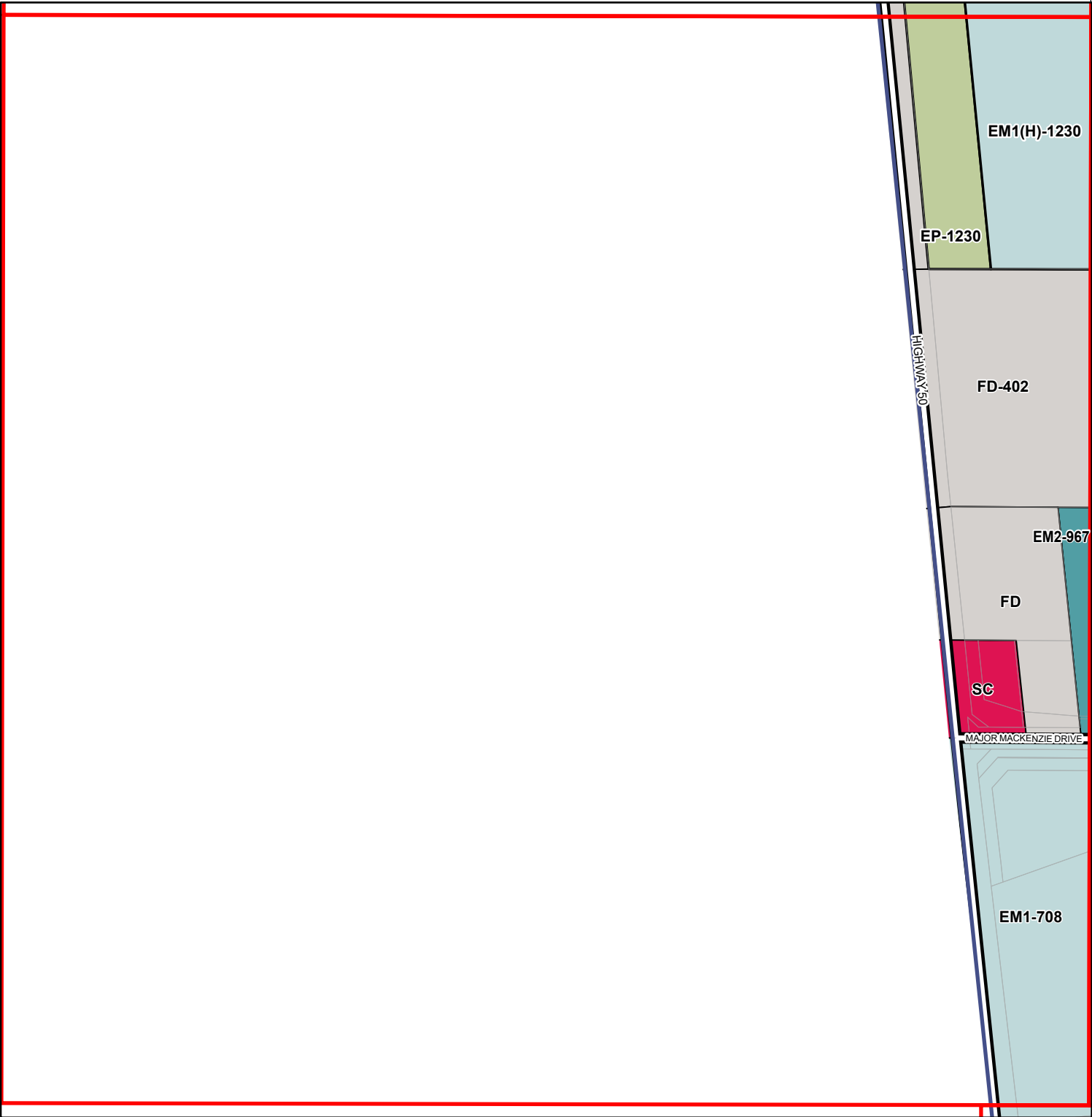
Signing Officers

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Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 153



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)

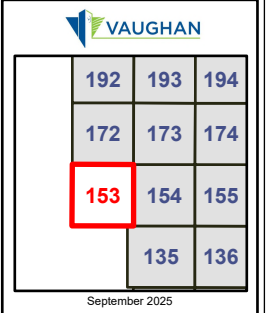
**Employment Zones**

- 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



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This is Schedule '2'  
To By-Law 223-2025  
Passed the 22nd Day of September, 2025

File: Z.24.017

Location: 10223 Highway 50

Part of Lot 22, Concession 10

Applicant: CPSP Vaughan Nominee Inc.

