

# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 213-2023

**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

**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 “OS2 Private Open Space Zone” and “EM1 Prestige Employment Zone” to “EM1(H) Prestige Employment Zone with the Holding Symbol ‘(H)’” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1162 as follows:

Exception Number 1162	Municipal Address: 7242 Highway 27
Applicable Parent Zone: EM1	
Schedule A Reference: 3	
By-law 213-2023	

14.1162.1 Permitted Uses

- a. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1731”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:
- a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 213-2023.
  - b. Notwithstanding 1.a., the Holding Symbol “(H)” does not prevent site alteration works authorized by a Site Plan Approval granted under Section 41 of the *Planning Act*, with the exception of any site alteration works on the existing Toronto R.V. Road.
  - c. Removal of the Holding Symbol “(H)” from the subject lands shall be contingent upon:
    - i. The Owner shall enter into a Development Agreement with the City for the design and construction of municipal works external to the Subject Lands required to support the proposed development to the satisfaction of the City. The Development Agreement shall be registered against the lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City.
    - ii. The Owner will be required to realign Toronto R.V. Road and construct the roadway in the ultimate condition and consistent with the City’s Design Criteria, all to the satisfaction of the City. The Owner shall convey these lands to the City, free of all costs and encumbrances.
- b. The following additional uses shall be permitted on the lands zoned EM1, as shown on Figure E-1731:
- a. Industrial Mall

14.1162.2 Lot and Building Requirements

- 1. The minimum setback of any building or structure to an Open Space Zone shall be 11 m.
- 2. The minimum landscape strip abutting an Open Space Zone shall be 1.5 m. The landscaped buffer shall be implemented as per the approved Site and Landscape plans.
- 3. The minimum landscaped area shall be 0.08% of the entire lot area.

14.1162.3 Parking

- 1. The following parking requirements shall apply to the lands zoned EM1, as shown on Figure E-1731:
  - a) An Industrial Mall shall have a minimum of 1.5 parking spaces per 100 m<sup>2</sup> of Gross Floor Area.

14.1162.4 Other Provisions

1. The following definitions shall apply to the lands zoned EM1, as shown on Figure E-1731:

- a) Industrial Mall - Means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants, and shall consist of only the following uses:
- i. All of the uses permitted within the EM1 Zone in accordance with Section 11.2.1;
  - ii. Contractor's Establishment, with no outside storage;
  - iii. Business Service, subject to qualifying note 1 below; and
  - iv. Service and Repair Shop, subject to qualifying note 1 below.

Qualifying note 1. The total gross floor area of all uses subject to this provision shall be limited to a maximum of 20% of the gross floor area of all uses on the lot.

2. A short-term bicycle parking space shall have a minimum setback of 0.5 m from a parking area.

3. A long-term bicycle parking space may be located wholly within the building where the principal use is located and for which the bicycle parking space is required, or wholly contained within an accessory structure exterior to the building.

14.1162.5 Figures

Figure E-1731

c) Adding a new Figure E-1731 in Subsection 14.1162 attached hereto as Schedule "1".

d) Deleting Map 3 in Schedule A and substituting therefore Map 3 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 12th day of December, 2023.

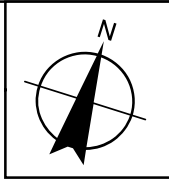
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Steven Del Duca, Mayor


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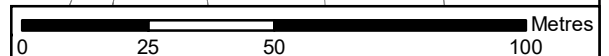
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 52 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 12, 2023.  
City Council voted in favour of this by-law on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023**



This is Figure 'E-1731'  
To By-Law 001-2021  
Section 14.1162

 Subject Lands



This is Schedule '1'  
To By-Law 213-2023  
Passed the 12th Day of December, 2023

**File:** Z.17.046  
**Location:** 7242 Highway 27  
Part of Lot 2, Concessions 8 and 9  
**Applicant:** NCAP Nicola (Hwy 27) Ltd.  
**City of Vaughan**

