

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 015-2026

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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1244, as follows:

Exception Number 1244	Municipal Address: 598 & 668 Nashville Road
Applicable Parent Zone: RE	
Schedule A Reference: 195	
By-law 320-2000, 015-2026	
14.1244.1 Lot and Building Requirements	
<div>1. The following provisions shall apply to the lands identified as “Lot 1”, as shown on Figure E-1828:<div>a. The minimum <u>lot frontage</u> shall be 33 m; and</div><div>b. The minimum <u>lot area</u> shall be 2,800 m².</div></div> <div>2. The following provisions shall apply to the lands identified as “Lot 2”, as shown on Figure E-1828:<div>a. The minimum <u>lot frontage</u> shall be 33 m; and</div><div>b. The minimum <u>lot area</u> shall be 2,790 m².</div></div>	

14.1244.2	Other Provisions
1.	All <u>buildings</u> or <u>structures</u> , including any <u>accessory buildings</u> or <u>structures</u> , erected on “Lot 2” shall be located within the area identified as “Building Envelope”, as shown on Figure E-1828, except for the following: <ul style="list-style-type: none">a. An unenclosed porch or deck, attached to the rear of the <u>single detached dwelling</u>, to a maximum depth of 4.5 m; andb. One single-<u>storey</u> storage shed, no greater than 7.5 m² in <u>gross floor area</u>, located within that portion of “Lot 2” within 10 m from its westerly <u>interior side lot line</u>.
14.1244.3	Figures
	Figure E-1828

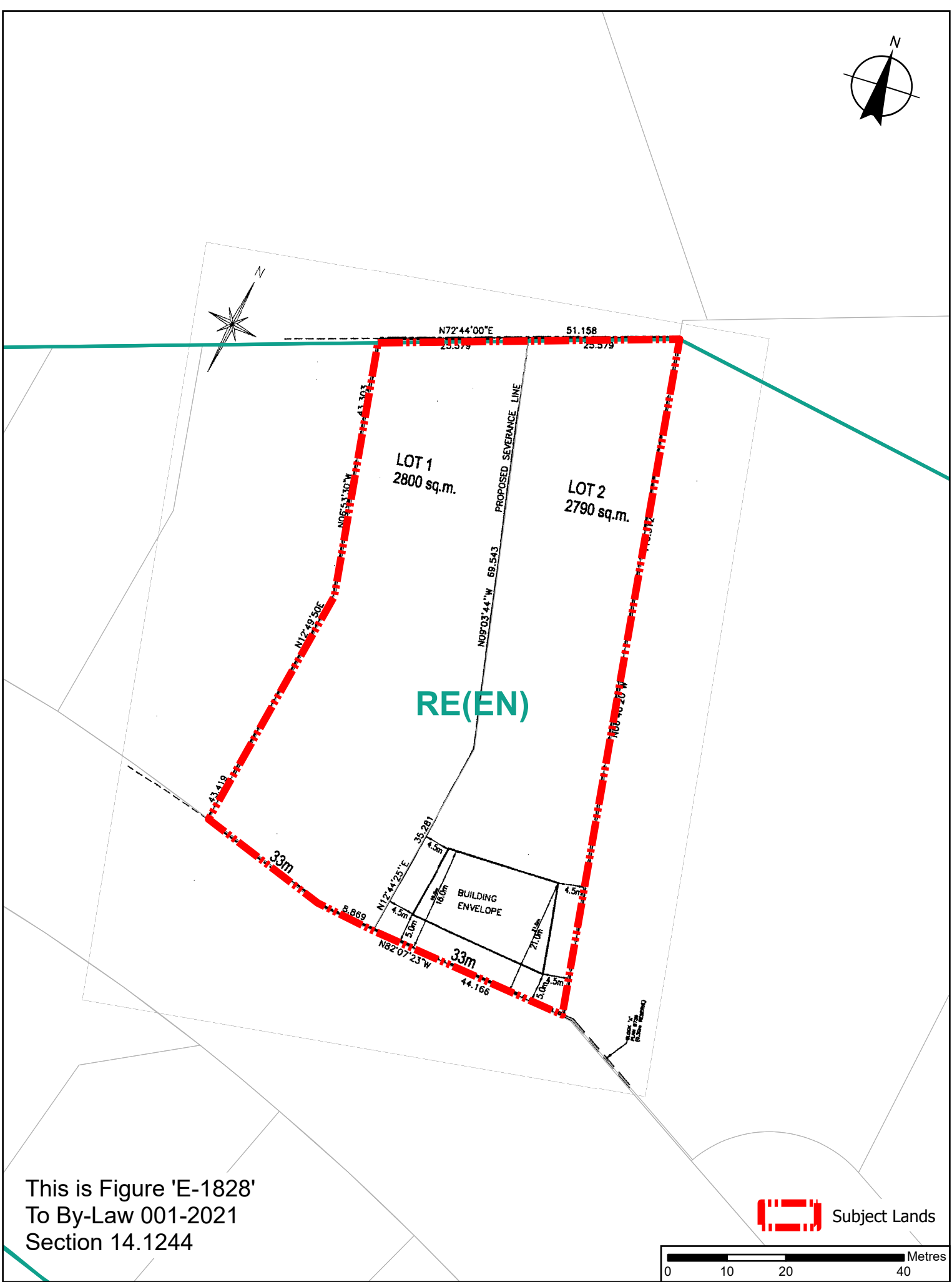
- b) Adding a new Figure E-1828 in Subsection 14.1244 attached hereto as Schedule “1”.
 - c) Amending Map 195 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
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 015-2026
Passed the 27th Day of January, 2026

File: Z.25.005
Related Files: Z.98.133
Location: 598 and 668 Nashville Road,
Part of Lot 25, Concession 9
Applicant: City of Vaughan
City of Vaughan

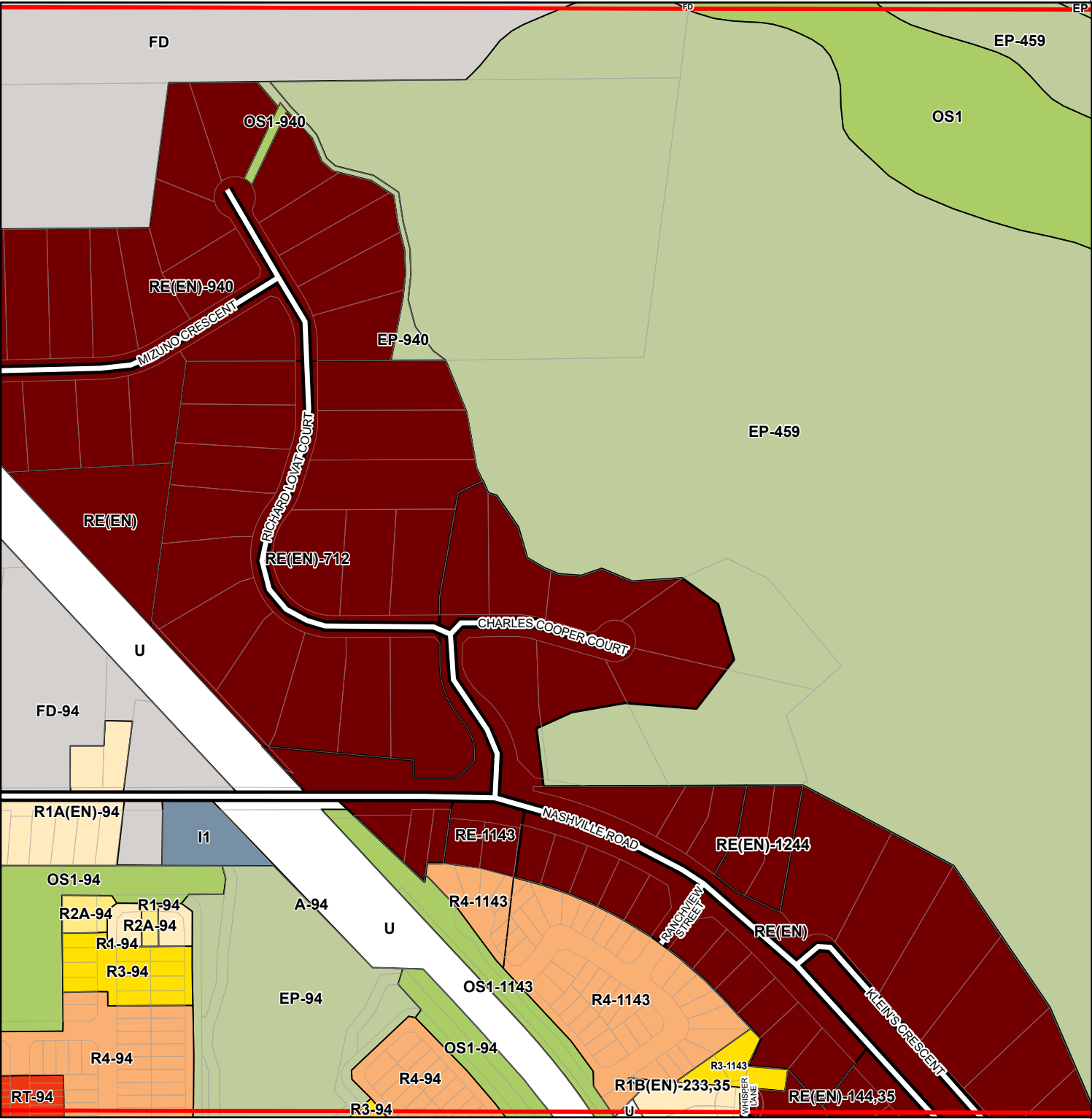
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 195



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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- 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

233	234	235	236	237
213	214	215	216	217
193	194	195	196	197
173	174	175	176	177
154	155	156	157	158
January 2026				

1:5,000

This is Schedule '2'
To By-Law 015-2026
Passed the 27th Day of January, 2026

File: Z.25.005
Related Files: Z.98.133
Location: 598 and 668 Nashville Road,
Part of Lot 25, Concession 9
Applicant: City of Vaughan
City of Vaughan

Signing Officers

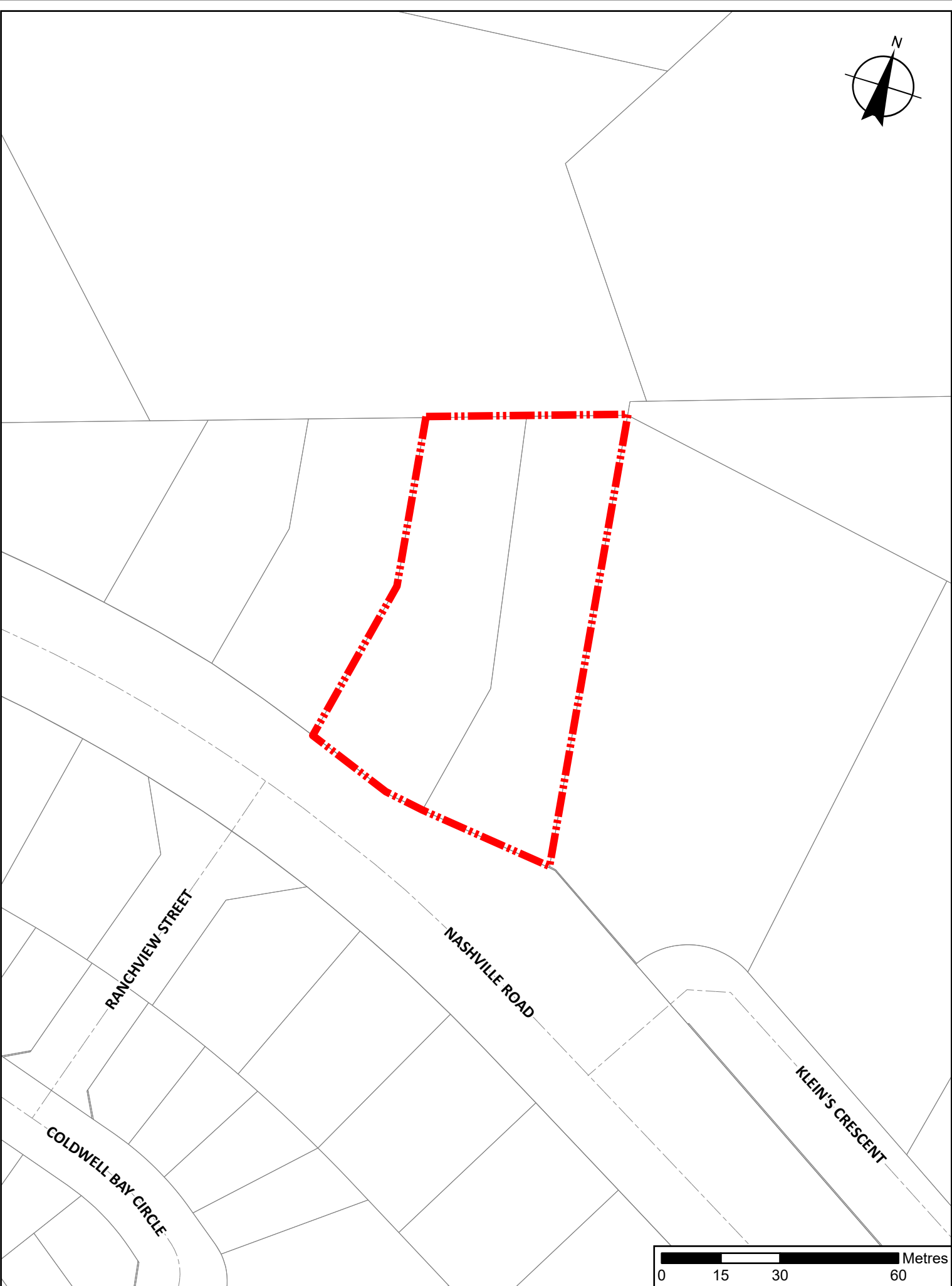
Mayor

Clerk

SUMMARY TO BY-LAW 015-2026


The lands subject to this By-law are located on the north side of Nashville Road, east of Huntington Road, municipally known as 598 and 668 Nashville Road, 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 permitted uses and development standards from site-specific exception 9(1089), to accurately reflect the zoning applicable to the Subject Lands as approved by Council through By-law 320-2000.



Location Map
To By-Law 015-2026

File: Z.25.005
Related Files: Z.98.133
Location: 598 and 668 Nashville Road,
Part of Lot 25, Concession 9
Applicant: City of Vaughan
City of Vaughan

 Subject Lands