

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 250-2022

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 058-2022.

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 Exception Zone 14.1126 and Figure “E-1665” to Exception Zone 14.1126, thereby deleting Exception Zone 14.1126 in its entirety and substituting therefor with the word “deleted”.
 - b) Deleting Map 81 of Schedule A and substituting therefor the Map 81 attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” and effectively zoning the Subject Lands, EM1 Prestige Employment Zone.
2. Schedule “1” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29th day of November, 2022.

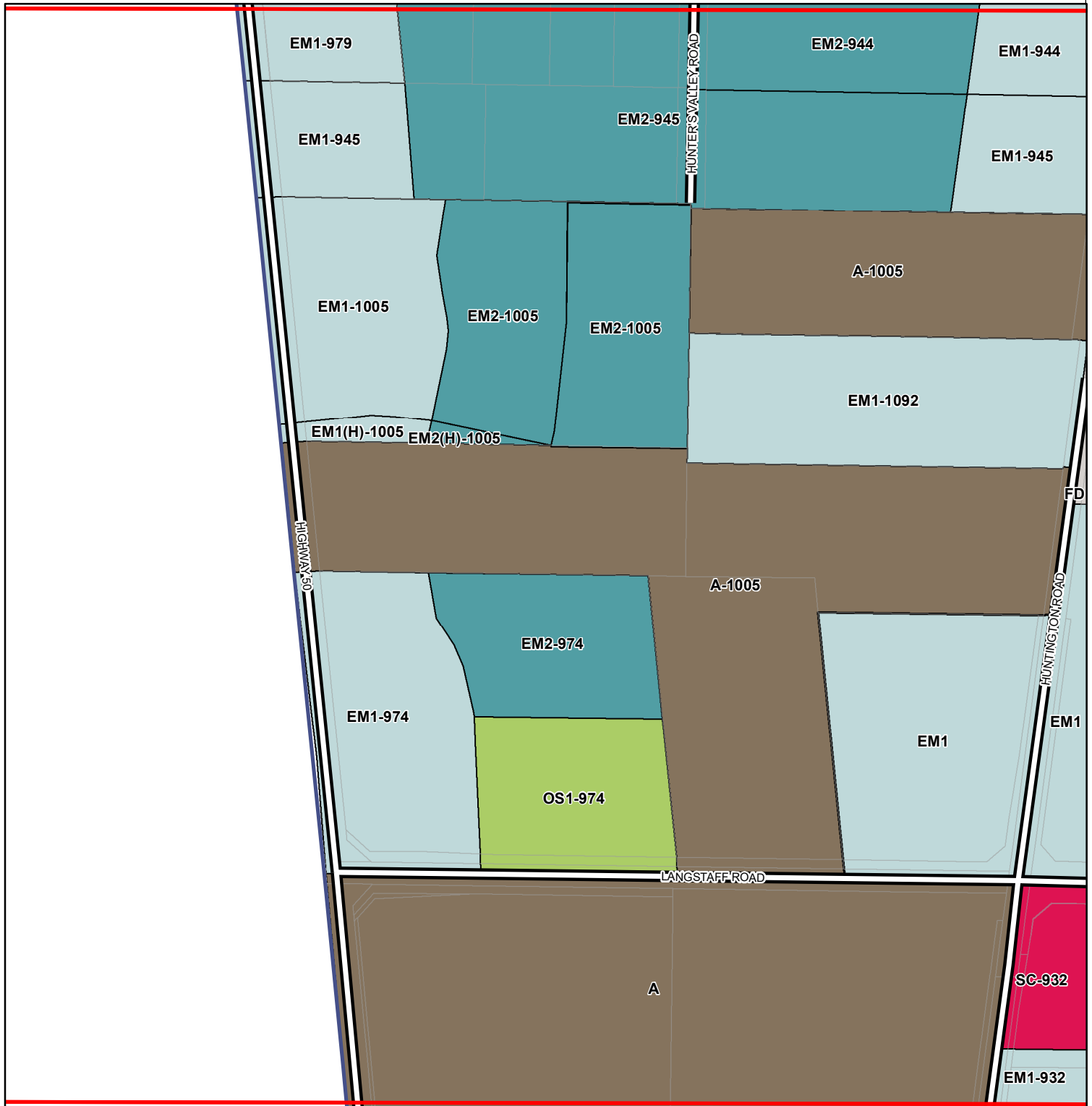
Steven Del Duca, Mayor

Todd Coles, City Clerk

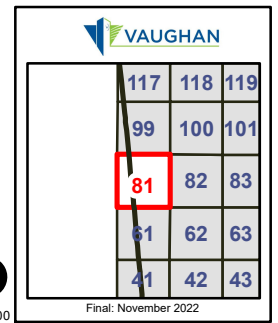
Authorized by Item No.18 of Report No. 12
of the Committee the Whole
Adopted by Vaughan City Council on
March 22, 2022.

