

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 017-2026

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) Deleting Subsection 14.249 and replacing it with a new Subsection 14.249 as follows:

Exception Number 14.249	Municipal Address: 1-10 Hollyburn Court, 1-114 Sungold Court, 1-117 Cabaletta Crescent, 1-143 Lamp Crescent, 1-200 Cabinet Crescent, 1-271 Coronation Street, 1-279 Morning Star Drive, 130-160 Medallion Boulevard, 1-34 Diamond Street, 1-39 Nickel Gate, 1-57 Attorney's Lane, 1-80 Vita Road, 1-93 Bluestone Street, 2-170 Jade Crescent, 3-10 Tweed Court, 451-538 Forest Drive, 5-179 Zinnia Place, 8342-8474 Martin Grove Road
Applicable Parent Zone: I1, NC, OS1, R4	
Schedule A Reference: 63, 64, 83, 84	
By-law / Tribunal Decision Reference	
14.249.1 Permitted Uses	
1. The following <u>use</u> shall only be permitted on the lands zoned R4 Fourth Density Residential Zone, as shown on Figure E-1829: a. <u>Single detached dwelling</u> .	

14.249.2	Lot and Building Requirements
<div>1. The following provisions shall apply to the lands <u>zoned</u> R4 Fourth Density Residential Zone, as shown on Figure E-1829:<div>a. The minimum <u>lot area</u> shall be 520 m² where the <u>lot frontage</u> is 13.5 m or greater;<div>b. The minimum <u>lot area</u> shall be 630 m² where the <u>lot frontage</u> of a <u>corner lot</u> is 17.5 m or greater; and<div>c. The minimum <u>setback</u> for a <u>private garage</u> facing a <u>street line</u> shall be 6.4 m.</div></div></div><div>2. The following provisions shall apply to the lands <u>zoned</u> I1 General Institutional Zone, as shown on Figure E-1829:<div>a. The minimum <u>lot frontage</u> shall be 20 m;<div>b. The minimum <u>front yard</u> shall be 7.5 m;<div>c. The minimum <u>interior side yard</u> shall be 6 m;<div>d. The minimum <u>exterior side yard</u> shall be 7.5 m; and<div>e. The maximum <u>lot coverage</u> shall be 30%.</div></div></div></div><div>3. The following provisions shall apply to the lands <u>zoned</u> NC Neighbourhood Commercial Zone, as shown on Figure E-1829:<div>a. The maximum <u>lot area</u> shall be 4,040 m²;<div>b. The minimum <u>rear yard</u> and <u>interior side yard</u> shall be 9.0 m;<div>c. The minimum <u>exterior side yard</u> abutting Highway 27 shall be 13.7 m; and,<div>d. The maximum <u>lot coverage</u> shall be 33%.</div></div></div></div></div></div></div></div>	
14.249.3	Figures
Figure E-1829	

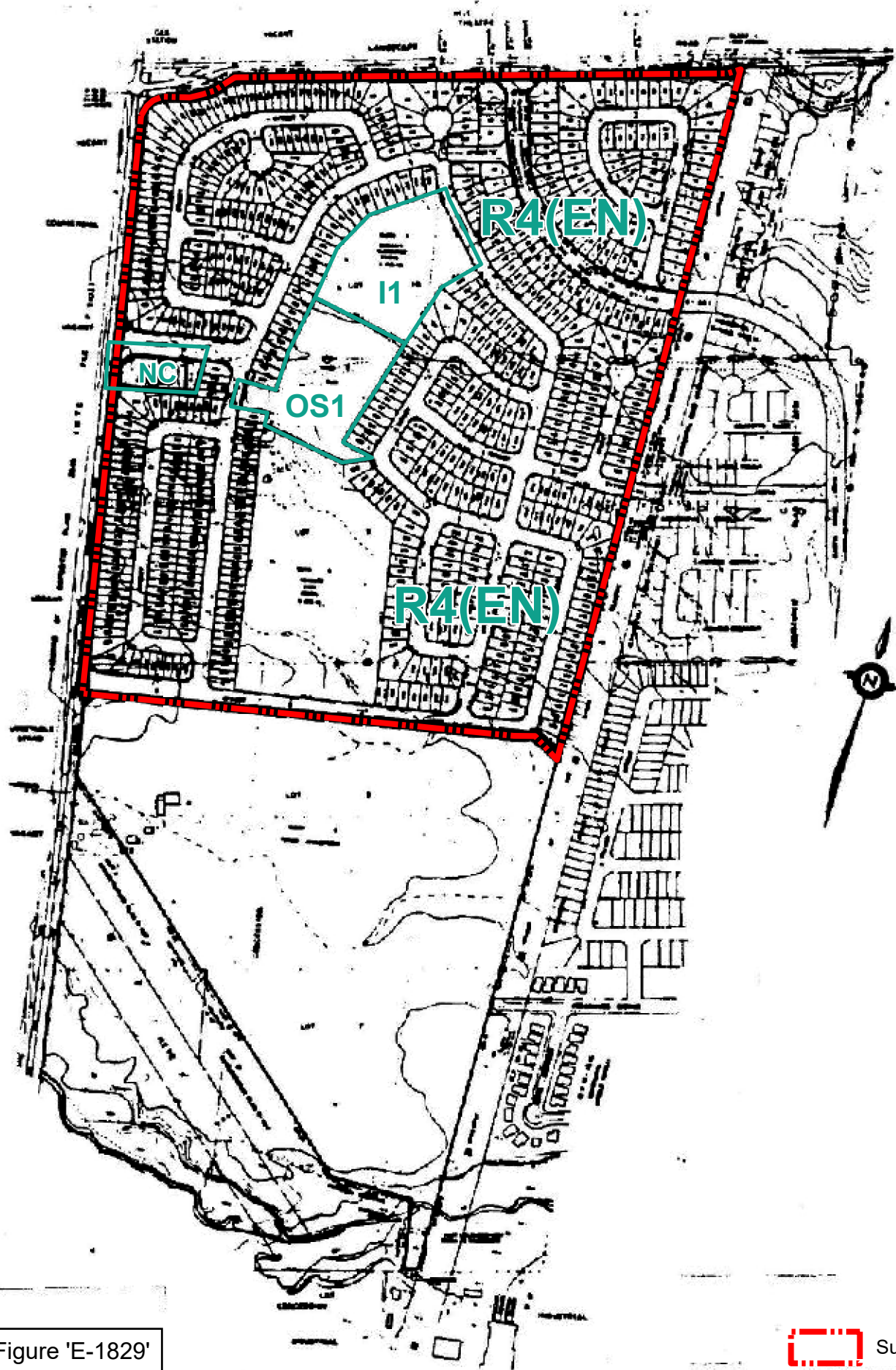
- b) Deleting Figure E-464 in Subsection 14.249 and replacing it with a new
Figure E-1829 attached hereto as Schedule “1”.
2. Schedule “1” shall be and hereby forms part of this By-law.

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. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 1 of Report No. 28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 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 Figure 'E-1829'
To By-Law 001-2021
Section 14.249

 Subject Lands

0 75 150 300 Metres

This is Schedule '1'
To By-Law 017-2026
Passed the 27th Day of January, 2026

Signing Officers

File: Z.25.011
Location: Part of Lot 8, 9, 10 Concession 8
Applicant: City of Vaughan
City of Vaughan

Mayor

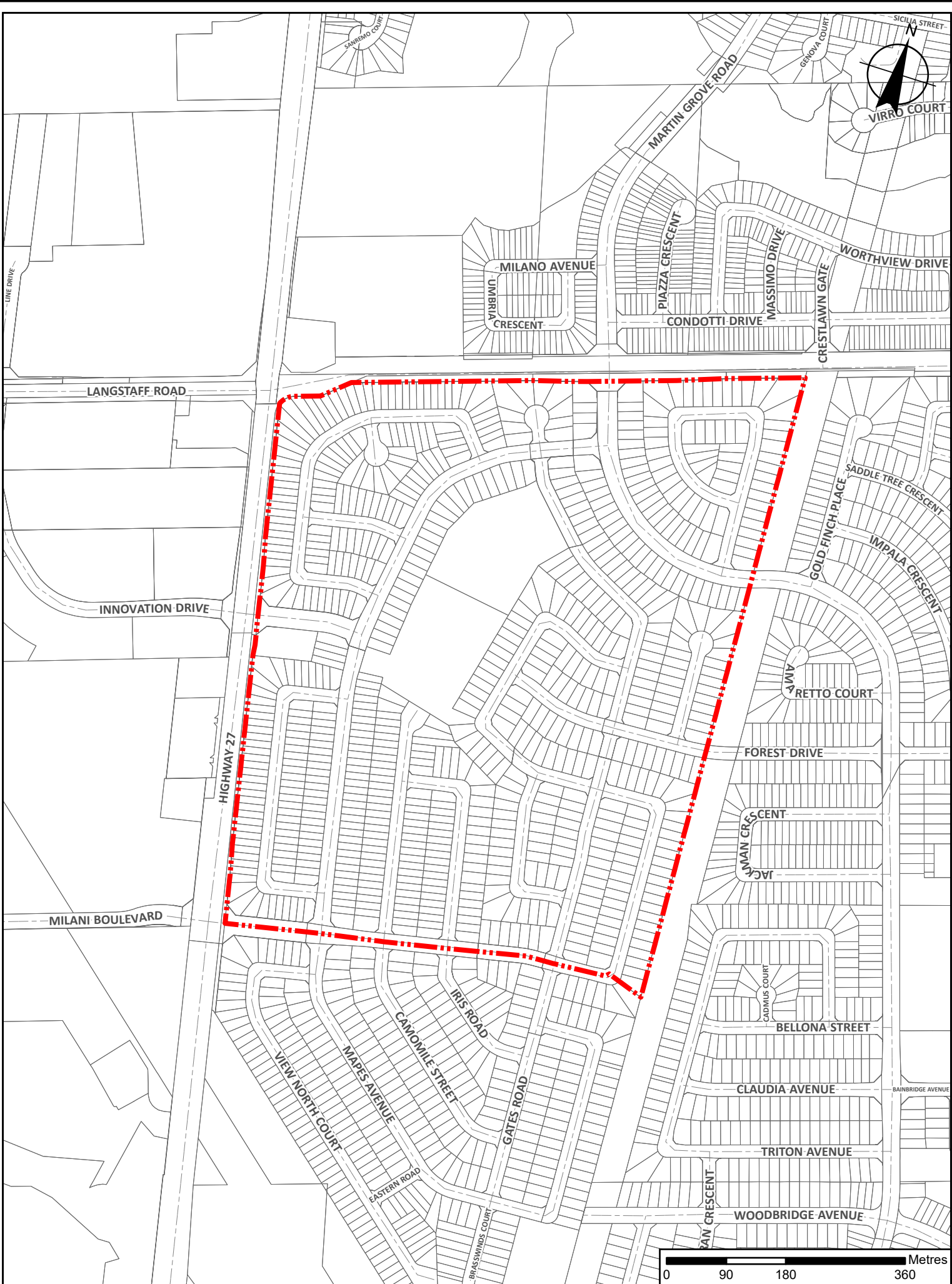
Clerk

SUMMARY TO BY-LAW 017-2026

The lands subject to this By-law are located south of Langstaff Road, east of Highway 27, being Part of Lots 8, 9 and 10, Concession 8, 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 revise the minimum setback for a private garage facing a street line from 16.4 metres to 6.4 metres and removing references to corner lot frontage from the private garage setback provision.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by updating and rearranging provisions and references within site-specific exception 14.249, updating the title of Figure E-464 to Figure E-1829 in exception 14.249, and updating the Zoning By-law 1-88 zone symbols on Figure E-1829 to the applicable zone symbols in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors”, and alterations to the “arrangement of any provisions” under Policies 10.1.4.7.b and 10.1.4.7.c of Vaughan Official Plan, 2010.



Location Map To By-Law 017-2026

File: Z.25.011
Location: Part of Lot 8, 9, 10 Concession 8
Applicant: City of Vaughan
City of Vaughan



Subject Lands