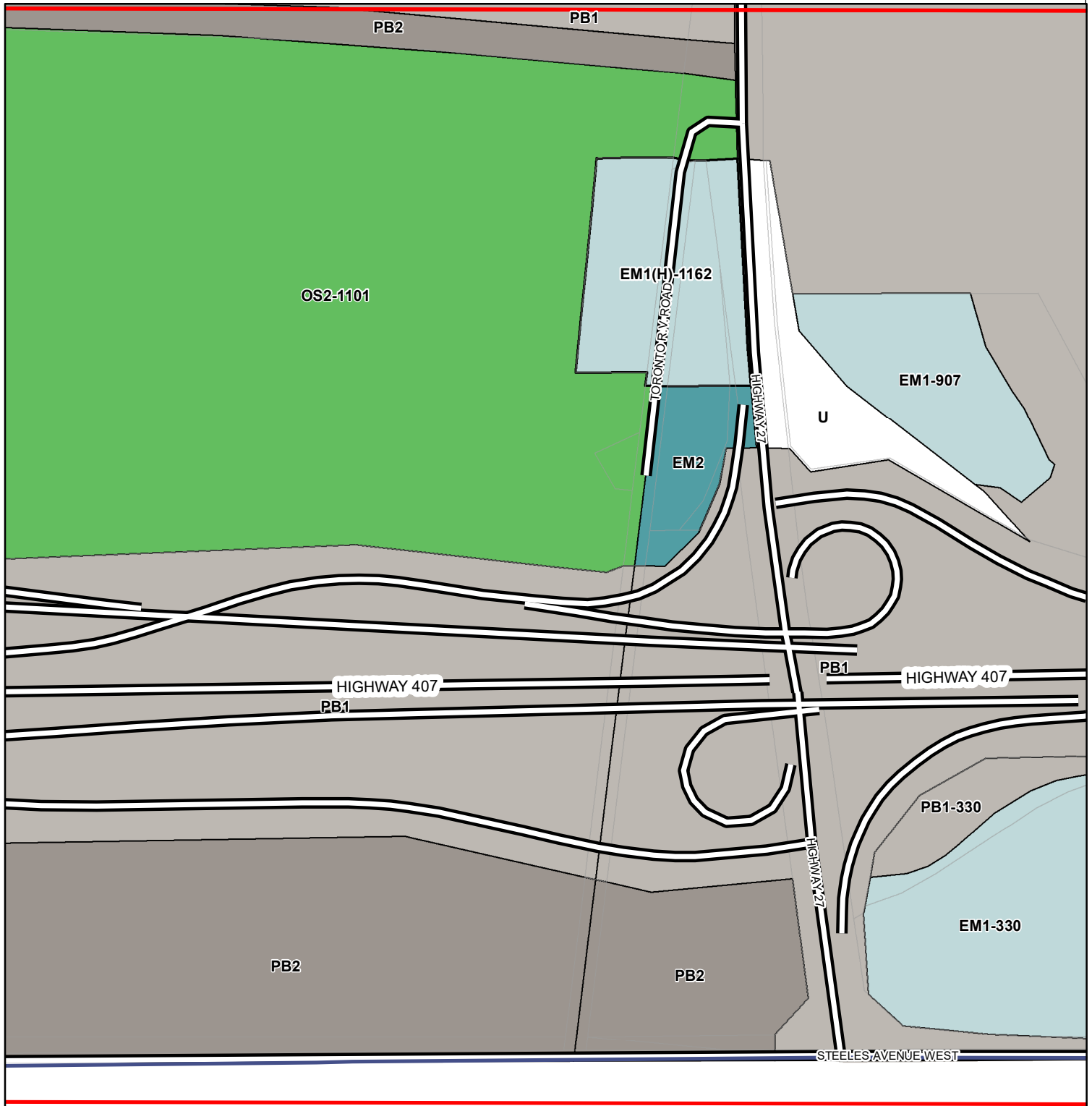
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 3



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- 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

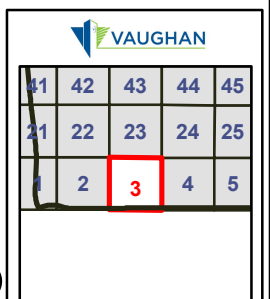
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

### 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

- 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

Final: December 2023

**THIS IS SCHEDULE '2'  
TO BY-LAW 213-2023  
PASSED THE 12TH DAY OF DECEMBER, 2023**

**File:** Z.17.046

**Location:** 7242 Highway 27

Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.

