THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 160-2025

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) Deleting Exception 14.205 and Figures E-390 and E-391 in their entirety.

    b) Amending Map 18 in Schedule A in the form attached hereto as Schedule "1".

    c) Amending Map 19 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 24th day of June, 2025.
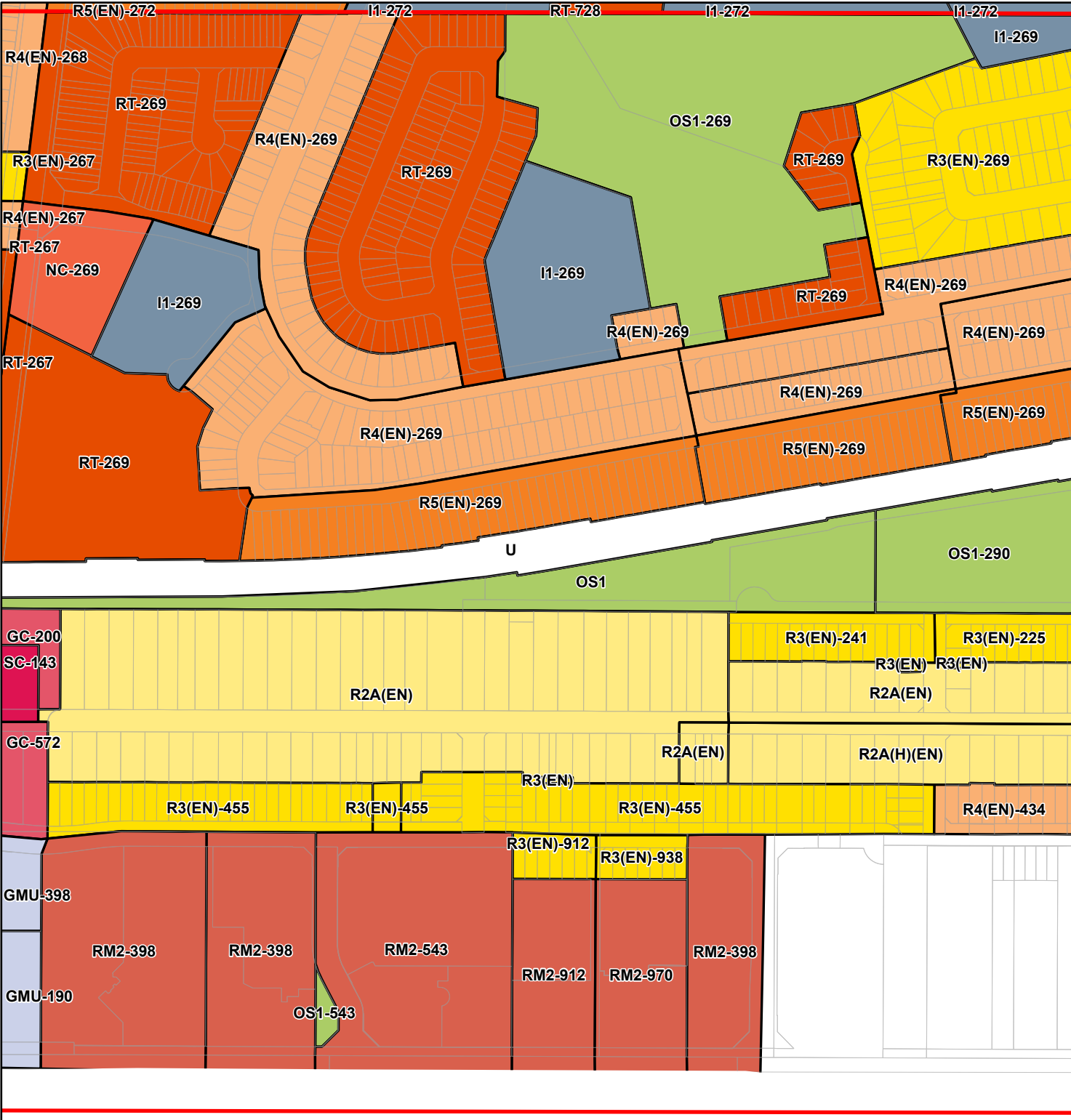