City of Vaughan

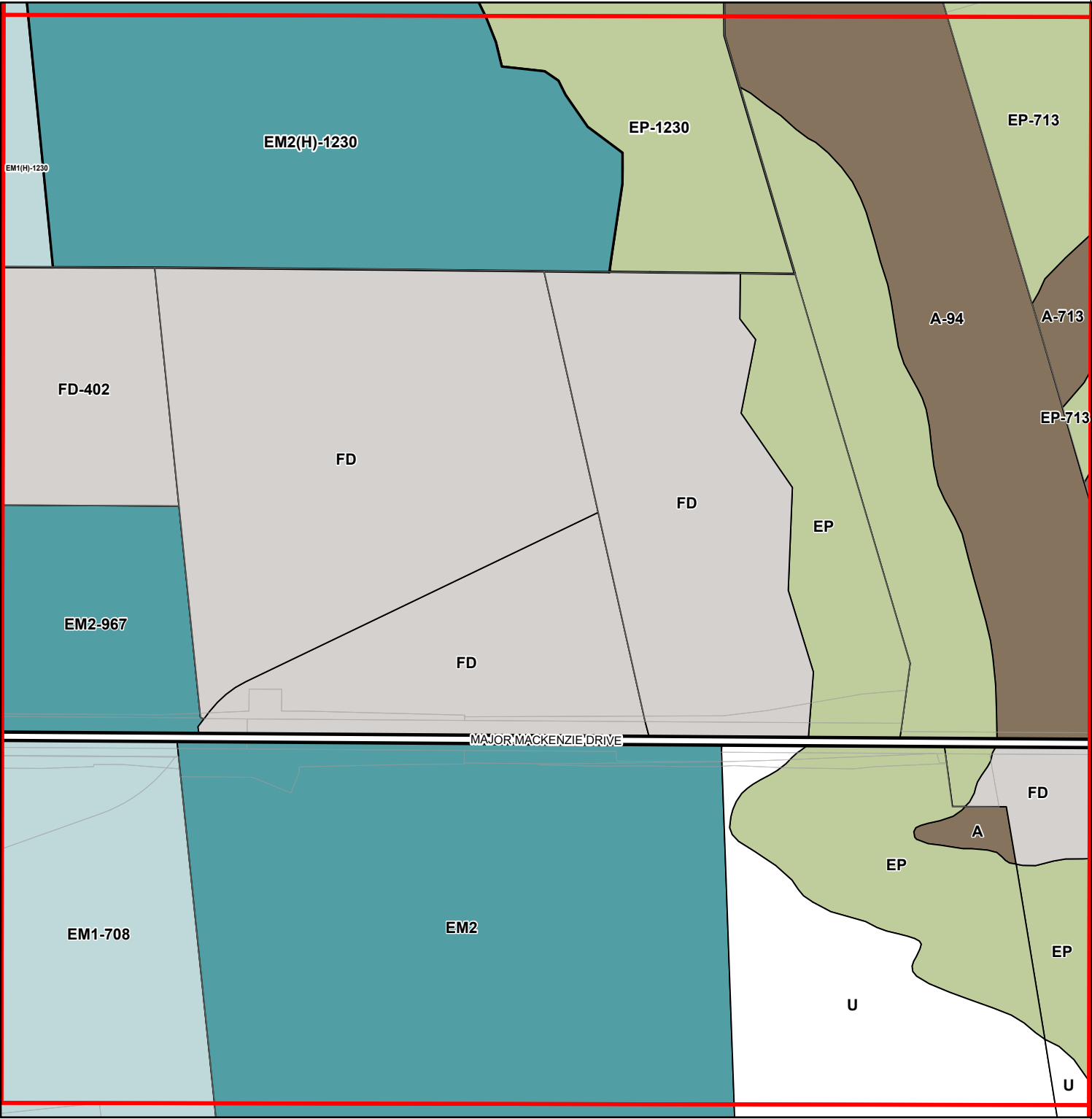
Signing Officers

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Mayor

\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 154



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)

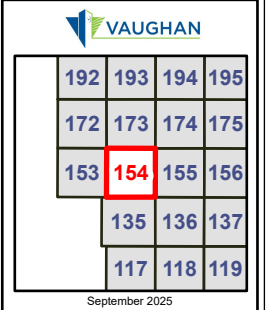
Employment Zones

- 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



This is Schedule '3'  
To By-Law 223-2025  
Passed the 22nd Day of September, 2025

