

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 156-2024

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 “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1188, as follows:

Exception Number 1188	Municipal Address: 8939 Huntington Road
Applicable Parent Zone: EM1, EM2 and EP	
Schedule A Reference: 100	
By-law 156-2024	
14.1188.1 Permitted Uses	
<p>1. The following additional <u>use</u> shall be permitted and apply to the part of the lands zoned EM2 and shown as Block 3 on Figure E-1762:</p> <p>a. Outdoor Display Area</p>	
14.1188.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands zoned EM1 and EM2 as shown on Figure “E-1762”:</p> <p>a. The minimum <u>setback</u> of any <u>building</u> or <u>structure</u> to an EP Zone shall be 3 m; and</p> <p>b. The minimum <u>landscape</u> strip along any <u>interior side lot line</u> and <u>rear lot line</u> abutting an EP Zone shall be 3 m.</p> <p>2. The following provisions shall apply to the part of the lands zoned EM2 and shown as Block 3 on Figure E-1762:</p> <p>a. The maximum occupied area for an Outdoor Display Area shall be 400 m²; and</p> <p>b. The maximum permitted area for <u>Outside Storage</u> shall be 50%.</p>	
14.1188.3 Other Provisions	
<p>1. The following definition shall apply to the part of the lands zoned EM2 and shown as Block 3 on Figure E-1762:</p> <p>a. Outdoor Display Area means an area located outside of a <u>building</u> and on the same <u>lot</u> for the purpose of displaying finished heavy equipment which may be located between a <u>building</u> and a street line.</p> <p>2. The following general provision shall apply to the lands zoned EM1 and EM2 as shown on Figure “E-1762”:</p> <p>a. A <u>long-term bicycle parking space</u> may be located wholly within the <u>building</u> where the <u>principal use</u> is located and for which the <u>bicycle parking space</u> is required, or wholly contained within a <u>structure</u> exterior to the <u>building</u>.</p>	
14.1188.4 Figures	
Figure E-1762	

c) Adding a new Figure E-1762 in Subsection 14.1188 attached hereto as Schedule “1”.

d) Deleting Map 100 in Schedule A and substituting therefore Map 100

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 24th day of September, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 27 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 24, 2024.
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



HUNTINGTON ROAD

STREET "A" ANATOLIAN DRIVE

EM1

BLOCK 1
PRESTIGE EMPLOYMENT

A=2.561 Ha.
(6.328 Acs.)

EP

BLOCK 2
GENERAL EMPLOYMENT

A=4.887 ± Ha.
(12.076 Acs.)

EM2

BLOCK 3
GENERAL EMPLOYMENT

A=9.334 ± Ha.
(23.065 Acs.)

BLOCK 4
VALLEY

A=5.044 ± Ha.
(12.461 Acs.)

BLOCK 8

BLOCK 7

BLOCK 9

BLOCK 10

BLOCK 5

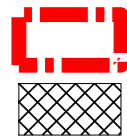
BLOCK 6

BLOCK 11

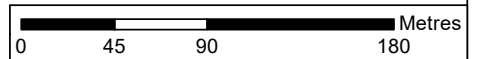
PART 4, PLAN E34R-31043

10m BUFFER

THIS IS FIGURE 'E-1762'
TO BY-LAW 001-2021
SECTION 14.1188



Subject Lands
Compensation Areas



This Is Schedule '1'
To By-Law 156-2024
Passed the 24th Day of September, 2024

File: Z.22.028
Related File: 19T-22V005
Location: 8939 Huntington Road
Part of Lot 14, Concession 9
Applicant: Toromont Industries Ltd.
City of Vaughan

