

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 255-2025

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 “R3A (EN) Residential Third Density Zone (Established Neighbourhood)”, subject to site-specific Exception 14.729, to “RT1(H) Townhouse Residential Zone” with the Holding Provision “(H)”, subject to site-specific Exception 14.1235, in the manner shown on the said Schedule “1”.

b) Deleting Figure E-1163C in Exception 14.729 and replacing it with Figure E-1163C attached hereto as Schedule “2”.

c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1235, as follows:

Exception Number 14.1235	Legal Description: Part of Block 158, Plan 65M-3523, designated as Parts 1 and 2, Plan 65R-34476
Applicable Parent Zone: RT1	
Schedule A Reference: 97	
By-law: 255-2025	
14.1235.1 Permitted Uses	

1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)” as shown on Figure E-1817 until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:
 - a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of enactment of By-law 255-2025.
 - b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following:
 - i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.
2. The following provision shall apply to the lands zoned RT1 Townhouse Residential, as shown on Figure E-1817:
 - a. A temporary sales office and townhouse dwellings shall be permitted as additional uses.

14.1235.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned RT1 Townhouse Residential, as shown on Figure E-1817:
 - a. The minimum lot area for each lot shall be 120 m².
 - b. The minimum front yard adjacent to Thornhill Woods Drive shall be 1.5 m.
 - c. The minimum front yard adjacent to Elmway Court shall be 3.5 m.
 - d. The minimum front yard abutting the park for Blocks B and C shall be 2.0 m.
 - e. The minimum rear yard shall be 5.7 m.
 - f. The minimum interior side yard and exterior side yard shall be 0.0 m.
 - g. The maximum lot coverage shall be 65%.
 - h. The front lot line shall be the lot line abutting the park for Blocks B and C only.
2. A temporary sales office shall be subject to the following setbacks:
 - a. Thornhill Woods Drive: 1.5m;
 - b. Elmway Court 4 m; and
 - c. Thornhill Woods Park 6m.

14.1235.3 Other Provisions

1. The following definition shall apply to the lands zoned RT1 Townhouse Residential, as shown on Figure E-1817:
 - a. Dwelling, Townhouse: Means a building divided only

<p>vertically side by side into three or more attached <u>dwelling units</u>, each unit having direct pedestrian access from the exterior of the <u>building</u>.</p> <p>2. The following provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential, as shown on Figure E-1817:</p> <p>a. <u>Porches</u>, including access stairs from <u>grade</u> shall be permitted to encroach up to any front lot line.</p> <p>b. Eaves and gutters may be permitted to encroach up to 0 metres from any interior or exterior <u>lot line</u>.</p> <p>c. Balconies may encroach a maximum of 5.0 metres into the minimum required <u>rear yard</u>.</p> <p>d. Section 4.19.1 shall not apply.</p> <p>e. A <u>waste storage enclosure</u> shall be setback 1.45 m from any <u>lot line</u>.</p> <p>f. The maximum permitted <u>driveway</u> width shall be 6 m.</p>
14.1235.4 Figures
Figure E-1817

- d) Adding a new Figure E-1817 in Subsection 14.1235 attached hereto as Schedule “1”.
- e) Amending Map 97 in Schedule A in the form attached hereto as Schedule “3”.

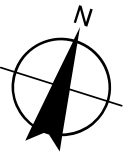
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of November, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 34 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 28, 2025.
City Council voted in favour of this By-law on November 25, 2025.
Approved by Mayoral Decision MDC 015-2025 dated November 25, 2025.
Effective Date of By-Law: November 25, 2025



This is Figure 'E-1817'
To By-Law 001-2021
Section 14.1235

This is Schedule '1'
To By-Law 255-2025
Passed the 25th Day of November, 2025

File: Z.24.041
File: DA.25.012
Location: Part of Block 158, Plan 65M-3523
Designated as Parts 1 & 2, 65R-34476
Applicant: Elmway Residences Corp.
City of Vaughan