File: Z.24.017

Location: 10223 Highway 50  
Part of Lot 22, Concession 10

Applicant: CPSP Vaughan Nominee Inc.  
City of Vaughan

Signing Officers

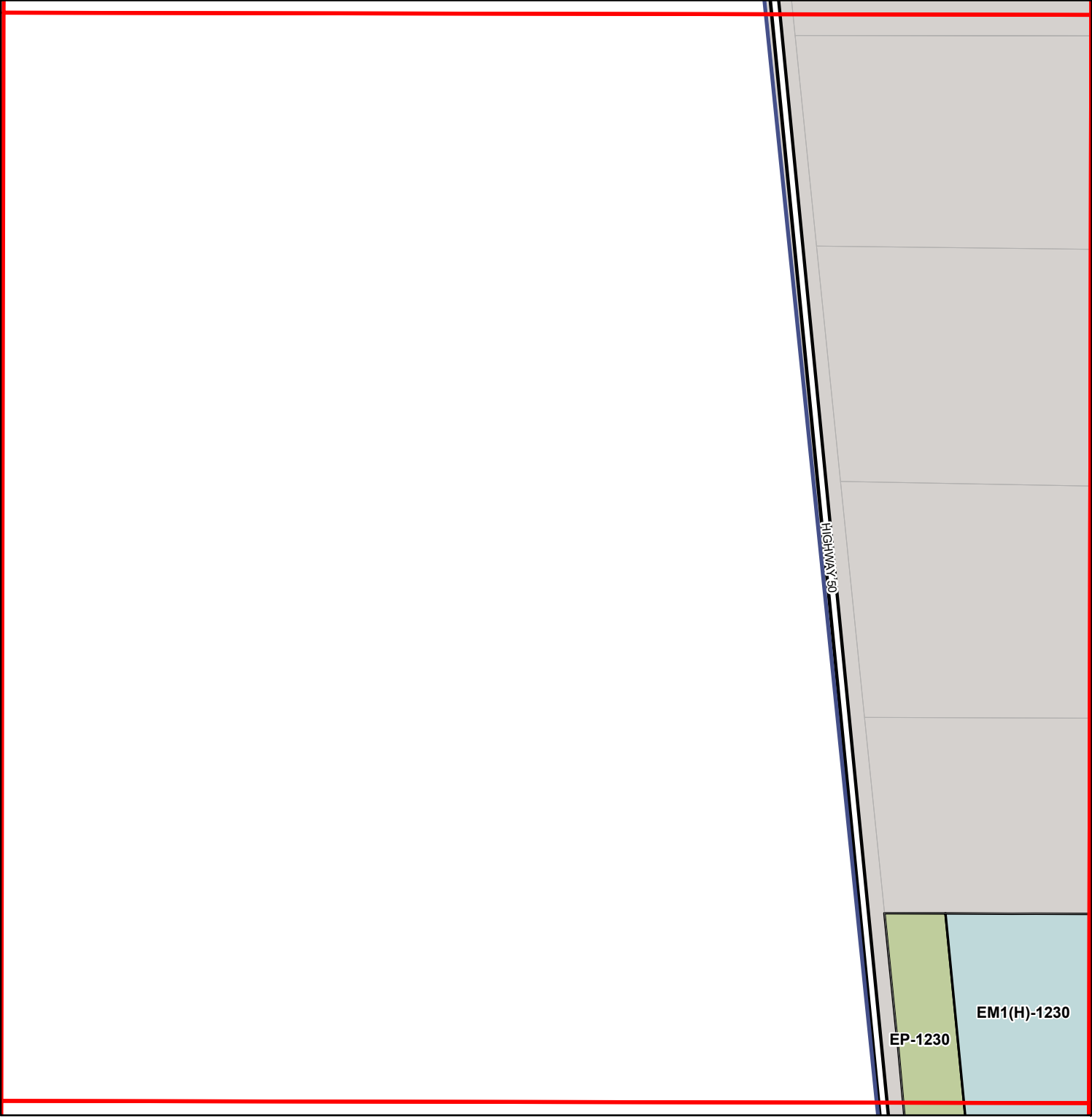
Mayor

Clerk



Zoning By-law 001 - 2021

Schedule A | Map 172



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
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**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)
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- 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

**Vaughan**

212	213	214
192	193	194
172	173	174
153	154	155
	135	136

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September 2025

This is Schedule '4'  
To By-Law 223-2025  
Passed the 22nd Day of September, 2025