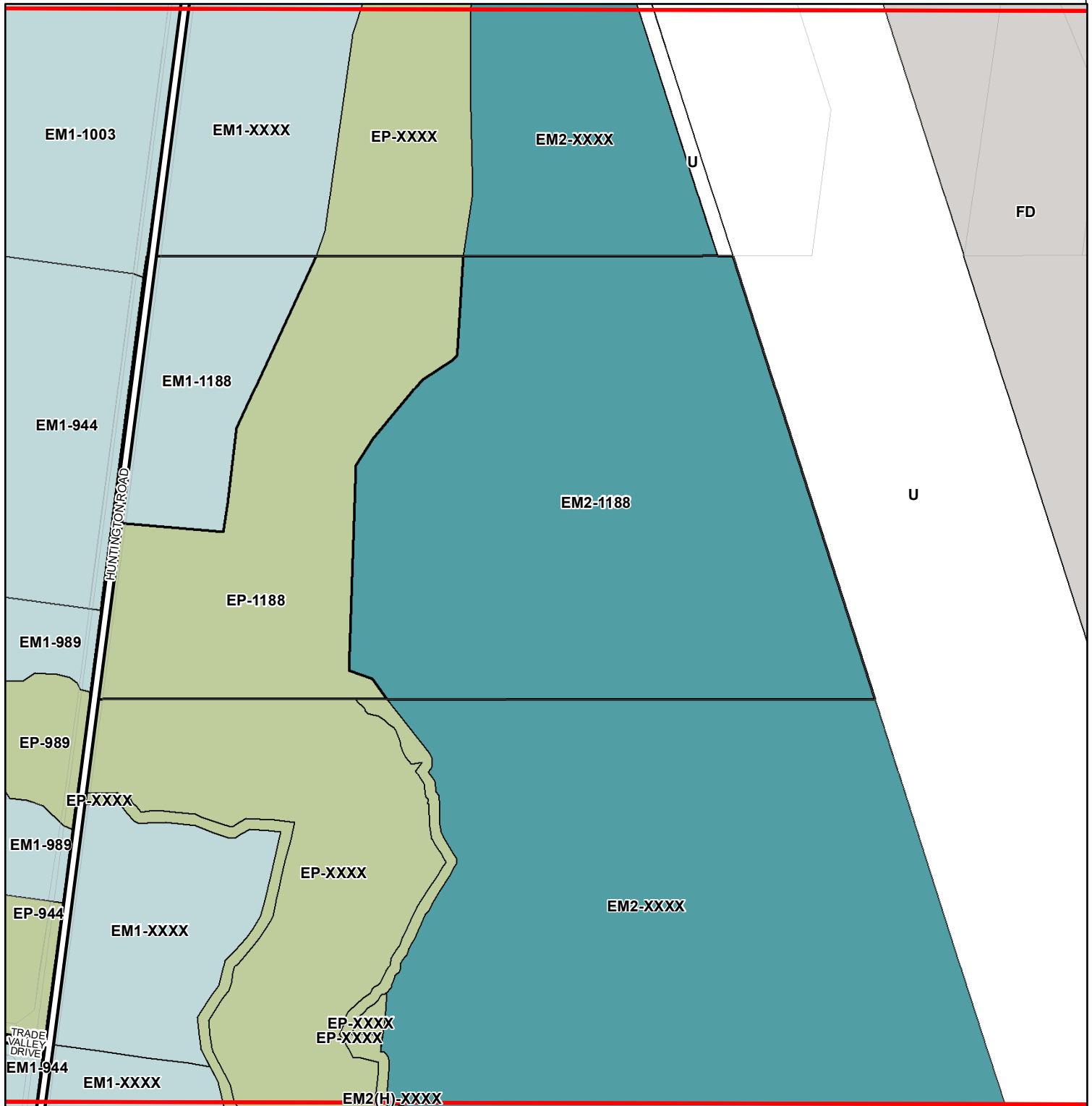
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 100



Conservation, Open Space 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- 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

- 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

VAUGHAN

135	136	137	138
117	118	119	120
99	100	101	102
81	82	83	84
61	62	63	64

August, 2024

This Is Schedule '2'
To By-Law 156-2024
Passed the 24th Day of September, 2024

File: Z.22.028
Related File: 19T-22V005
Location: 8939 Huntington Road
Part of Lot 14, Concession 9
Applicant: Toromont Industries Ltd.
City of Vaughan

