

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 008-2025**

**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 “EMU – Employment Commercial Mixed-Use Zone” to “EMU(H) – Employment Commercial Mixed-Use Zone” with a Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
  - b) Deleting Subsection 14.604 in Part 14 Exception Zones and replacing it with a new Subsection 14.604 as follows:

Exception Number 604	Municipal Address: 7979 Weston Road
Applicable Parent Zone: EMU	
Schedule A Reference: 50	
By-law 045-2022, 008-2025	
14.604.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figure E-1006:</p> <ul style="list-style-type: none"> <li>a. Lands zoned with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally permitted as of the date of the enactment of By-law 001-2021 or as listed in Subsection 14.604.1.2, with the exception of a <u>Motor Vehicle Sales use</u>; and</li> <li>b. The Holding Symbol “(H)” shall not be removed until such time that a Site Development Application has been approved for the site alterations associated with supporting a <u>Motor Vehicle Sales use</u>.</li> </ul> <p>2. The following <u>uses</u> shall only be permitted on the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1006:</p> <ul style="list-style-type: none"> <li>a. <u>Active Recreational Use</u>;</li> <li>b. <u>Banquet Hall</u>;</li> <li>c. <u>Business Service</u>;</li> <li>d. <u>Commercial School</u>;</li> <li>e. <u>Community Facility</u>;</li> <li>f. <u>Day Care Centre</u>;</li> <li>g. <u>Financial Institution</u>;</li> <li>h. <u>Health and Fitness Centre</u>;</li> <li>i. <u>Hotel</u>;</li> <li>j. <u>Motor Vehicle Rental</u>;</li> <li>k. One (1) <u>Motor Vehicle Sales</u> with no <u>outdoor display area</u>;</li> <li>l. <u>Office</u>;</li> <li>m. <u>Office Tower</u>;</li> <li>n. <u>Park</u>;</li> <li>o. <u>Passive Recreational Use</u>;</li> <li>p. <u>Personal Service</u>;</li> <li>q. <u>Pet Care Establishment</u>;</li> <li>r. <u>Place of Assembly</u>;</li> </ul>	

<ul style="list-style-type: none"> <li>s. <u>Place of Entertainment</u>;</li> <li>t. <u>Restaurant</u>;</li> <li>u. <u>Retail</u>;</li> <li>v. One (1) <u>Retail, Convenience</u>;</li> <li>w. <u>Supermarket</u>;</li> <li>x. <u>Service or Repair Shop</u>; and</li> <li>y. <u>Veterinary Clinic</u>.</li> </ul> <p>3. The following <u>accessory uses</u> shall be permitted:</p> <ul style="list-style-type: none"> <li>a. An <u>outdoor patio</u> and/or a <u>seasonal outdoor patio accessory</u> to a <u>restaurant</u> subject to Section 5.12; and</li> <li>b. A <u>restaurant accessory</u> to a <u>banquet hall</u>, provided that the <u>restaurant</u> does not exceed 20% of the <u>gross floor area</u> of the <u>banquet hall</u>.</li> </ul>
<p>14.604.2 Lot and Building Requirements</p>
<p>1. The following provisions shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1006:</p> <ul style="list-style-type: none"> <li>a. The maximum <u>gross floor area</u> for any unit shall be 5,000 m<sup>2</sup>; and</li> <li>b. The maximum combined <u>gross floor area</u> for any <u>restaurant</u> and <u>outdoor patio</u> shall be 2,127 m<sup>2</sup>.</li> </ul>
<p>14.604.3 Parking</p>
<p>1. The following parking requirements shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1006:</p> <ul style="list-style-type: none"> <li>a. a minimum of 3.0 <u>parking spaces</u> per 100 m<sup>2</sup> of <u>gross floor area</u> are required for a <u>motor vehicle sales use</u>; and</li> <li>b. a minimum of 4.33 <u>parking spaces</u> per 100 m<sup>2</sup> of <u>gross floor area</u> are required for all other permitted <u>uses</u>.</li> </ul>
<p>14.604.4 Other Provisions</p>
<p>1. The following additional requirements shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1006:</p> <ul style="list-style-type: none"> <li>a. A <u>pet care establishment</u> shall be contained within a wholly enclosed <u>building</u>.</li> </ul>
<p>14.604.5 Figures</p>
<p>Figure E-1006</p>

c) Deleting Figure E-1006 in Subsection 14.604 and replacing it with Figure E-1006 attached hereto as Schedule "1".

d) Amending Map 50 in Schedule A in the form 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 28<sup>th</sup> day of January, 2025.

