

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 045-2026

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 14.1013 and replacing it with a new Subsection 14.1013 as follows:

Exception Number 14.1013	Municipal Address: 950 Nashville Road
Applicable Parent Zone: NC	
Schedule A Reference: 194	
By-law: 044-2013, 045-2026	
14.1013.1 Permitted Uses	
<p>1. Only the following <u>use</u> shall be permitted on the lands identified as “Subject Lands”, as shown on Figure E-1511:</p> <p>a. <u>Office</u>, with an <u>accessory</u> showroom.</p>	
14.1013.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1511:</p> <p>a. The minimum <u>front yard</u> shall be 0.5 m;</p> <p>b. The minimum <u>interior yard</u> shall be 3.2 m; and</p> <p>c. The minimum <u>rear yard</u> shall be 10.3 m.</p>	
14.1013.3 Parking	
<p>1. The following parking requirements shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1511:</p> <p>a. The vehicle parking rate shall be 3.2 <u>parking spaces</u> per 100 m² of <u>gross floor area</u>.</p>	
14.1013.4 Other Provisions	
<p>1. The following definition shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1511:</p> <p>a. <u>Accessory showroom</u>: Means an area located within the same <u>building</u> as the <u>principal use</u> and is <u>used</u> for the display of products, materials, design illustrations, and samples <u>accessory</u> to the <u>office use</u>.</p> <p>2. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1511:</p> <p>a. The minimum width of a <u>landscape strip</u> abutting a <u>street line</u> shall be 0.5 m.</p>	
14.1013.5 Figures	
Figure E-1511	

- b) Deleting Figure E-1511 in Subsection 14.1013 and replacing it with Figure E-1511 attached hereto as Schedule “1”.

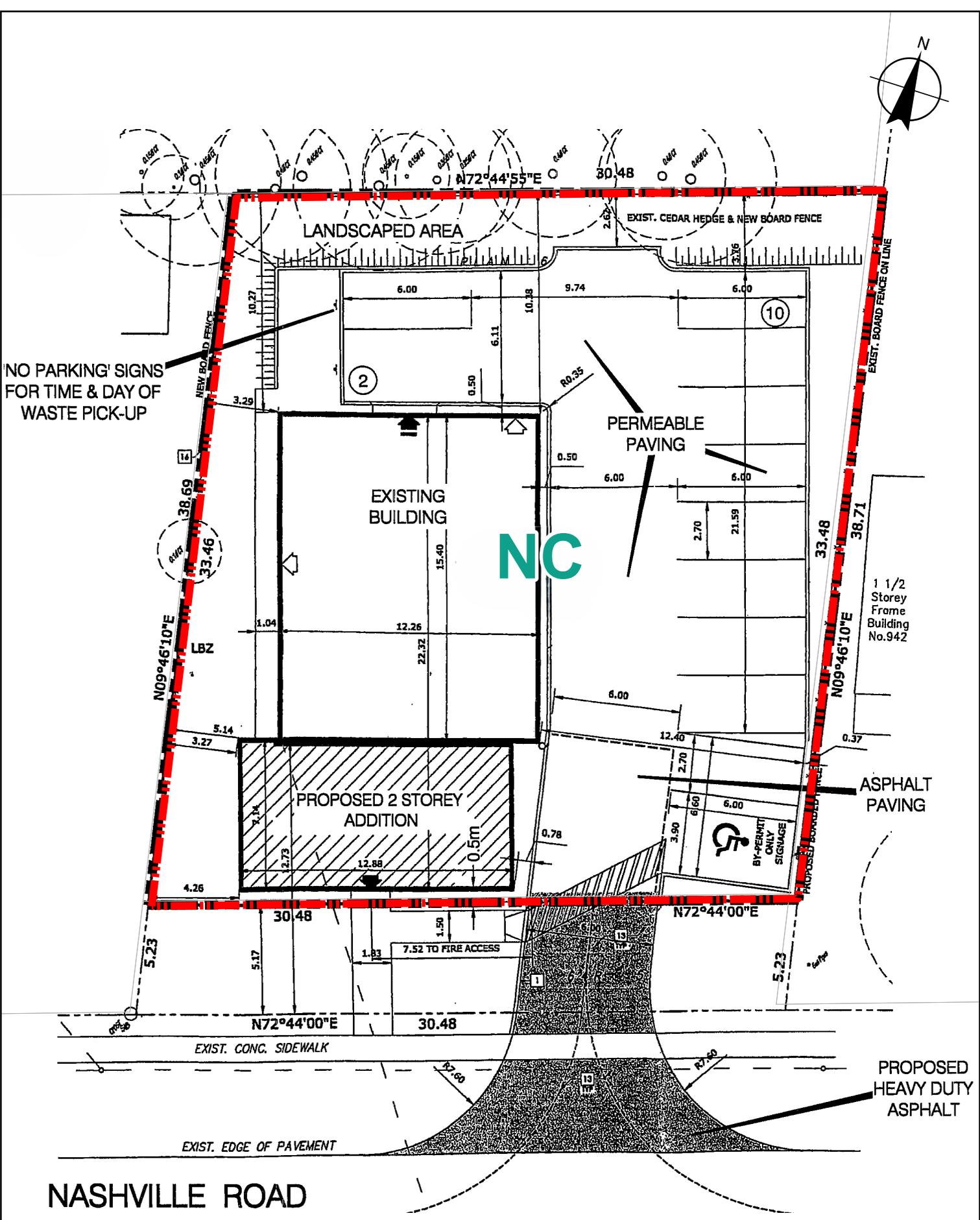
- c) Amending Map 194 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of February, 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. 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



This is Figure 'E-1511'
 To By-Law 001-2021
 Section 14.1013

This is Schedule '1'
 To By-Law 045-2026
 Passed the 24th Day of February, 2026

File: Z.25.005
 Related Files: Z.07.059, DA.11.087
 Location: 950 Nashville Road,
 Part of Lot 26, Concession 9
 Applicant: City of Vaughan
 City of Vaughan

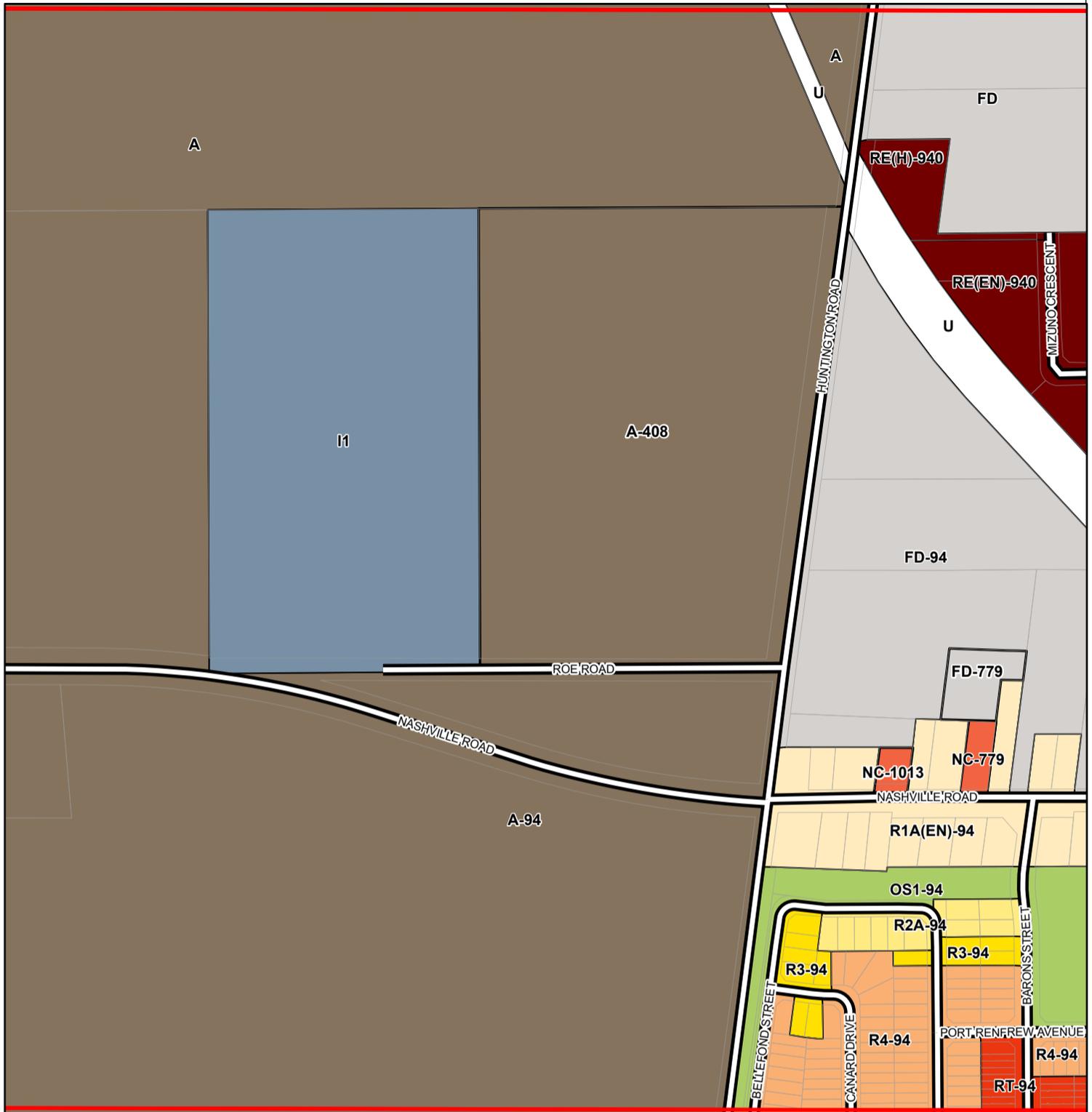
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 194



Conservation, Open Space 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

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

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

1:5,000
February 2026

This is Schedule '2'
To By-Law 045-2026
Passed the 24th Day of February, 2026

File: Z.25.005

Related Files: Z.07.059, DA.11.087

Location: 950 Nashville Road,
Part of Lot 26, Concession 9

Applicant: City of Vaughan
City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk

SUMMARY TO BY-LAW 045-2026

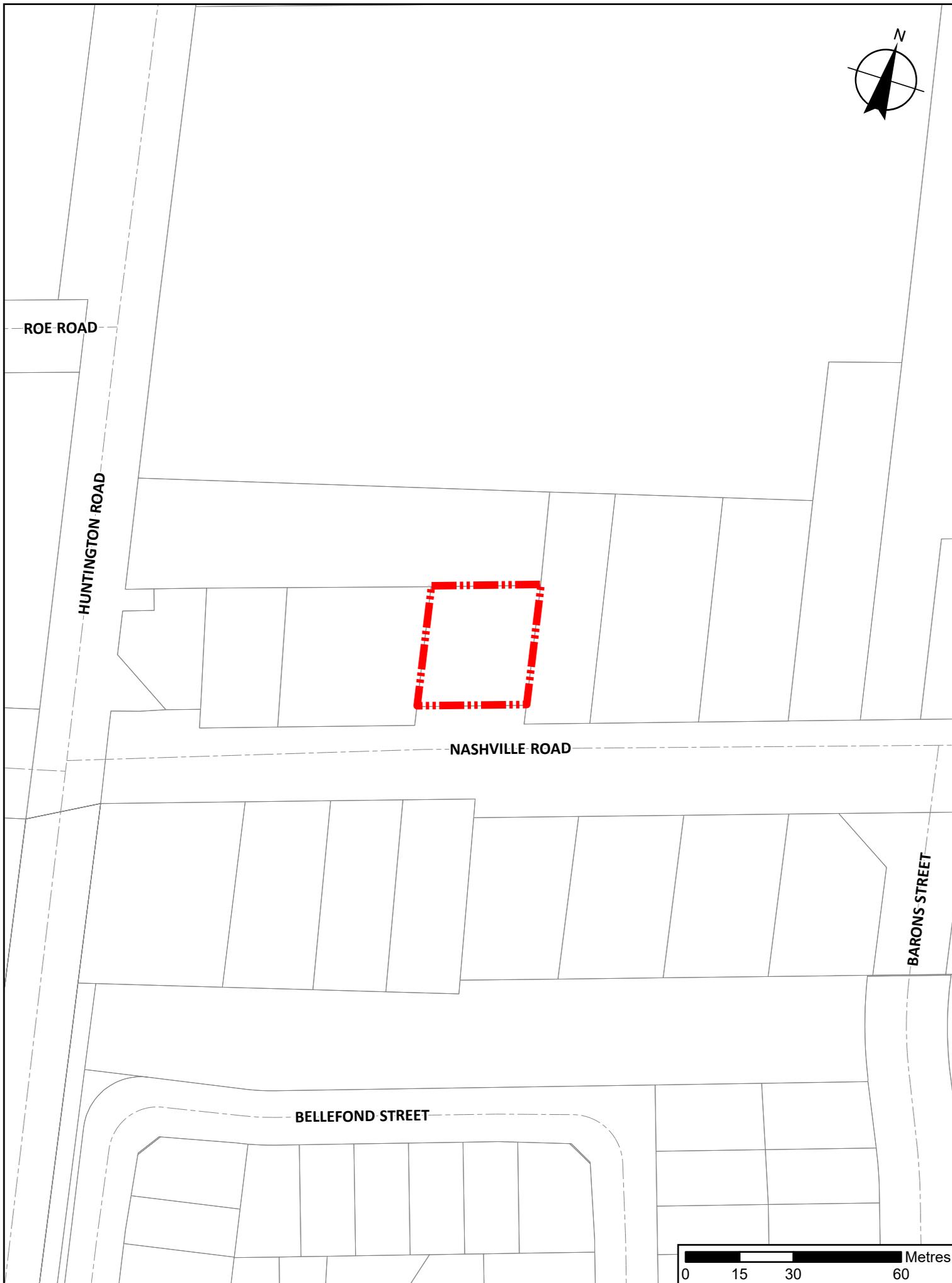
The lands subject to this By-law are located on the north side of Nashville Road, east of Huntington Road, municipally known as 950 Nashville Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 194 in Schedule A of City of Vaughan Zoning By-law 001-2021 to add references to site-specific exception 14.1013 on the Subject Lands.

This By-law also makes the following administrative corrections to site-specific exception 14.1013 in Zoning By-law 001-2021:

- the rearrangement and deletion of obsolete provisions; and
- updating the Zoning By-law 1-88 zone symbol on Figure E-1511 to the applicable zone symbol in Zoning By-law 001-2021.

The administrative corrections to Zoning By-law 001-2021 are considered corrections to “reference errors”, the deletion of “obsolete provisions”, and alterations to the “arrangement of any provisions” under Policies 10.1.4.7.a, 10.1.4.7.b and 10.1.4.7.c of Vaughan Official Plan, 2010.



Location Map To By-Law 045-2026

File: Z.25.005

Related Files: Z.07.059, DA.11.087

Location: 950 Nashville Road,
Part of Lot 26, Concession 9

Applicant: City of Vaughan
City of Vaughan



Subject Lands