Zoning By-law 001 - 2021

Schedule A | Map 81



- Conservation, OpenSpace and Agricultural Zones**
 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - 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)
 - RT1 (Townhouse Residential)
 - RT2 (Townhouse Residential)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RM3 (Multiple Residential Zone 3)
- Commercial Zones**
 - RE (Estate Residential Zone)
 - 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)
- Employment Zones**
 - 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)
 - 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)



**THIS IS SCHEDULE '1'
TO BY-LAW 250-2022
PASSED THE 29TH DAY OF NOVEMBER, 2022**

File: Z.22.021
Related File: Z.20.030, DA.20.053
Location: Part of Lot 11, Concession 10
Applicant: 2118349 Ontario Inc.
City of Vaughan

SIGNING OFFICERS

 MAYOR

 CLERK

SUMMARY TO BY-LAW 250-2022

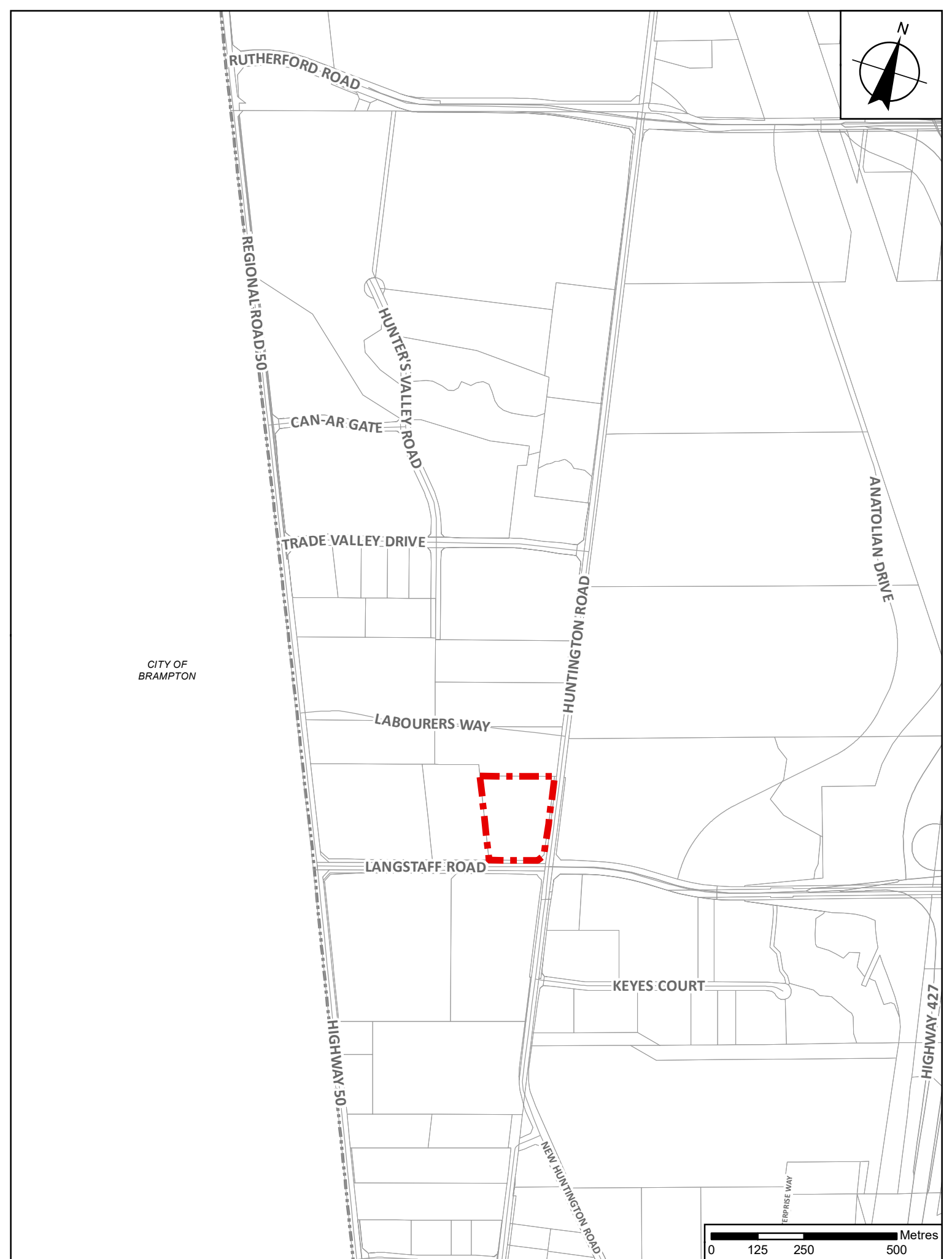
The lands subject to this By-law are located at the northwest corner of Langstaff Road and Huntington Road, in Part of Lot 11, Concession 10, City of Vaughan, and known municipally as 8554 Huntington Road.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned EM1(H) Prestige Employment Zone, with the Holding Symbol “(H)”, to facilitate the development of two (2) multi-unit employment buildings with accessory office uses totaling a gross floor area of approximately 19,728 m². The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 58-2022, until such time that the following condition was satisfied in Exception Zone 14.1126.1 Other Provisions:

- “1. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion of thereof, shall be contingent on the Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc., entering into an amending Block 64 South Spine Servicing Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City of Vaughan, with regard to such matters as the City of Vaughan may consider necessary, including payments of development levies and commitment to undertake works based on the preliminary design for the provision of municipal services, all to the satisfaction of the City of Vaughan, York Region, Peel Region and the Toronto and Region Conservation Authority. The said agreement shall be registered against the lands to which it applies, unless alternative arrangements are made to the satisfaction of the City of Vaughan.”

The Holding Symbol “(H)” can be removed from the Subject Lands effectively zoning the Subject Lands, EM1 Prestige Employment Zone as the First Amending Block 64 South Spine Services Agreement – Phase 1 (‘Amending Spine Services Agreement’) dated July 4, 2022, was signed by the Owner, together with the Trustee and other Participating Owners of Block 64 South Landowners Group Inc. and the City. The Amending Spine Services Agreement was registered on October 12, 2022 as Instrument No. YR3486260.

York Region, Peel Region and the Toronto and Region Conservation Authority had no comments or objections to the Amending Spine Services Agreement.



Location Map To By-Law 250-2022

File: Z.22.021

Related Files: Z.20.030, DA.20.053

Location: Part of Lot 11, Concession 10

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City of Vaughan



Subject Lands