_____
Steven Del Duca, Mayor

_____
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 June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025

Zoning By-law 001 - 2021

Schedule A | Map 18

Map zone labels:
- R5(EN)-272
- I1-272
- RT-728
- I1-272
- I1-272
- I1-269
- R4(EN)-268
- RT-269
- OS1-269
- RT-269
- R3(EN)-269
- R4(EN)-269
- R3(EN)-267
- RT-269
- R4(EN)-267
- RT-267
- NC-269
- I1-269
- I1-269
- R4(EN)-269
- RT-269
- R4(EN)-269
- RT-267
- R4(EN)-269
- R5(EN)-269
- RT-269
- R4(EN)-269
- R4(EN)-269
- R5(EN)-269
- R5(EN)-269
- U
- OS1
- OS1-290
- GC-200
- R3(EN)-241
- R3(EN)-225
- SC-143
- R3(EN) R3(EN)
- R2A(EN)
- R2A(EN)
- GC-572
- R2A(EN)
- R2A(H)(EN)
- R3(EN)
- R3(EN)-455
- R3(EN)-455
- R3(EN)-455
- R4(EN)-434
- R3(EN)-912
- R3(EN)-938
- GMU-398
- RM2-398
- RM2-398
- RM2-543
- RM2-912
- RM2-970
- RM2-398
- GMU-190
- OS1-543

Legend

Conservation, Open Space and Agricultural Zones
- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones
- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones
- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)
- 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)

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

56	57	58	59	60
36	37	38	39	40
16	17	18	19	20

Final: May 2025

This is Schedule '1'
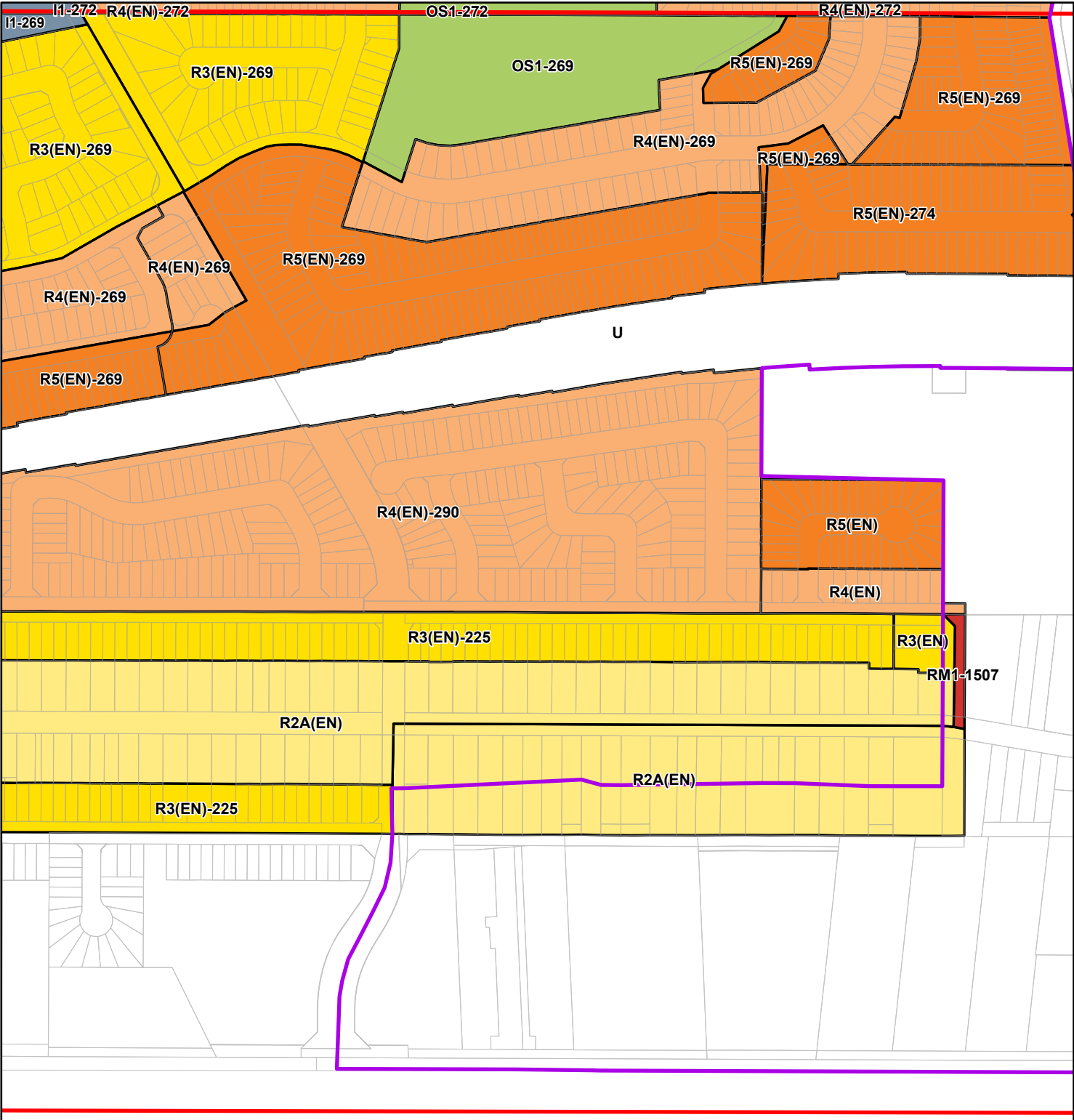## To By-Law 160-2025
Passed the 24th Day of June, 2025

