

# **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:
Applicable Parent Zone: I1, NC, OS1, R4	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
Schedule A Reference: 63, 64, 83, 84	
By-law / Tribunal Decision Reference	
14.249.1 Permitted Uses	<ol style="list-style-type: none"><li>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:<ol style="list-style-type: none"><li>a. <u>Single detached dwelling</u>.</li></ol></li></ol>

#### 14.249.2 Lot and Building Requirements

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

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

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Steven Del Duca, Mayor

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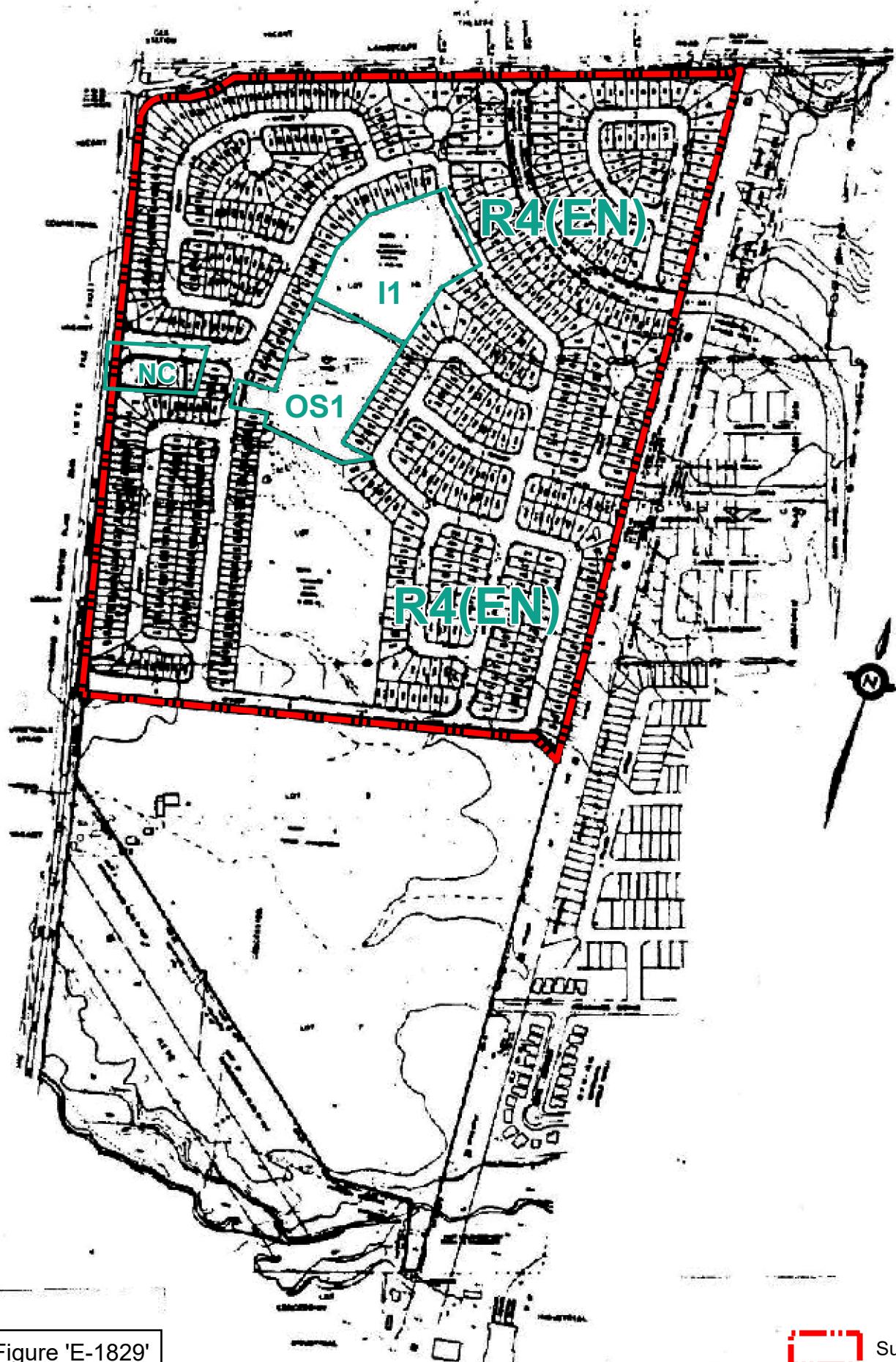
Todd Coles, City Clerk

Authorized by Item No. 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

 Metres  
0 75 150 300

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

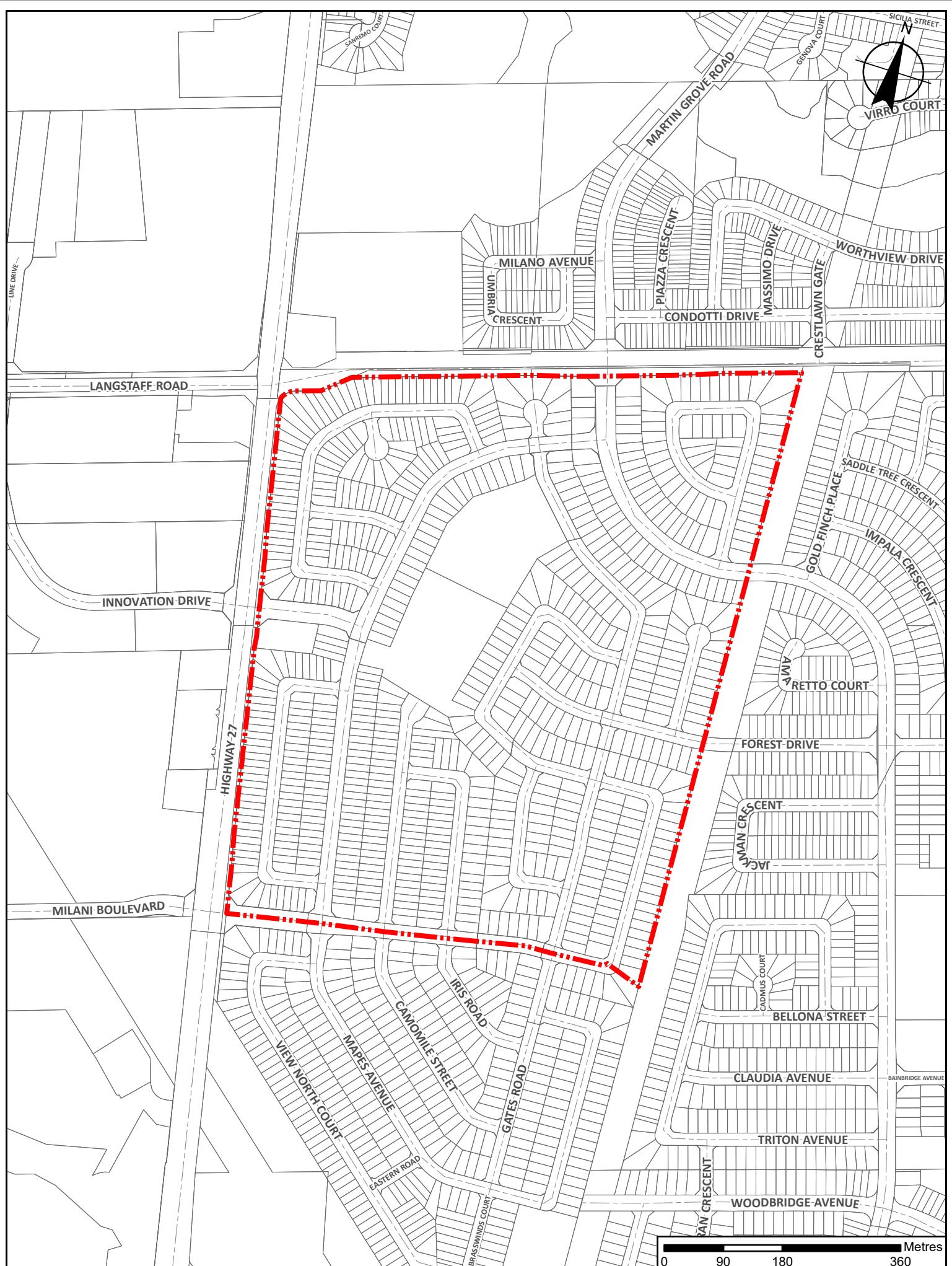
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Clerk

## **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**