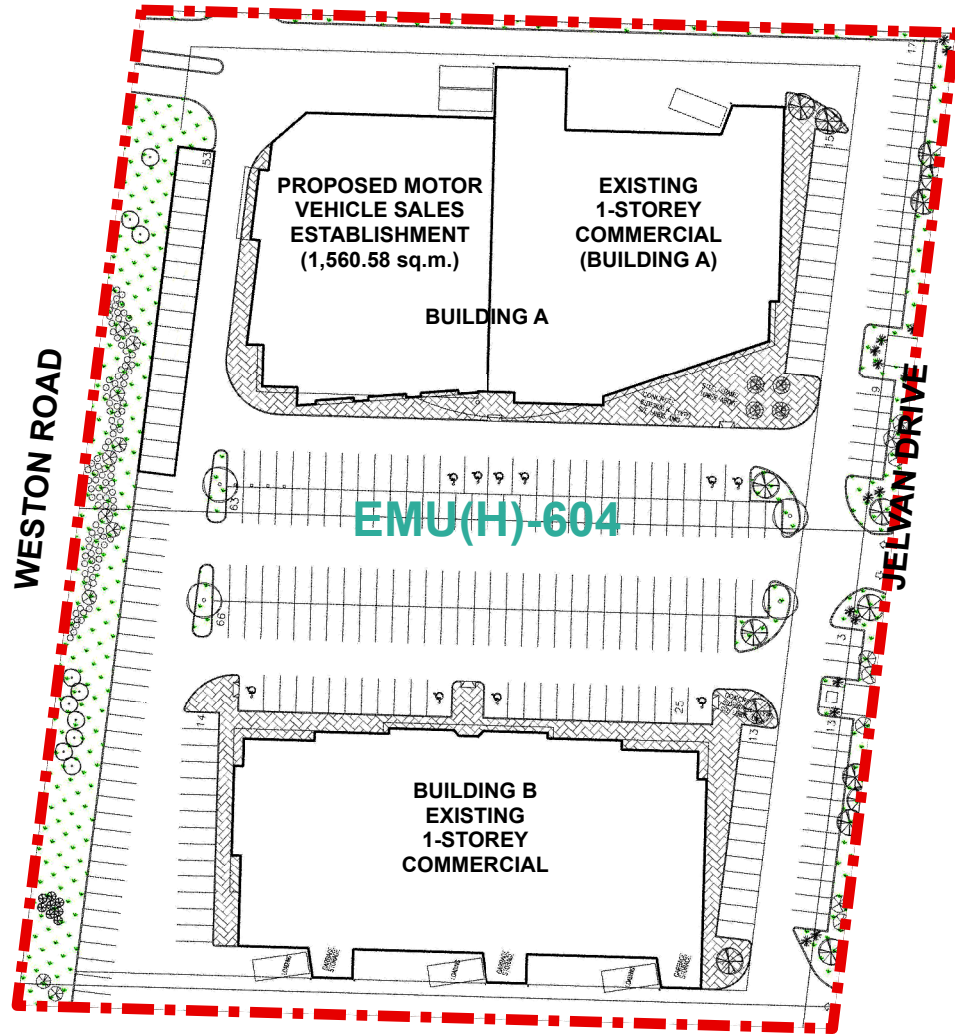
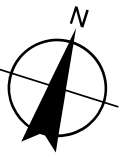
---

Steven Del Duca, Mayor


---

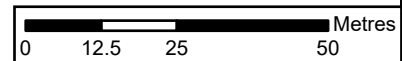
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 2024.  
City Council voted in favour of this by-law on January 28, 2025.  
Approved by Mayoral Decision MDC 001-2025 dated January 28, 2025.  
**Effective Date of By-Law: January 28, 2025**



This is Figure 'E-1006'  
 To By-Law 001-2021  
 Section 14.604

 Subject Lands



This is Schedule '1'  
 To By-Law 008-2025  
 Passed the 28th Day of January, 2025