**File:** Z.24.017

**Location:** 10223 Highway 50  
Part of Lot 22, Concession 10

**Applicant:** CPSP Vaughan Nominee Inc.

**City of Vaughan**

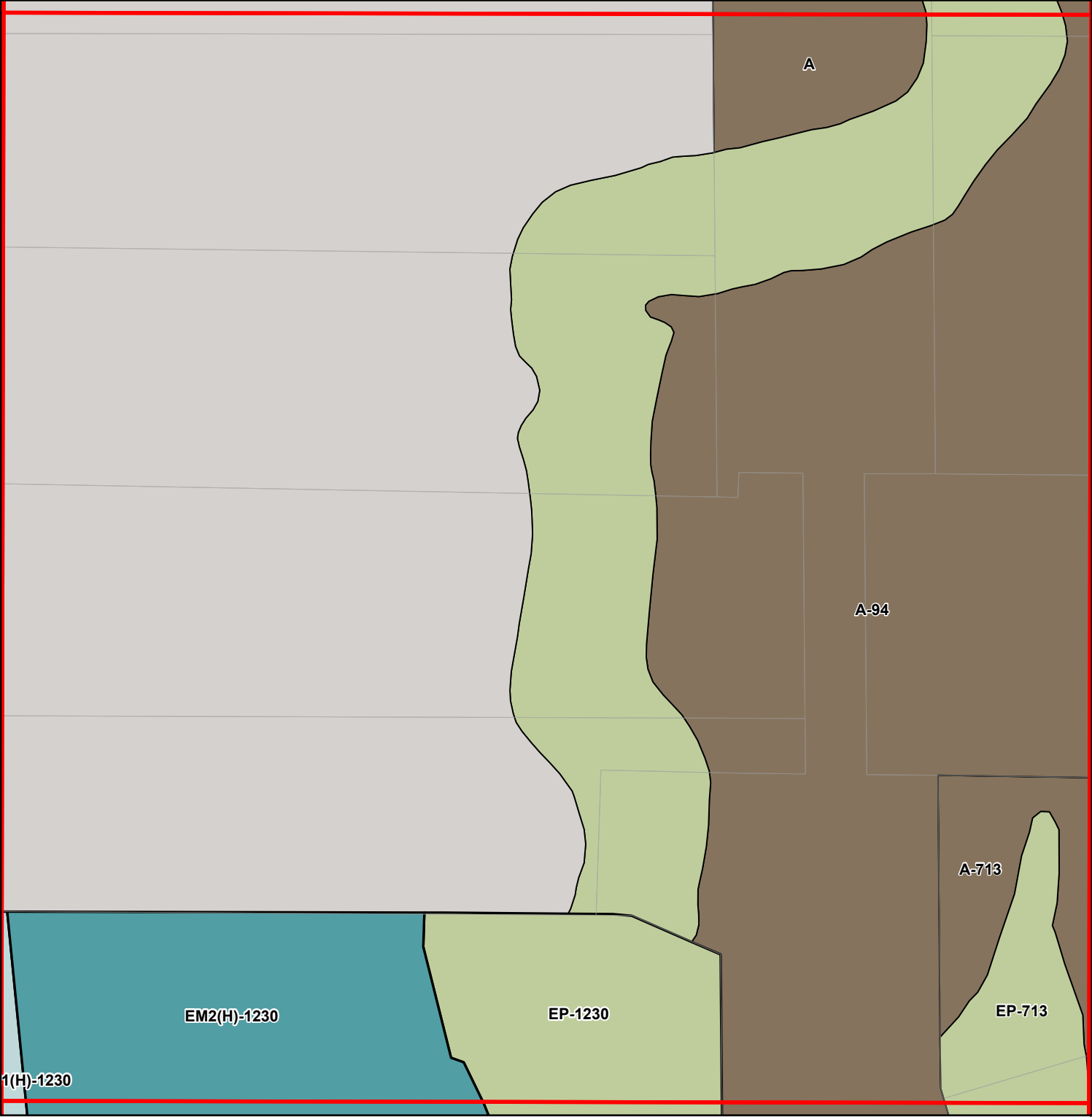
Signing Officers

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Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 173



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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**

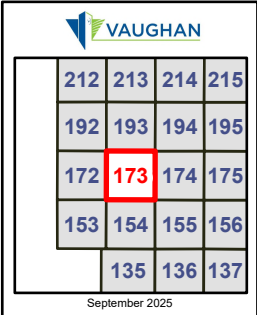
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- EM3 (Mineral Aggregate Operation Zone)
- 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



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This is Schedule '5'  
To By-Law 223-2025  
Passed the 22nd Day of September, 2025

File: Z.24.017

Location: 10223 Highway 50

Part of Lot 22, Concession 10

Applicant: CPSP Vaughan Nominee Inc.

City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk