

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 013-2026

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 "RM1 Multiple Unit Residential 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 14.1243, as follows:

Exception Number 1243	Municipal Address: 2057 Major Mackenzie Drive West
Applicable Parent Zone: RM1, EP	
Schedule A Reference: 168	
By-law 193-2022, 013-2026	
14.1243.1 Permitted Uses	
<p>1. The following additional <u>uses</u> shall be permitted on the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:</p> <p>a. <u>Semi-detached dwelling</u>.</p>	
14.1243.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:</p> <p>a. The minimum <u>front yard</u> abutting Petticoat Road shall be:</p> <p>i. 3 m for Block 3; and</p> <p>ii. 4 m for Block 4.</p> <p>b. The minimum <u>rear yard</u> abutting Major Mackenzie Drive shall be 3 m for Block 1.</p> <p>c. The maximum permitted <u>height</u> shall be:</p> <p>i. 14.2 m for Block 1;</p> <p>ii. 11.4 m for Block 2;</p> <p>iii. 13.6 m for Block 3; and</p> <p>iv. 12.62 m for Block 4.</p> <p>d. The minimum <u>landscape</u> strip width along a <u>lot line</u> adjacent to a <u>street line</u> shall be:</p> <p>i. 0.6 m (Major Mackenzie Drive); and</p> <p>ii. 1.5 m (Petticoat Road).</p> <p>e. The minimum <u>landscape</u> strip width on the easterly <u>interior side lot line</u> shall be 0 m.</p> <p>f. The maximum width of the front <u>main wall</u> of a block of <u>multiple-unit townhouse dwellings</u> for Block 1 shall be 45 m.</p> <p>2. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1827:</p> <p>a. The minimum required <u>setback</u> to the railway corridor on the west side of the Subject Lands to a <u>dwelling</u> shall be 26.46 m.</p>	

14.1243.3 Parking

1. The following parking requirements shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:
 - a. The minimum parking rate for all residential dwellings shall be 1.15 parking spaces per dwelling unit.
2. The following provision shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:
 - a. The maximum driveway width shall be 7.6 m.

14.1243.4 Other Provisions

1. The following provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:
 - a. The front lot line shall be deemed to be Petticoat Road;
 - b. The rear lot line shall be deemed to be Major Mackenzie Drive;
 - c. The maximum canopy encroachment into any required yard shall be 1.0 m;
 - d. The minimum required setback from a below-grade parking structure shall be 0.0 m to any street line;
 - e. The access staircase shall have a minimum setback of 0.6 m to the rear lot line;
 - f. A waste storage enclosure shall have a minimum rear yard of 0.9 m;
 - g. An accessory structure shall be permitted in all yards;
 - h. The maximum height of a retaining wall constructed on a lot line shall be 1.94 m with a minimum setback of 0.0 m; and
 - i. The maximum height of a waste storage enclosure shall be 4.83 m.

14.1243.5 Figures

Figure E-1827

- c) Adding a new Figure E-1827 in Subsection 14.1243 attached hereto as Schedule “1”.
- d) Amending Map 168 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 27th day of January, 2026.

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 27, 2026.
Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.
Effective Date of By-Law: January 27, 2026



This is Schedule '1'
To By-Law 013-2026
Passed the 27th Day of January, 2026

File: Z.24.018

Related File: Z.16.006 and DA.19.070

Location: 2057 Major Mackenzie Drive

Part of Lot 20, Concession 3

Applicant: City of Vaughan

City of Vaughan

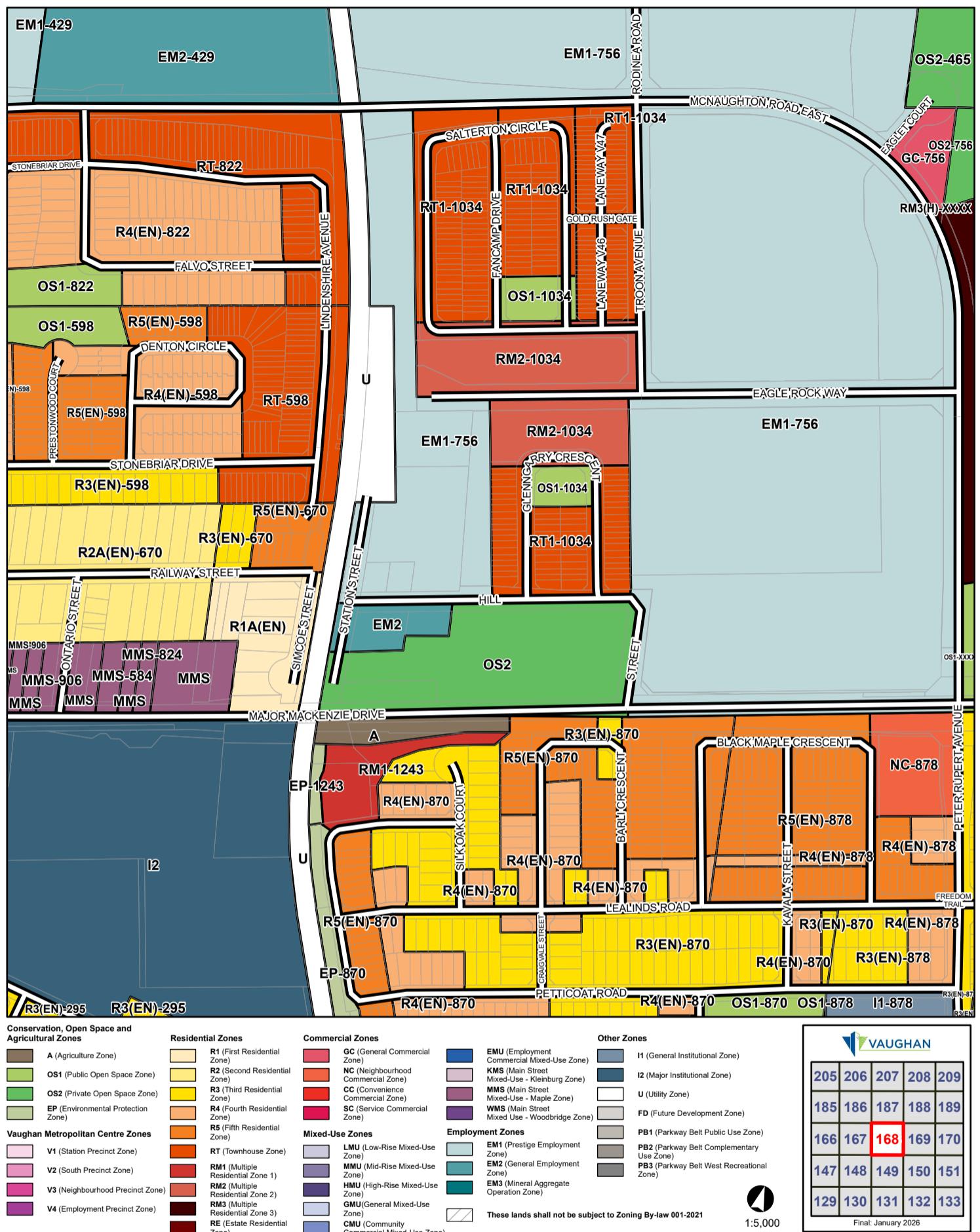
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 168