Signing Officers

File: Z.24.018

Location: Part of Lot 26, Concession 1

Applicant: City of Vaughan

_____

Mayor

_____

Clerk

City of Vaughan

Zoning By-law 001 - 2021

Schedule A | Map 19

I1-272   R4(EN)-272   OS1-272   R4(EN)-272

I1-269

R3(EN)-269

OS1-269

R5(EN)-269

R3(EN)-269

R4(EN)-269

R5(EN)-269

R5(EN)-269

R5(EN)-269

R5(EN)-274

R4(EN)-269

R5(EN)-269

R4(EN)-269

R5(EN)-269

U

R4(EN)-290

R5(EN)

R4(EN)

R3(EN)-225

R3(EN)

RM1-1507

R2A(EN)

R2A(EN)

R3(EN)-225

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Protected Major Transit Station Area (PMTSA)

VAUGHAN

57	58	59	60
37	38	39	40
17	18	**19**	20

Final: May 2025

1:5,000

This is Schedule '2'
To By-Law 160-2025
Passed the 24th Day of June, 2025

Signing Officers

File: Z.24.018

Location: Part of Lot 26, Concession 1
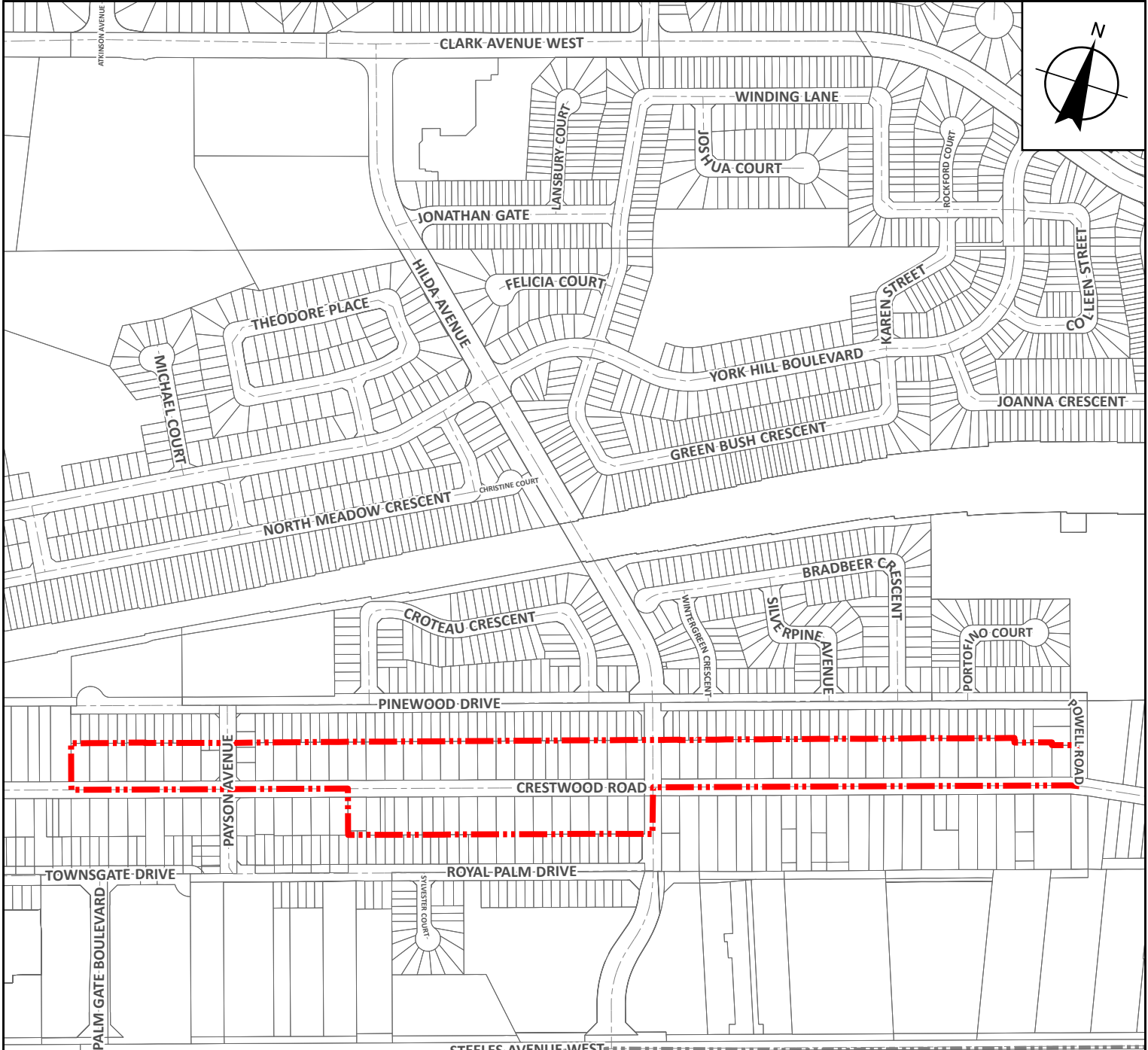
Applicant: City of Vaughan

City of Vaughan

_____
Mayor

_____
Clerk

SUMMARY TO BY-LAW 160-2025

The lands subject to this By-law are located north of Steeles Avenue West and west of Yonge Street, being Part of Lot 26, Concession 1, 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 delete site-specific exception 14.205 in its entirety and to remove references to exception 14.205 on Schedule A of Zoning By-law 001-2021.

The provisions of site-specific exception 14.205 originate from By-law 85-84, which amended By-law 2523. By-law 85-84 was amended by By-laws 356-84 and 360-84, before being repealed entirely by By-law 57-85. An error occurred where the provisions of By-law 85-84, as amended, were carried over as an exception into Zoning By-law 1-88 as site-specific exception 9(375) and was then carried over into Zoning By-law 001-2021 as site-specific exception 14.205. As By-law 85-84, as amended, was repealed by By-law 57-85, and as such, site-specific exception 14.205 is required to be deleted.
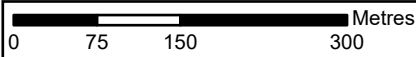
Location Map
To By-Law 160-2025

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Location: Part of Lot 26, Concession 1
Applicant: City of Vaughan

City of Vaughan

Subject Lands