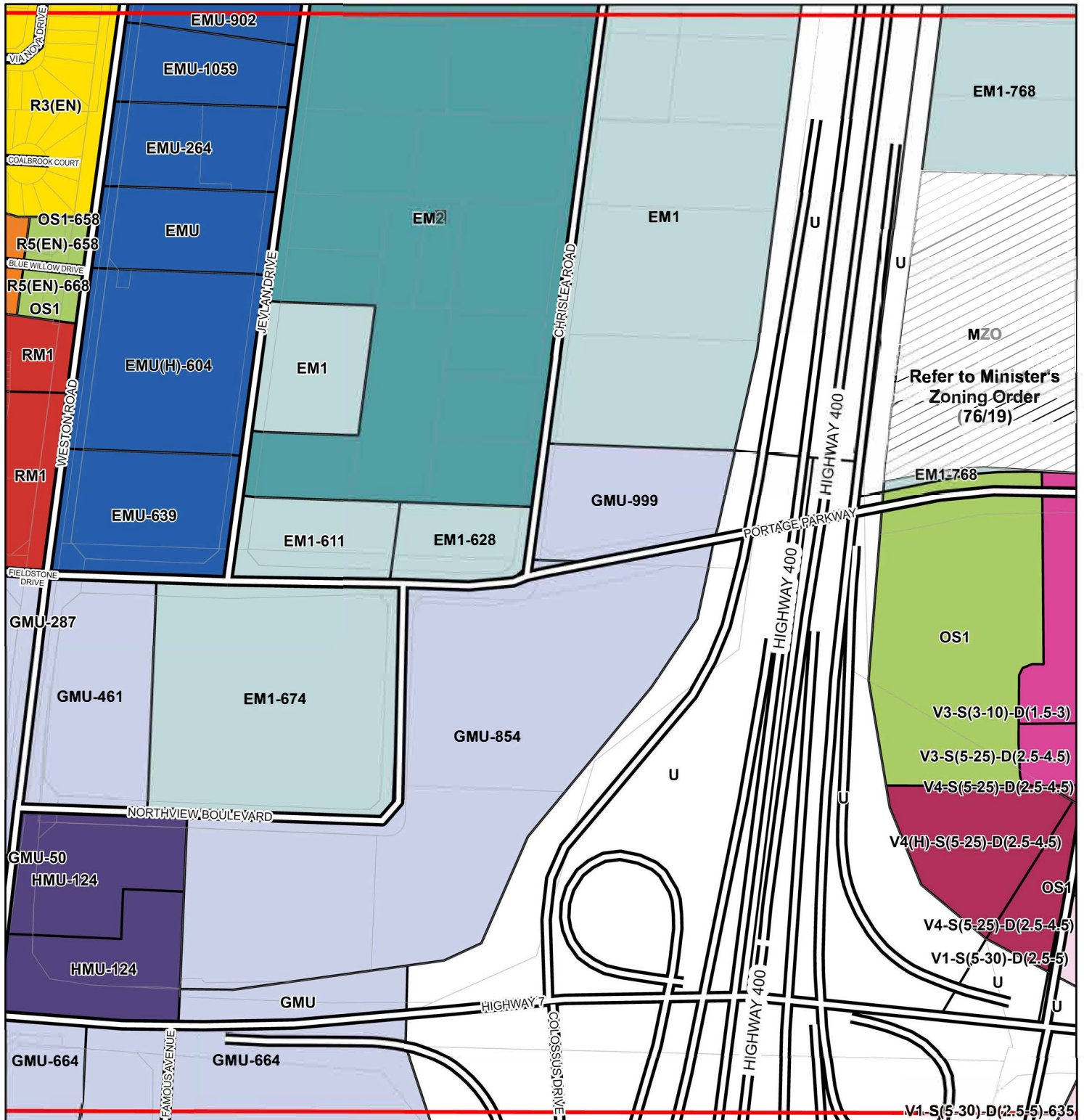
**File:** Z.24.018  
**Related File:** Z.21.030  
**Location:** 7979 Weston Road. Part of Lot 7, Concession 5  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 50



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Public Open Space Zone)</li> <li>OS2 (Private Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (Station Precinct Zone)</li> <li>V2 (South Precinct Zone)</li> <li>V3 (Neighbourhood Precinct Zone)</li> <li>V4 (Employment Precinct Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Residential Zone)</li> <li>R2 (Second Residential Zone)</li> <li>R3 (Third Residential Zone)</li> <li>R4 (Fourth Residential Zone)</li> <li>R5 (Fifth Residential Zone)</li> <li>RT (Townhouse Zone)</li> <li>RM1 (Multiple Residential Zone 1)</li> <li>RM2 (Multiple Residential Zone 2)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul>	<p><b>Other</b></p> <ul style="list-style-type: none"> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed Use - Woodbridge Zone)</li> </ul> <p>These lands shall not be subject to Zoning By-law 001-2021</p>	<p><b>VAUGHAN</b></p> <table border="1"> <tr><td>88</td><td>89</td><td>90</td><td>91</td><td>92</td></tr> <tr><td>68</td><td>69</td><td>70</td><td>71</td><td>72</td></tr> <tr><td>48</td><td>49</td><td>50</td><td>51</td><td>52</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> </table> <p>Final: December 2024</p>	88	89	90	91	92	68	69	70	71	72	48	49	50	51	52	28	29	30	31	32	8	9	10	11	12
88	89	90	91	92																											
68	69	70	71	72																											
48	49	50	51	52																											
28	29	30	31	32																											
8	9	10	11	12																											

This is Schedule '2'  
To By-Law 008-2025  
Passed the 28th Day of January, 2025

File: Z.24.018

Related File: Z.21.030

Location: Part of Lot 7, Concession 5

Applicant: City of Vaughan

City of Vaughan

Signing Officers

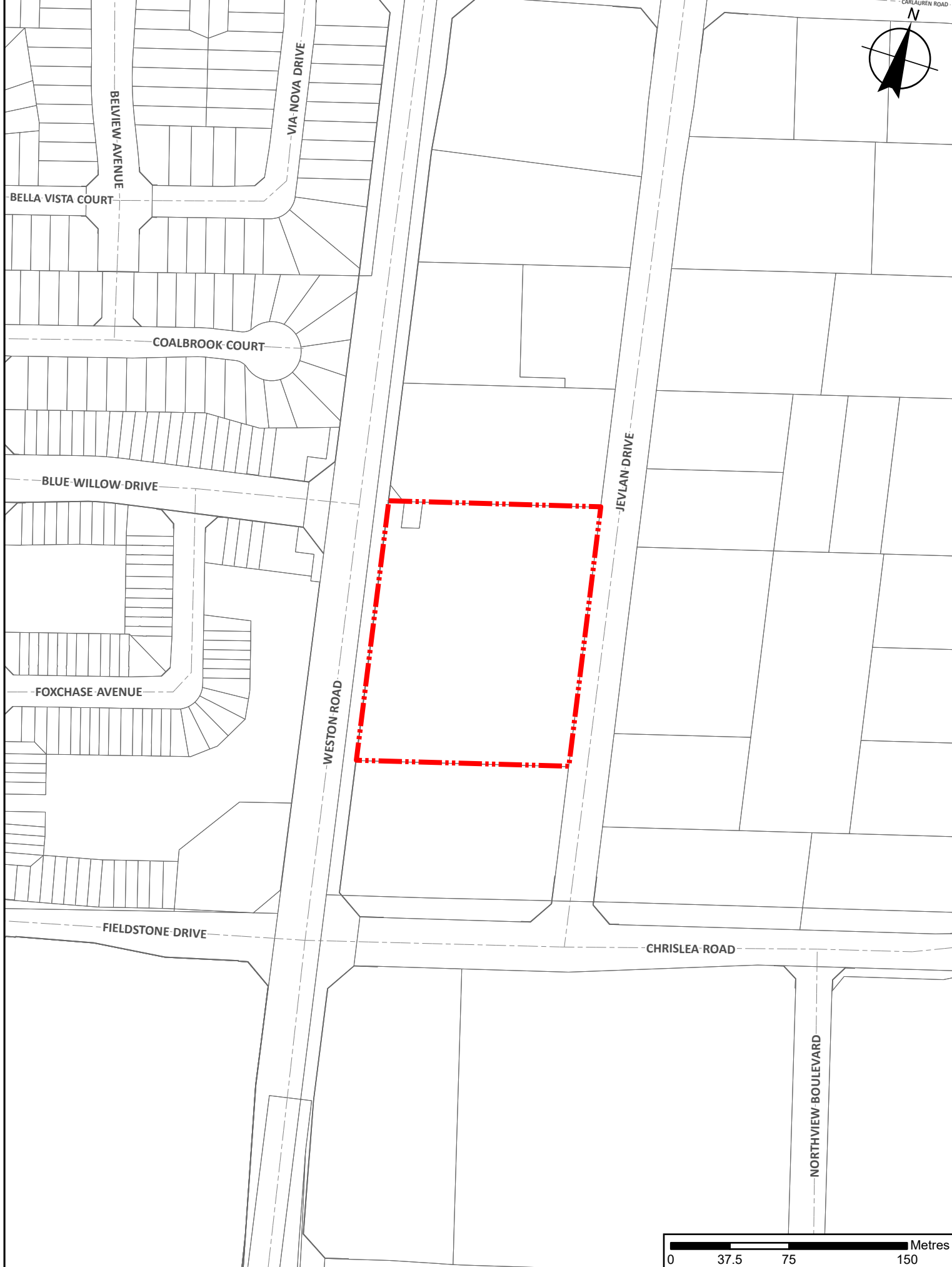
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 008-2025**


The lands subject to this By-law are located on the east side of Weston Road and north of Chrislea Road, municipally known as 7979 Weston Road, being Part of Lot 7, Concession 5, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to make a technical amendment to City of Vaughan Zoning By-law 001-2021 by amending site-specific Exception 14.604 to include the Zoning By-law 1-88 site-specific approvals granted for the Subject Lands under By-law 045-2022.



# Location Map To By-Law 008-2025

**File:** Z.24.018  
**Related File:** Z.21.030  
**Location:** Part of Lot 7, Concession 5  
**Address:** 7979 Weston Road  
**City of Vaughan**

 Subject Lands