This is Schedule '2'
To By-Law 013-2026
Passed the 27th Day of January, 2026

File: Z.24.018

Related File: Z.16.006 and DA.19.070

Location: 2057 Major Mackenzie Drive

Part of Lot 20, Concession 3

Applicant: City of Vaughan

City of Vaughan

Signing Officers

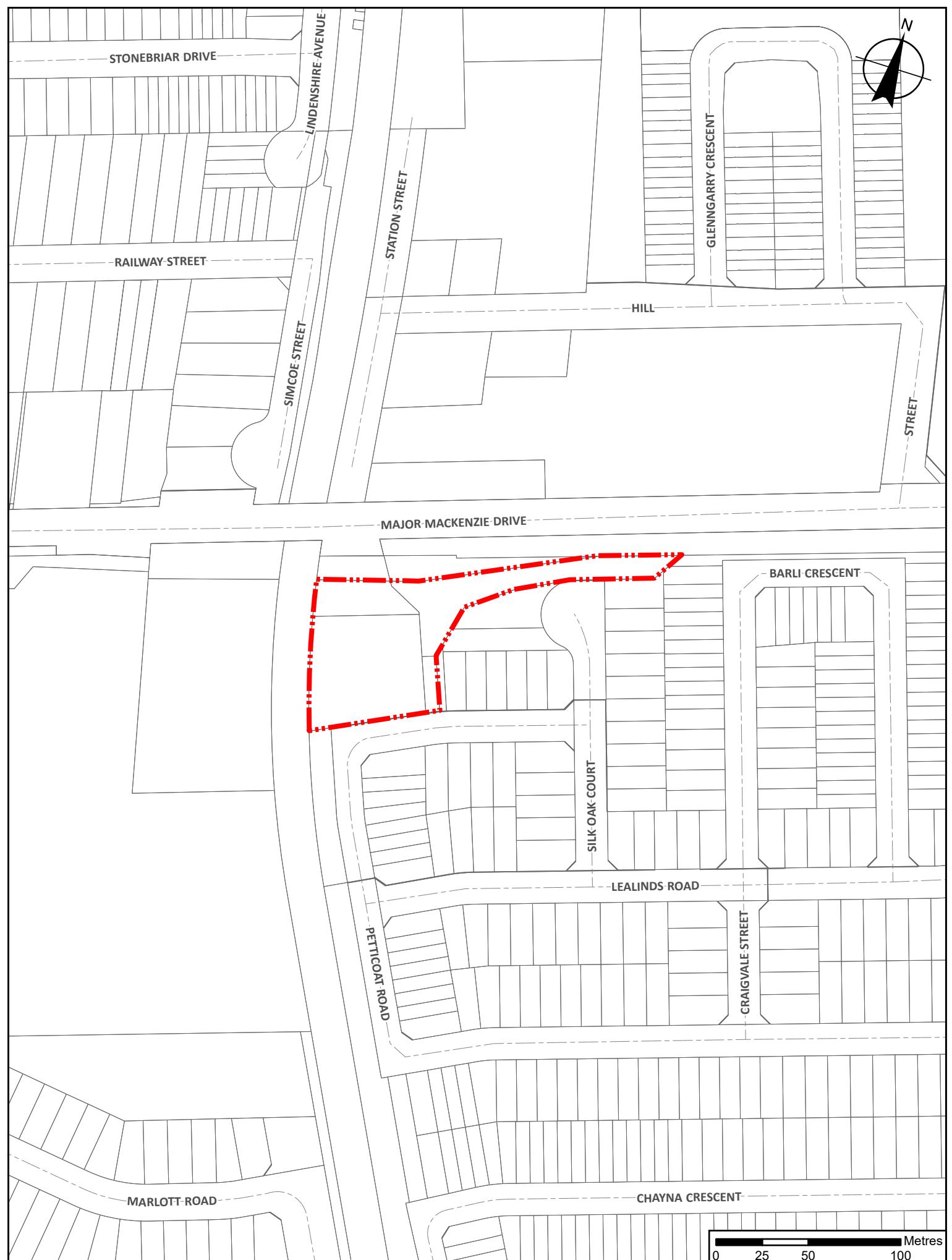
Mayor

Clerk

SUMMARY TO BY-LAW 013-2026

The lands subject to this By-law are located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, municipally known as 2057 Major Mackenzie Drive, being Part of Lot 20, Concession 3, 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 the development standards from site-specific exception 9(1549) from Zoning By-law 1-88 to accurately reflect the zoning applicable to the Subject Lands approved through By-law 193-2022.



Location Map To By-Law 013-2026

File: Z.24.018

Related File: Z.16.006 and DA.19.070

Location: 2057 Major Mackenzie Drive

Part of Lot 20, Concession 3

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Subject Lands