

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 099-2025**

**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 “A Agriculture Zone” to “EM1 Prestige Employment Zone” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1213, as follows:

Exception Number 14.1213	Municipal Address: 6835-6885
Applicable Parent Zone: EM1	Langstaff Road, 8333 Highway 50
Schedule A Reference: 61, 81	
By-law 143-2021, 099-2025	
14.1213.1 Permitted Uses	
1. In addition to the permitted <u>uses</u> in the EM1 Zone, the leaving, placing or parking of trucks and trailers <u>accessory</u> to a <u>manufacturing or processing facility, research and development, or warehousing and distribution facility use</u> shall not be considered <u>outside storage</u> and shall be limited to the areas shown as “Trailer Parking” on Figure E-1787.	

14.1213.2	Parking
<p>1. The following parking requirements shall apply to the lands identified as "Subject Lands", as shown on Figure E-1787:</p> <p>a. One (1) <u>parking space per 100 m<sup>2</sup> of gross floor area</u> for all <u>warehousing and distribution facility</u> and <u>office uses</u>.</p>	
14.1213.3	Figures
Figure E-1787	

- c) Adding a new Figure E-1787 in Subsection 14.1213 attached hereto as Schedule "1".
  - d) Amending Map 61 in Schedule A in the form attached hereto as Schedule "2".
  - e) Amending Map 81 in Schedule A in the form attached hereto as Schedule "3".
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23<sup>rd</sup> day of April, 2025.

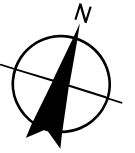
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on April 23, 2025.  
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.  
**Effective Date of By-Law: April 23, 2025**



LANGSTAFF ROAD

HIGHWAY 50

ACCESS DRIVEWAY (FUTURE PUBLIC ROAD)

2-STOREY OFFICE

2-STOREY OFFICE

BUILDING 'A'  
1-STOREY  
EMPLOYMENT  
BUILDING

BUILDING 'B'  
1-STOREY  
EMPLOYMENT  
BUILDING

EM1

TRAILER PARKING

TRAILER PARKING


BUILDING 'C'  
1-STOREY  
EMPLOYMENT  
BUILDING

2-STOREY OFFICE

TRAILER PARKING

TRAILER PARKING

THIS IS FIGURE 'E-1787'  
TO BY-LAW 001-2021  
SECTION 14.1213

 Subject Lands

0 25 50 100 Metres

This is Schedule '1'  
To By-Law 099-2025  
Passed the 23rd Day of April, 2025

File: Z.21.052

Related File: Z.21.015, DA.21.018

Location: Part of Lot 10, Concession 10  
6835-6885 Langstaff Road, 8333 Highway 50

Applicant: City of Vaughan

City of Vaughan

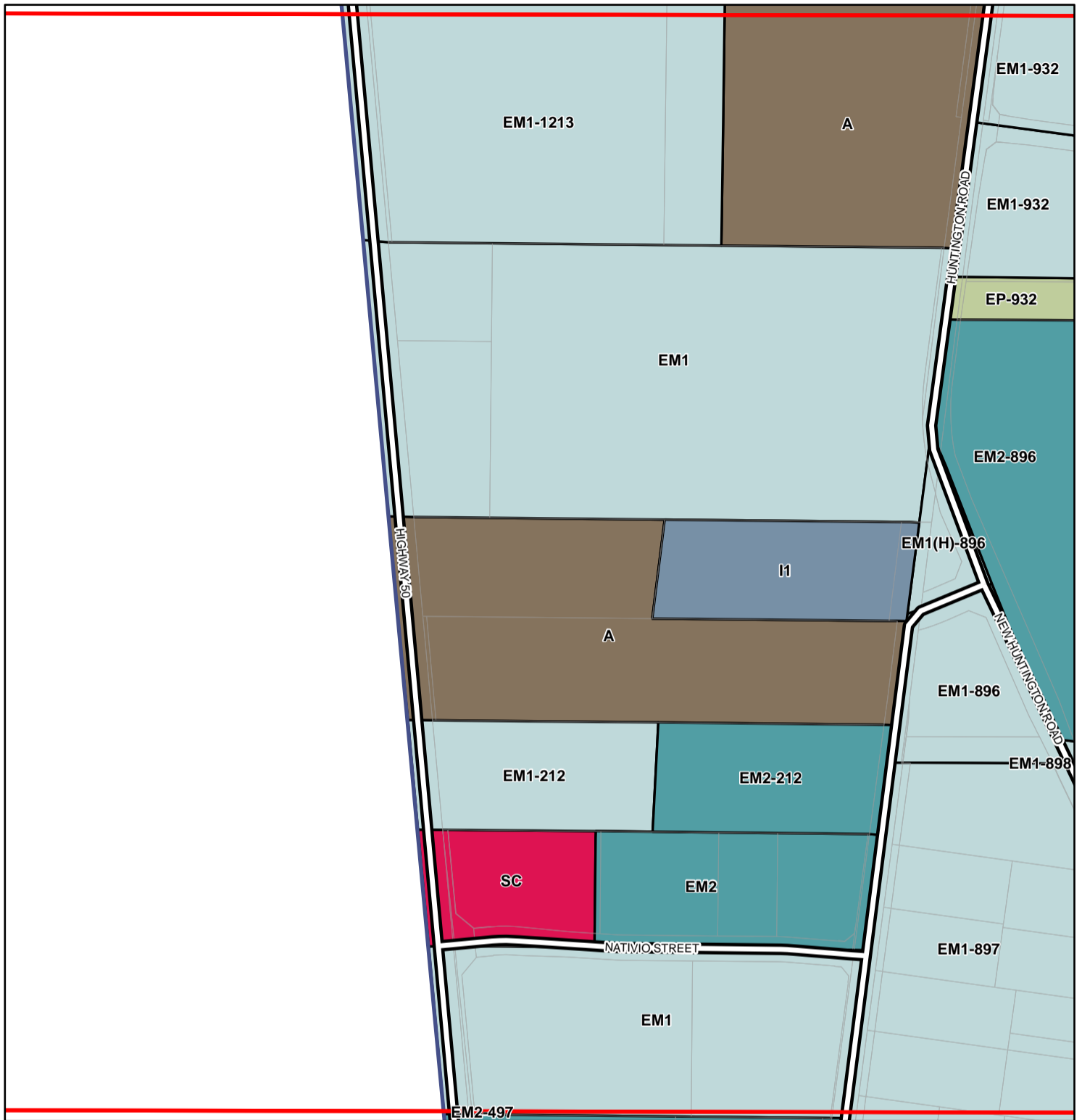
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 61