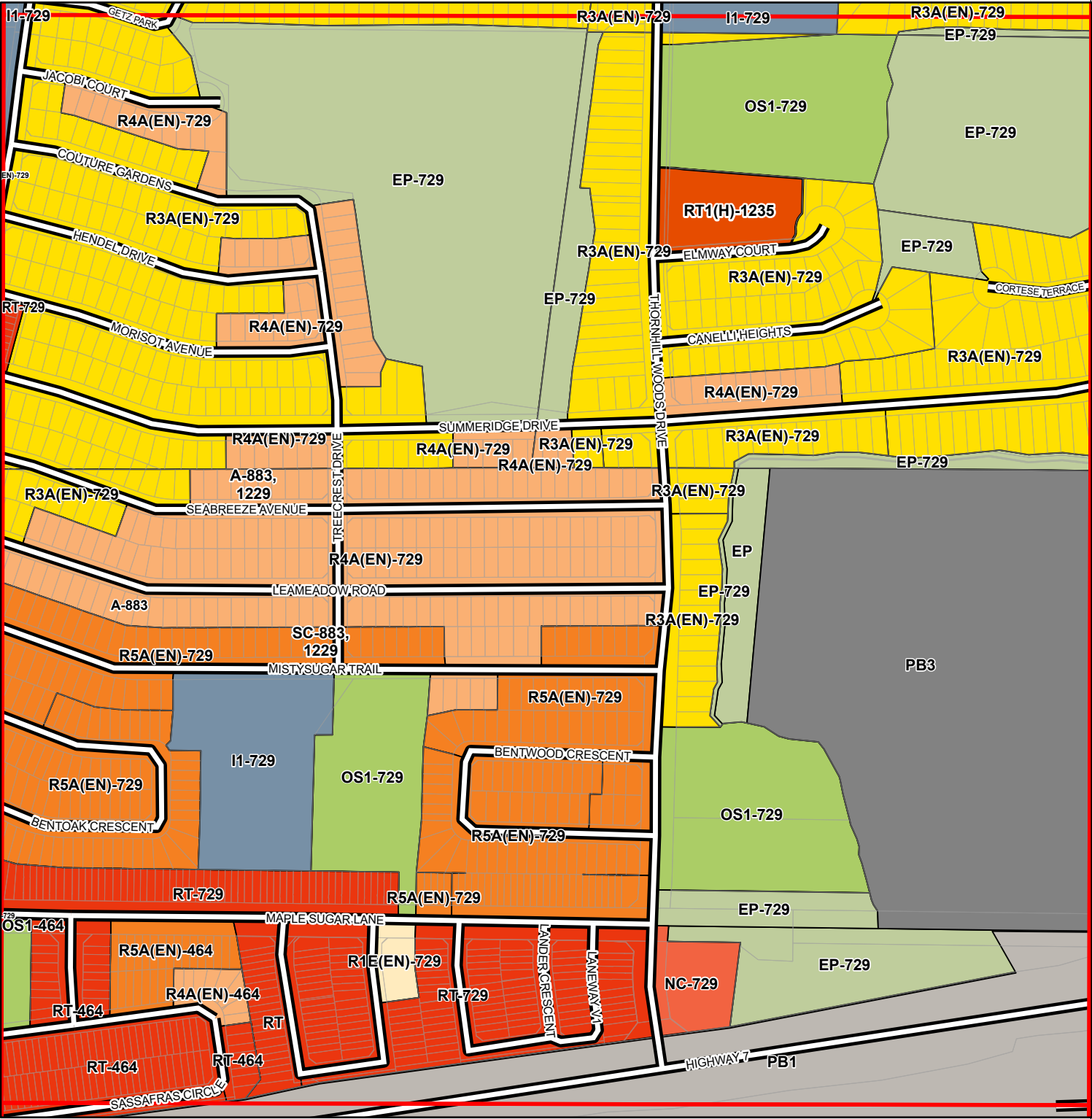
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 97



Conservation, OpenSpace 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; R4A(H))
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone; RT1(H))
- 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)
- 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

Legend

131	132	133	134
113	114	115	116
95	96	97	98
75	76	77	78
55	56	57	58
59			

November 2025

This is Schedule '3'
To By-Law 255-2025
Passed the 25th Day of November, 2025

File: Z.24.041
File: DA.25.012
Location: Part of Block 158, Plan 65M-3523
Designated as Parts 1 & 2, 65R-34476
Applicant: Elmway Residences Corp.
City of Vaughan

