

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 154-2024

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 045-2023.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

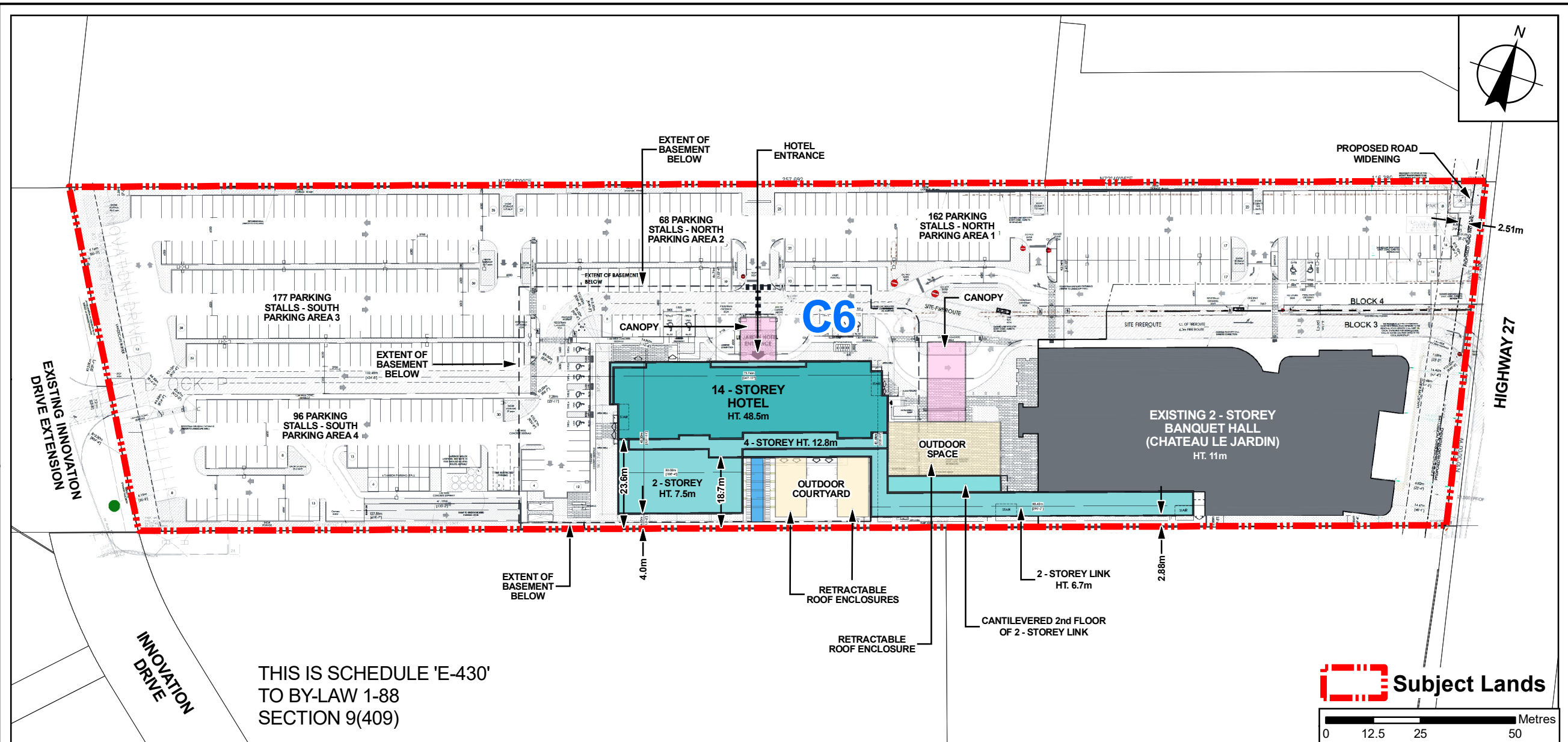
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 9B and substituting therefor Key Map 9B attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-409”, and effectively zoning the Subject Lands “C6 Highway Commercial Zone”.
 - b) Deleting Section 1 to Exception 9(409), and substituting therefor with the word “Deleted”, thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(409).
 - c) Deleting Schedule “E-430” and substituting therefor Schedule “E-430” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of September, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 36 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 28, 2022.
City Council voted in favour of this by-law on September 24, 2024.
Approved by Mayoral Decision MDC 010-2024 dated September 24, 2024.
Effective Date of By-Law: September 24, 2024



THIS IS SCHEDULE 'E-430'
TO BY-LAW 1-88
SECTION 9(409)

Subject Lands

0 12.5 25 50 Metres

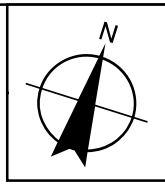
File: Z.24.015
Related Files: OP.18.011, Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088
Location: 8440 Highway 27
 Part of Lot 10, Concession 9
Applicant: 27 Developments Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 154-2024
 Passed the 24th Day of September, 2024