**City of Vaughan**

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 213-2023**

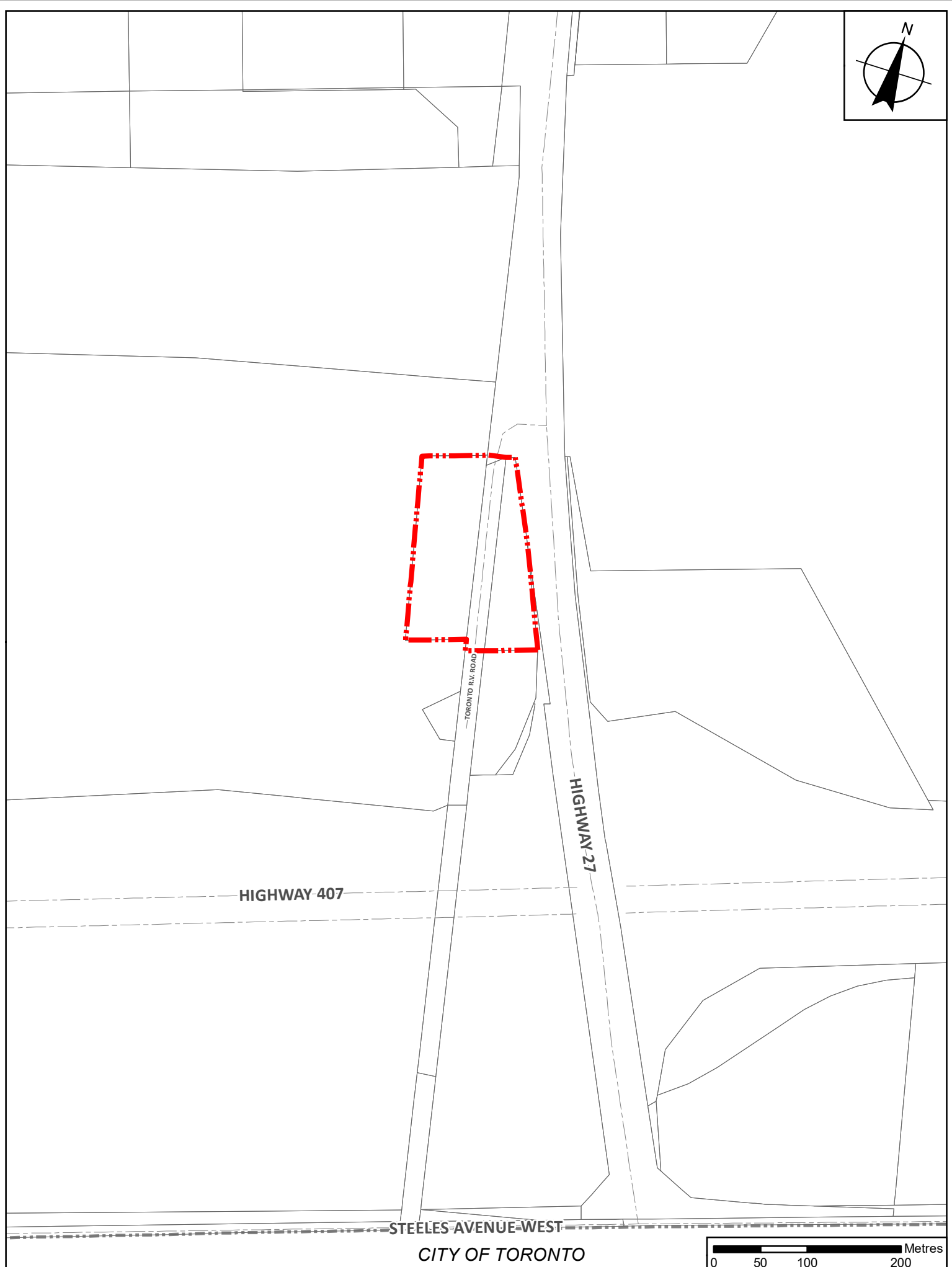
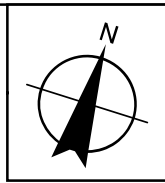
The lands subject to this By-law are located west of Highway 27, north of Highway 407, municipally known as 7242 Highway 27, being Part of Lot 2, Concessions 8 and 9, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from “OS2 Private Open Space Zone” and “EM1 Prestige Employment Zone” to “EM1(H) Prestige Employment Zone with the Holding Symbol ‘(H)’”.

The By-law includes the Holding Symbol “(H)” for the “EM1 Prestige Employment Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The Holding Symbol “(H)” does not prevent site alteration works authorized by a Site Plan Approval granted under Section 41 of the *Planning Act*, with the exception of any site alteration works on the existing Toronto R.V. Road. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. The Owner shall enter into a Development Agreement with the City for the design and construction of municipal works external to the Subject Lands required to support the proposed development to the satisfaction of the City. The Development Agreement shall be registered against the lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City.
- b. The Owner will be required to realign Toronto R.V. Road and construct the roadway in the ultimate condition and consistent with the City’s Design Criteria, all to the satisfaction of the City. The Owner shall convey these lands to the City, free of all costs and encumbrances.

This By-law also provides for site-specific provisions and development standards including permitting Industrial Mall as an additional permitted use, and exceptions to minimum yard setbacks to Open Space Zones, minimum landscape strips abutting Open Space Zones, minimum landscaped area requirements, minimum short-term bicycle parking space setbacks, and general provisions for long-term bicycle parking spaces.



## Location Map To By-Law 213-2023

**File:** Z.17.046

**Location:** 7242 Highway 27

Part of Lot 2, Concessions 8 and 9

**Applicant:** NCAP Nicola (Hwy 27) Ltd.

**City of Vaughan**



Subject Lands