<b>Conservation, Open Space and Agricultural Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> A (Agriculture Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9ACD32; border: 1px solid black; margin-right: 5px;"></span> OS1 (Public Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> OS2 (Private Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> EP (Environmental Protection Zone)</li> </ul>	<b>Residential Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R1 (First Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R2 (Second Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R3 (Third Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R4 (Fourth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R5 (Fifth Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> RT (Townhouse Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #CD5C5C; border: 1px solid black; margin-right: 5px;"></span> RM1 (Multiple Residential Zone 1)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #CD5C5C; border: 1px solid black; margin-right: 5px;"></span> RM2 (Multiple Residential Zone 2)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> RE (Estate Residential Zone)</li> </ul>	<b>Commercial Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> GC (General Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> NC (Neighbourhood Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> CC (Convenience Commercial Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> SC (Service Commercial Zone)</li> </ul>	<b>Mixed-Use Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> LMU (Low-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> MMU (Mid-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #404040; border: 1px solid black; margin-right: 5px;"></span> HMU (High-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> GMU (General Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> CMU (Community Commercial Mixed-Use Zone)</li> </ul>	<b>Employment Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> EM1 (Prestige Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #20B2AA; border: 1px solid black; margin-right: 5px;"></span> EM2 (General Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<b>Other Zones</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> I1 (General Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> I2 (Major Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black; margin-right: 5px;"></span> U (Utility Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> FD (Future Development Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> PB1 (Parkway Belt Public Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> PB2 (Parkway Belt Complementary Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #696969; border: 1px solid black; margin-right: 5px;"></span> PB3 (Parkway Belt West Recreational Zone)</li> </ul>
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These lands shall not be subject to Zoning By-law 001-2021