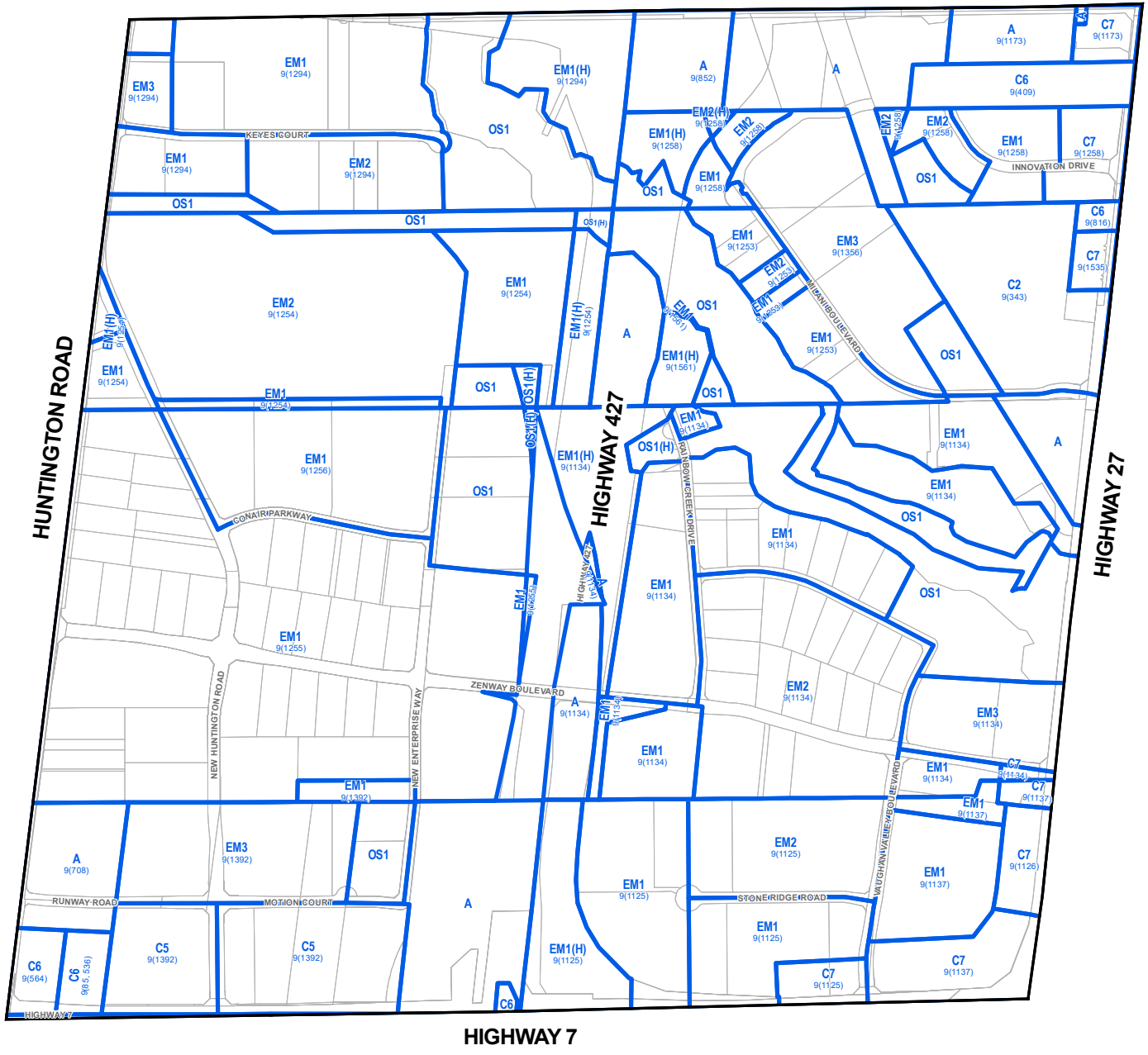
Signing Officers

 Mayor

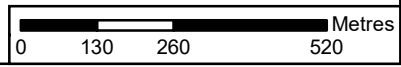
 Clerk



LANGSTAFF ROAD



Key Map 9B
By-Law No. 1-88



This is Schedule '2'
To By-Law 154-2024
Passed the 24th Day of September, 2024

File: Z.24.015
Related Files: OP.18.011, Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088
Location: 8440 Highway 27
Part of Lot 10, Concession 9