Signing Officers

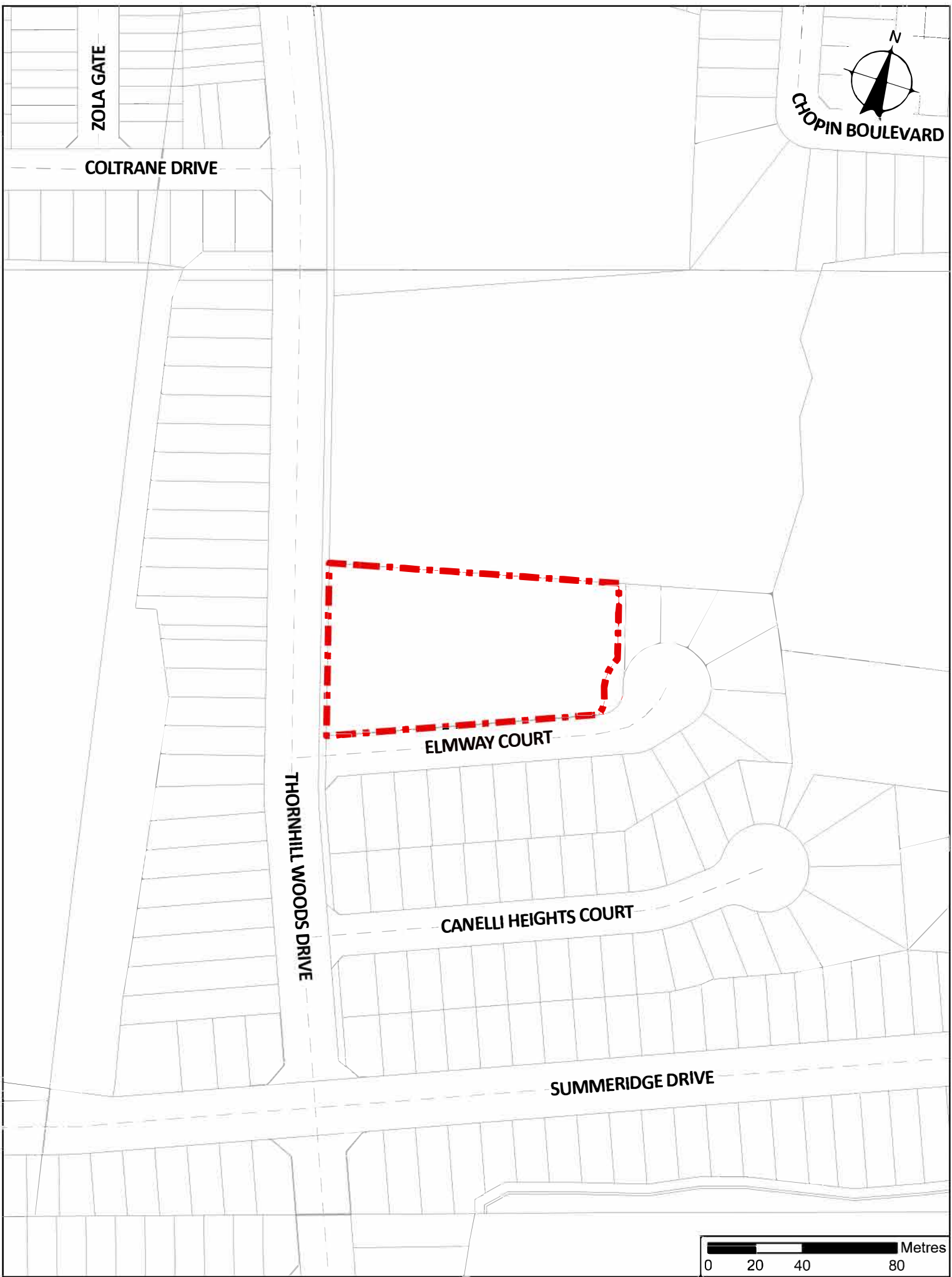
Mayor

Clerk

SUMMARY TO BY-LAW 255-2025


The lands subject to this By-law are located at the north-east corner of Elmway Court and Thornhill Woods Drive, being Part of Block 158, Plan 65M-3523, designated as Parts 1 and 2, Plan 65R-34476, City of Vaughan.

The purpose of this By-law is to re-zone the subject lands from R3A (EN) Residential Third Density Zone to RT1 Townhouse Residential Zone with exceptions that will facilitate a dual frontage common element townhouse development.



Location Map To By-Law 255-2025

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 Subject Lands