SIGNING OFFICERS

MAYOR

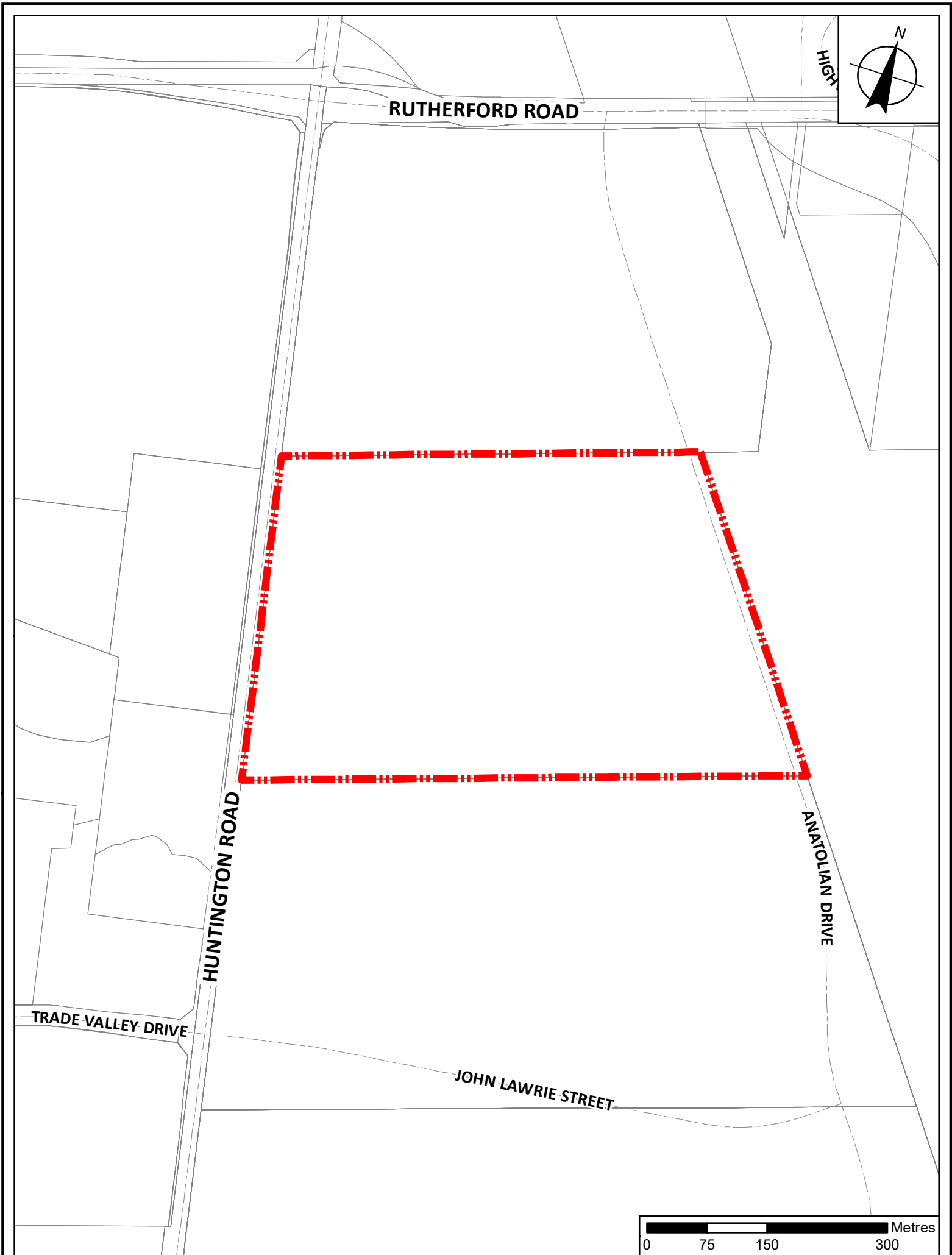
CLERK

SUMMARY TO BY-LAW 156-2024

The lands subject to this By-law are located east of Huntington Road, south of Rutherford Road, municipally known as 8939 Huntington Road, 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 “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, and “EP Environmental Protection Zone”.

This By-law also provides for site-specific provision and development standards including permitting an Outdoor Display Area as an additional permitted use, and exceptions to minimum yard setbacks to Environmental Protection Zones, minimum landscape strips abutting Environmental Protection Zones, maximum occupied area of an Outdoor Display Area, maximum permitted area for Outside Storage, and general provisions for long-term bicycle parking spaces,



Location Map To By-Law 156-2024

File: Z.22.028

Related File: 19T-22V005

Location: 8939 Huntington Road
Part of Lot 14, Concession 9

Applicant: Toromont Industries Ltd.

City of Vaughan



Subject Lands