Applicant: 27 Developments Inc.
City of Vaughan

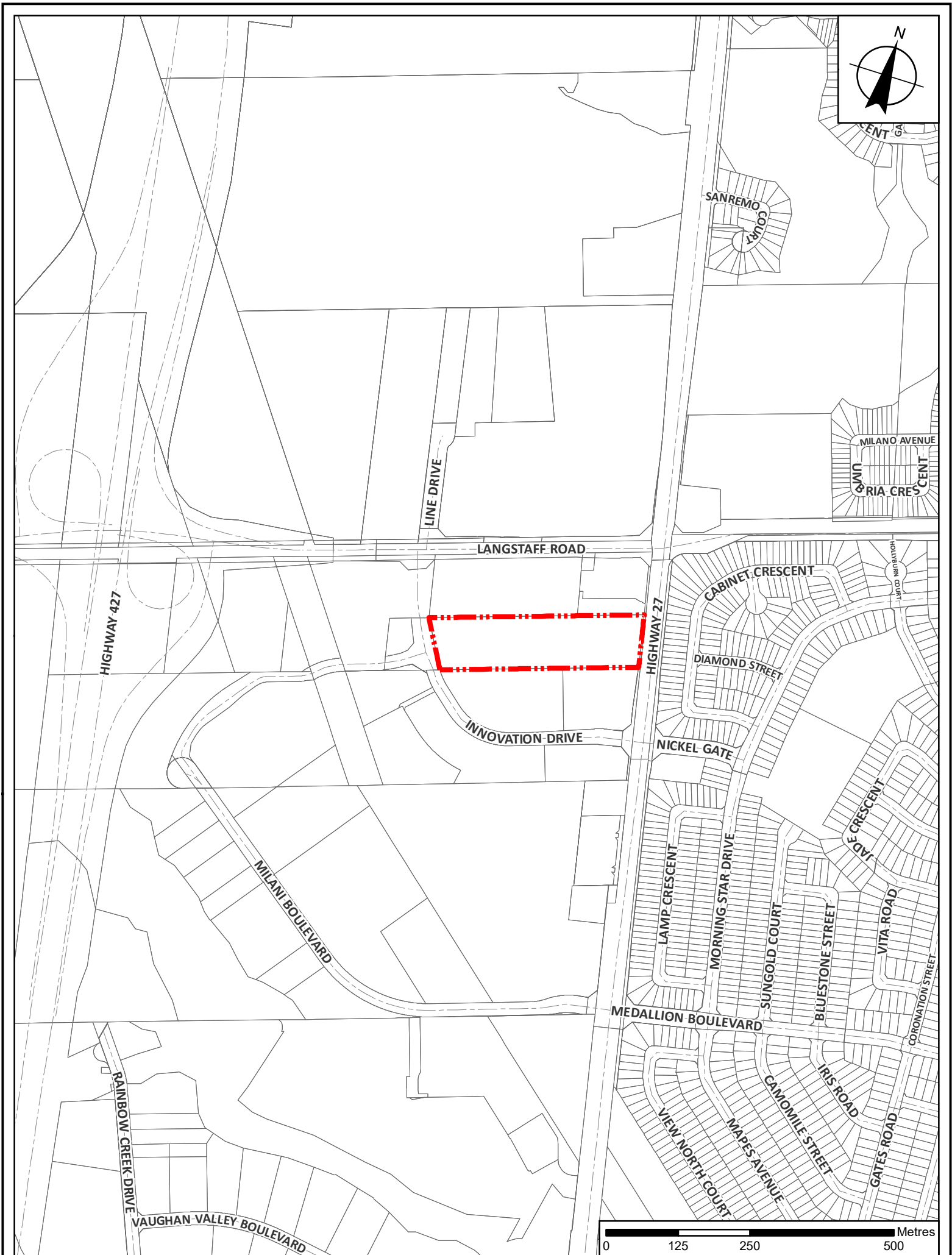
MAYOR

CLERK

SUMMARY TO BY-LAW 154-2024

The lands subject to this By-law are located south of Langstaff Road and west of Highway 27, legally identified in PIN 03317-0730(LT) as Part of Lot 10, Concession 9, as in R360626, SAVE AND EXCEPT Part 1 on Reference Plan 65R-21458 and Parts 1,17, and 18 on Reference Plan 65R-31735, City of Vaughan. The municipal address is 8440 Highway 27, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol "(H)" from the Subject Lands, which are zoned C6 Highway Commercial Zone, to facilitate the development of a 14-storey hotel with ancillary/accessory uses and 2 storeys of business/professional offices beside the existing Chateau Le Jardin Event Venue and Conference Centre. The Subject Lands were originally zoned with the Holding Symbol "(H)" by By-law 045-2023, until such time that approval of a site plan application for the viable development of the lands is obtained and that a record of site condition ('RSC') is obtained and registered on the Environmental Site Registry and acknowledged by the Ministry of Environment, Conservation, and Parks ('MECP'). On June 20, 2023, Council approved Site Development Application File DA.18.088. The Engineering Department has confirmed that a RSC for the Subject Lands was registered. Therefore, the Holding Symbol "(H)" may be removed.



Location Map To By-Law 154-2024

File: Z.24.015

Related Files: OP.18.011, Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088

Location: 8440 Highway 27

Part of Lot 10, Concession 9

Applicant: 27 Developments Inc.

City of Vaughan



Subject Lands