99	100	101
81	82	83
61	62	63
41	42	43
21	22	23

1:5,000  
 Final: April 2025

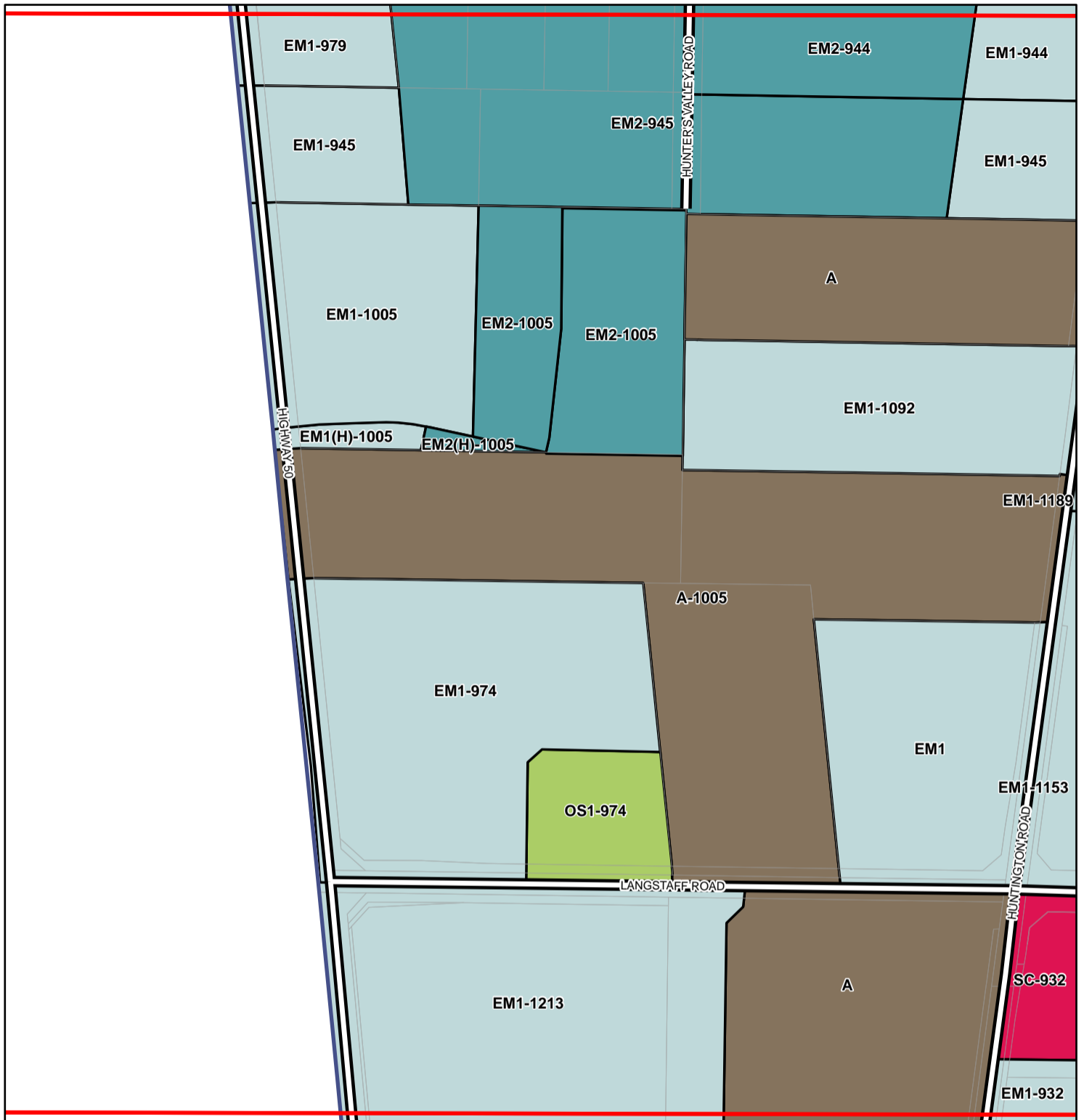
This is Schedule '2  
 To By-Law 099-2025  
 Passed the 23rd Day of April, 2025

**File:** Z.21.052  
**Related File:** Z.21.015, DA.21.018  
**Location:** Part of Lot 10, Concession 10  
 6835-6885 Langstaff Road, 8333 Highway 50  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 81



- |   |   |  |  |
|---|---|--|--|
| <p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> A (Agriculture Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9ACD32; border: 1px solid black; margin-right: 5px;"></span> OS1 (Public Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> OS2 (Private Open Space Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> V1 (Station Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black; margin-right: 5px;"></span> V2 (South Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> V3 (Neighbourhood Precinct Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> V4 (Employment Precinct Zone)</li> </ul> | <p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> R1 (First Residential Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; 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height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> LMU (Low-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #6A5ACD; border: 1px solid black; margin-right: 5px;"></span> MMU (Mid-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #483D8B; border: 1px solid black; margin-right: 5px;"></span> HMU (High-Rise Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> GMU (General Mixed-Use Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4169E1; 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height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> EM1 (Prestige Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> EM2 (General Employment Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> I1 (General Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> I2 (Major Institutional Zone)</li> <li><span style="display: inline-block; width: 15px; height: 10px; 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|---|---|--|--|
- These lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

117	118	119
99	100	101
81	82	83
61	62	63
41	42	43

Final: April 2025



This is Schedule '3  
To By-Law 099-2025  
Passed the 23rd Day of April, 2025

**File:** Z.21.052

**Related File:** Z.21.015, DA.21.018

**Location:** Part of Lot 10, Concession 10  
6835-6885 Langstaff Road, 8333 Highway 50

**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

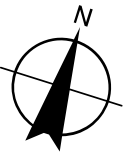
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 099-2025**

The lands subject to this By-law are located east of Highway 50 and south of Langstaff Road, municipally known as 6835-6885 Langstaff Road and 8333 Highway 50, being Part of Lot 10, Concession 10, City of Vaughan, Regional Municipality of York.

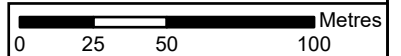
The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to carry forward permitted uses and development standards from site-specific exception 9(1529) in Zoning By-law 1-88, as amended by By-law 143-2021.



LANGSTAFF ROAD

CITY OF  
BRAMPTON

HIGHWAY 50



## Location Map To By-Law 099-2025

**File:** Z.21.052

**Related File:** Z.21.015, DA.21.018

**Location:** Part of Lot 10, Concession 10  
6835-6885 Langstaff Road, 8333 Highway 50

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands