

# **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	
1. The following provisions shall apply to the lands identified as "Lot 1", as shown on Figure E-1828:  a. The minimum <u>lot frontage</u> shall be 33 m; and  b. The minimum <u>lot area</u> shall be 2,800 m <sup>2</sup> .	
2. The following provisions shall apply to the lands identified as "Lot 2", as shown on Figure E-1828:  a. The minimum <u>lot frontage</u> shall be 33 m; and  b. The minimum <u>lot area</u> shall be 2,790 m <sup>2</sup> .	

14.1244.2 Other Provisions

1. All buildings or structures, including any accessory buildings or structures, erected on "Lot 2" shall be located within the area identified as "Building Envelope", as shown on Figure E-1828, except for the following:
  - a. An unenclosed porch or deck, attached to the rear of the single detached dwelling, to a maximum depth of 4.5 m; and
  - b. One single-storey storage shed, no greater than 7.5 m<sup>2</sup> in gross floor area, located within that portion of "Lot 2" within 10 m from its westerly interior side lot line.

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 27<sup>th</sup> day of January, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

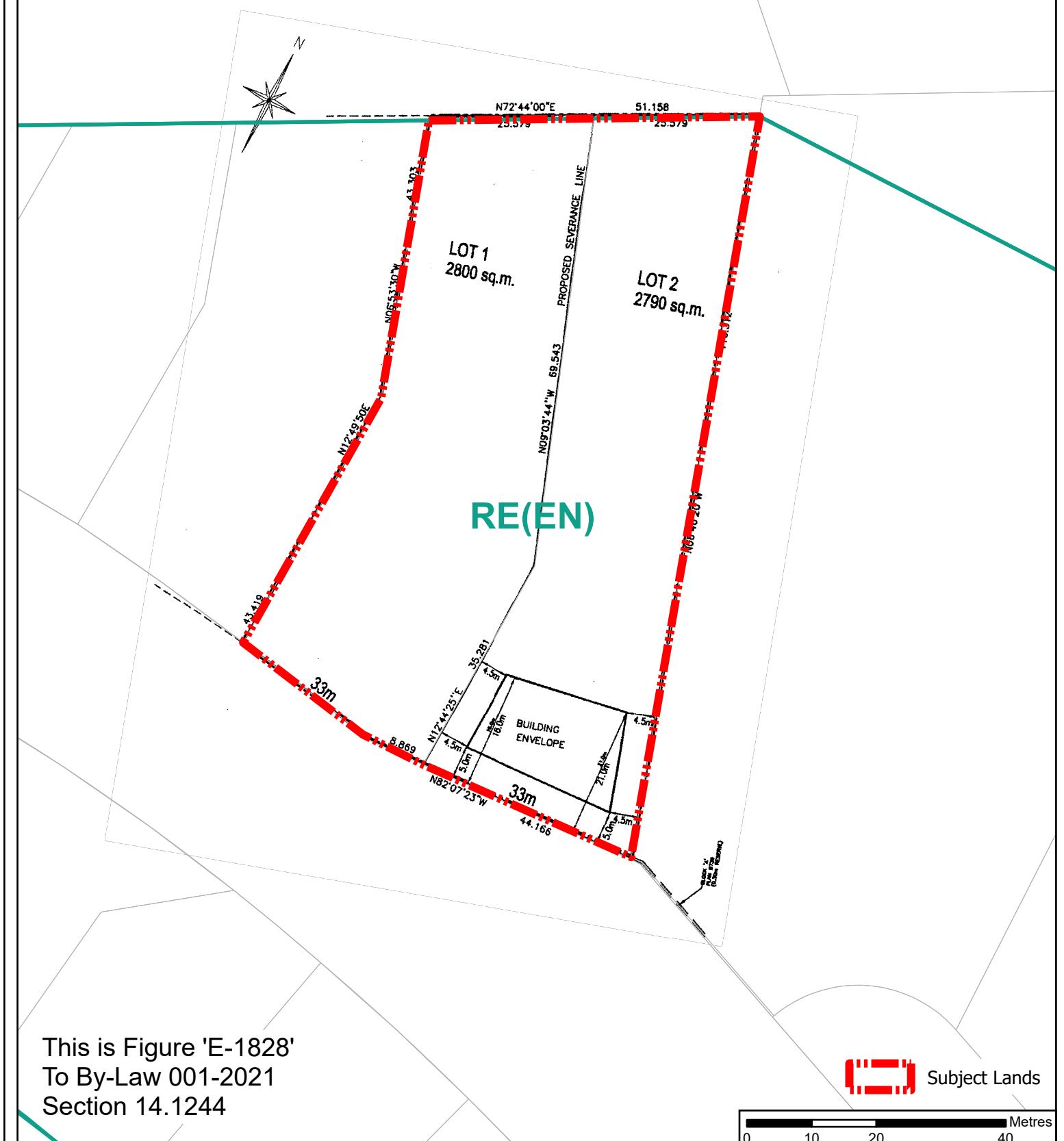
Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.

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

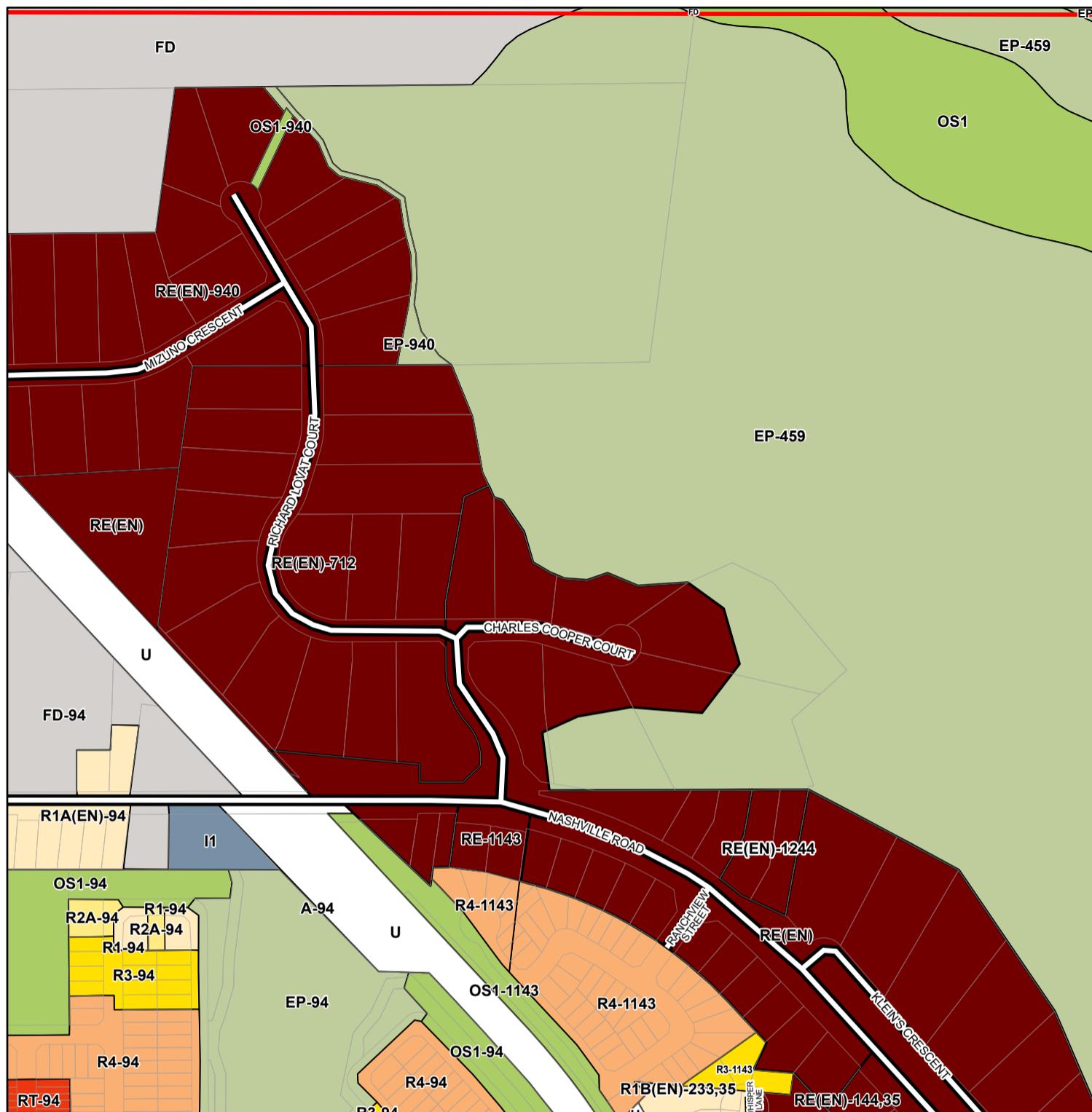
Signing Officers

Mayor

Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 195



### Conservation, OpenSpace and Agricultural Zones

A (Agriculture Zone)	R1 (First Density Residential Zone)
OS1 (Open Space Zone)	R2 (Second Density Residential Zone)
OS2 (Open Space Zone)	R3 (Third Density Residential Zone)
EP (Environmental Protection Zone)	R4 (Fourth Density Residential Zone); R4A(H)
	R5 (Fifth Density Residential Zone)
Vaughan Metropolitan Centre Zones	RT (Townhouse Residential)
V1 (VMC Station Zone)	RT1 (Townhouse Residential Zone); RT1(H)
V2 (VMC South Zone)	RT2 (Townhouse Residential Zone)
V3 (VMC Neighbourhood Zone)	RM1 (Multiple Unit Residential Zone)
V4 (VMC Employment Zone)	RM2 (Multiple Unit Residential Zone)

### Residential Zones

R1 (First Density Residential Zone)	RM2 (Multiple Unit Residential Zone)
R2 (Second Density Residential Zone)	RM3 (Multiple Residential Zone)
R3 (Third Density Residential Zone)	RE (Estate Residential Zone)
R4 (Fourth Density Residential Zone); R4A(H)	RE(EN)
R5 (Fifth Density Residential Zone)	RE(EN)
RT (Townhouse Residential)	RE(EN)
RT1 (Townhouse Residential Zone); RT1(H)	RE(EN)
RT2 (Townhouse Residential Zone)	RE(EN)
RM1 (Multiple Unit Residential Zone)	RE(EN)
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### Commercial Zones

#### Mixed-Use Zones

GC (General Commercial Zone)	HMU (High-Rise Mixed-Use Zone)
NC (Neighbourhood Commercial Zone)	GMU (General Mixed-Use Zone)
CC (Convenience Commercial Zone)	CMU (Community Commercial Mixed-Use Zone)
SC (Service Commercial 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)
	LMU (Low-Rise Mixed-Use Zone)
	EMU1 (Prestige Employment Zone)
	EMU2 (General Employment Zone)

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### Other Zones

I1 (General Institutional Zone)	EM3 (Mineral Aggregate Operation Zone)
I2 (Major Institutional Zone)	
U (Utility Zone)	
FD (Future Development Zone)	
EP (Environmental Protection 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	

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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

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  
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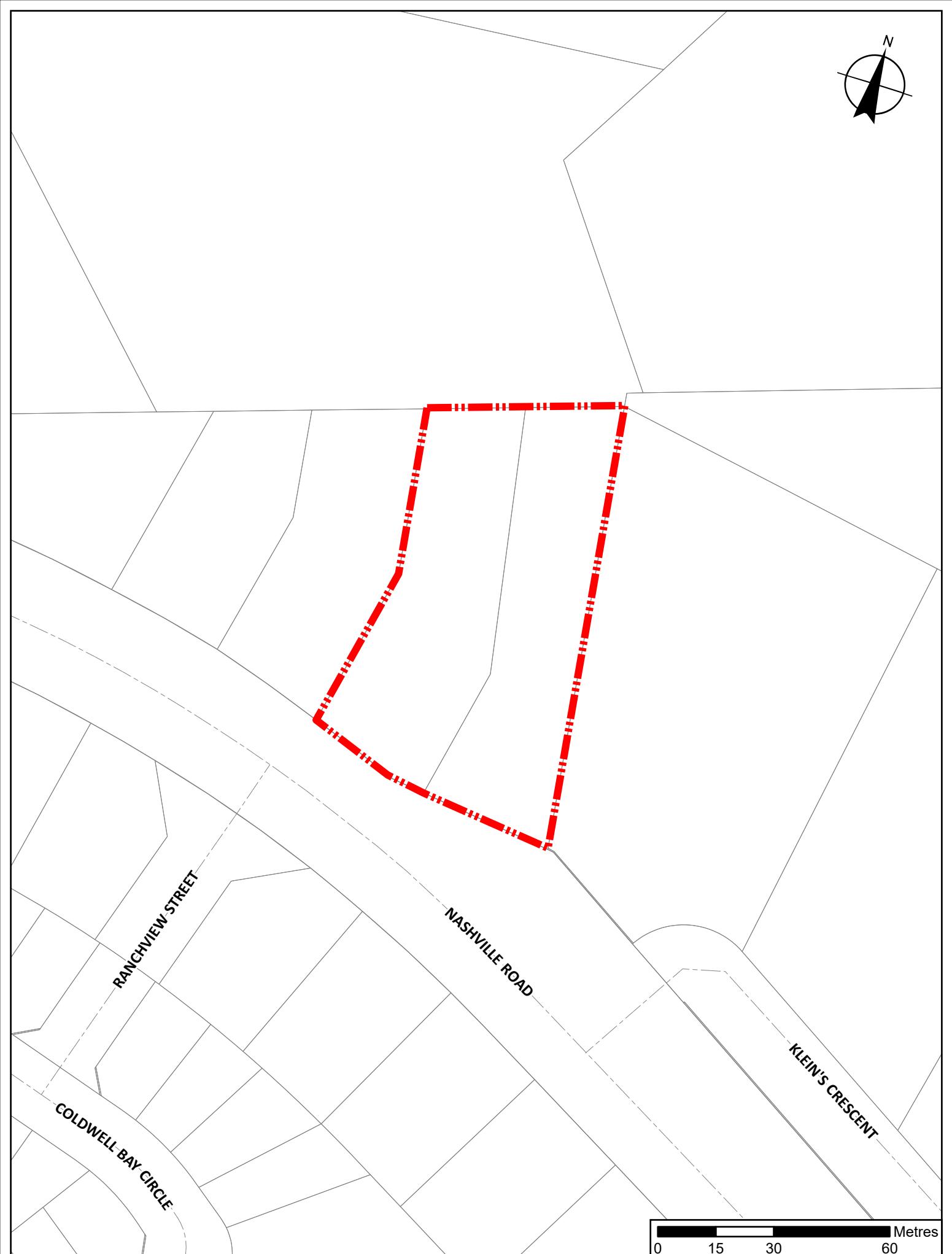
Mayor

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

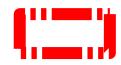
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Subject Lands