

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 029-2026**

**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 the Legal Description in Exception 14.981 and replacing it with the following:

“Municipal Address: 10674 & 10680 Islington Avenue”.
  - b) Deleting reference to “single detached dwelling” in Subsection 14.981.1.1.a and replacing it with “single detached dwelling”.
  - c) Deleting reference to “landscape” in Subsection 14.981.1.1.b and replacing it with “landscape”.
  - d) Deleting all figures labelled Figure E-1475 in Exception 14.981 and replacing them with Figure E-1475 attached hereto as Schedule “1”.
  - e) Amending Map 197 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 24<sup>th</sup> day of February, 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. 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 February 24, 2026.  
Approved by Mayoral Decision MDC 002-2026 dated February 24, 2026.  
**Effective Date of By-Law: February 24, 2026**



REGIONAL ROAD 27

ISLINGTON AVENUE

ISLINGTON AVENUE

R1B(EN)

PART 2

BUILDING ENVELOPE

R1B(EN)

PART 1

9.0m LANDSCAPE STRIP

9.0m LANDSCAPE STRIP

23.29

29.43

1.50

1.53

11.15

13.81

18.30

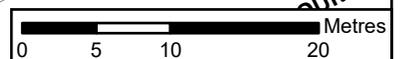
31.25

34.67

This is Figure 'E-1475'  
To By-Law 001-2021  
Section 14.981



Subject Lands



This is Schedule '1'  
To By-Law 029-2026  
Passed the 24th Day of February, 2026

**File:** Z.25.005  
**Location:** 10674 and 10680 Islington Avenue  
Part of Lot 25, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 197



**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); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

**Employment Zones**

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- EM3 (Mineral Aggregate Operation Zone)
- 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

**VAUGHAN**

235	236	237	238	239
215	216	217	218	219
195	196	197	198	199
175	176	177	178	179
156	157	158	159	160

1:5,000  
January 2026

This is Schedule '2'  
To By-Law 029-2026  
Passed the 24th Day of February, 2026

**File:** Z.25.005

**Location:** 10665, 10674, and 10680 Islington Avenue  
Part of Lot 25, Concession 8

**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 029-2026**

The lands subject to this By-law are located north of Nashville Road, between Islington Avenue and Regional Road 27, municipally known as 10665, 10674 and 10680 Islington Avenue, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 197 in Schedule A of City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.307 on the Subject Lands as it does not apply to these lands, and to add references to site-specific exception 14.981 on 10674 and 10680 Islington Avenue, which contains zoning provisions specific to these lands.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 as follows:

- updating the municipal address section in site-specific exception 14.981;
- updating references to “single detached dwelling” and “landscape” in site-specific exception 14.981; and
- updating the first Figure E-1475 which contains Zoning By-law 1-88 zone symbols with Zoning By-law 001-2021 zone symbols, and deleting the second Figure E-1475, which is outdated.

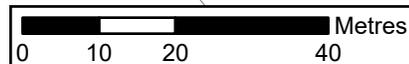
The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.a of Vaughan Official Plan, 2010.



ISLINGTON AVENUE

TRELAWN BOULEVARD

BELL COURT



## Location Map To By-Law 029-2026

**File:** Z.25.005

**Location:** 10665, 10674, and 10680 Islington Avenue  
Part of Lot 25, Concession 8

**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands