

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 062-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended by the Decision of the Ontario Land Tribunal, issued December 24, 2024.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

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 14.750.1.1 in Exception 14.750 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1195 in Exception 14.750 and replacing it with Figure E-1195 attached hereto as Schedule “1”.
 - c) Deleting Maps 65, 66, 67, 85, 86 and 87 in Schedule A and substituting therefor Maps 65, 66, 67, 85, 86 and 87 attached hereto as Schedules “2”, “3”, “4”, “5”, “6” and “7” thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on said schedules, and effectively zoning the Subject Lands R1A First Density Residential Zone, R3 Third Density Residential Zone, RT1 Townhouse Residential Zone and OS1

Public Open Space Zone.

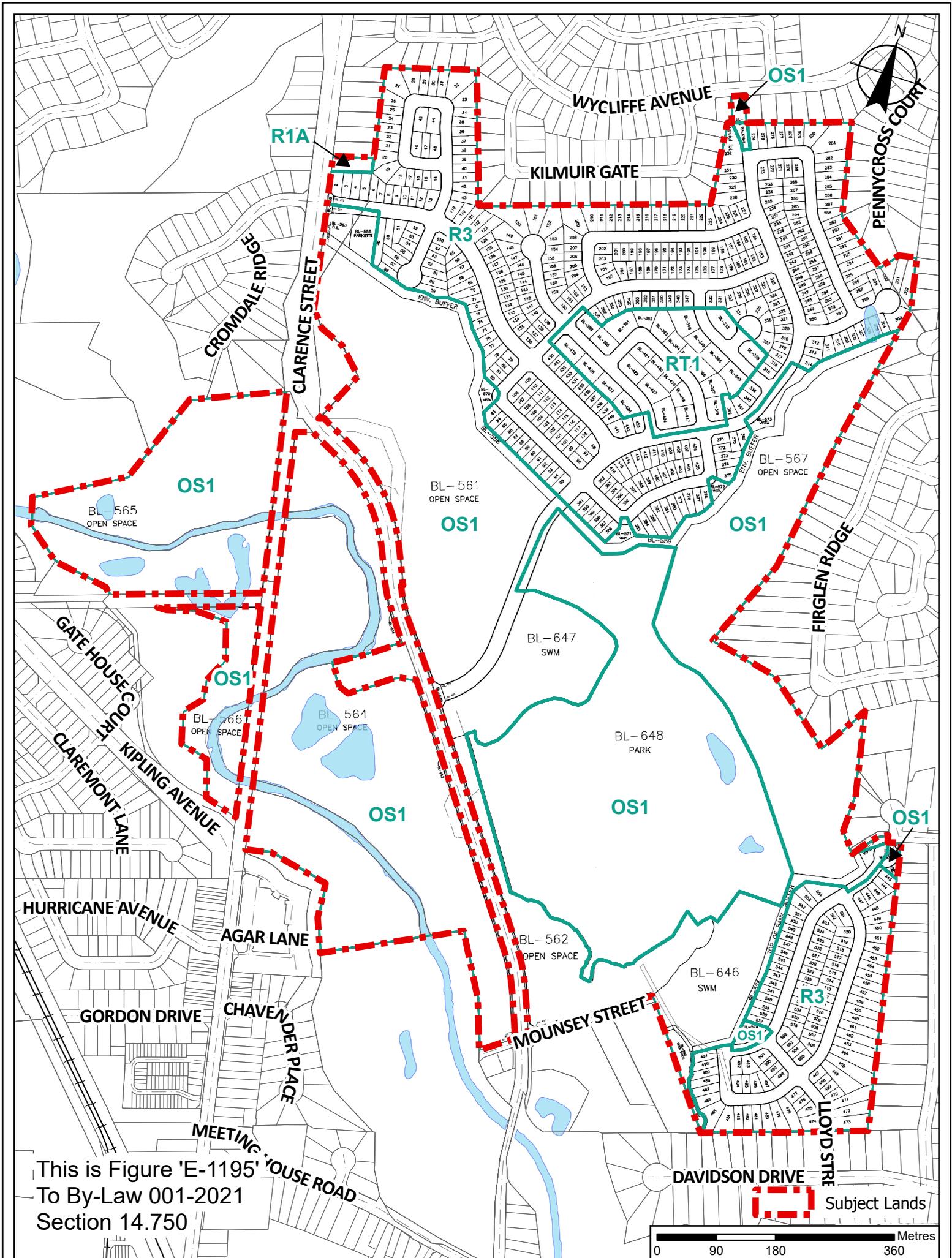
2. Schedules “1”, “2”, “3”, “4”, “5”, “6” and “7” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of March, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by the Decision and Order of the Ontario Land Tribunal
Issued December 24, 2024, Tribunal Case No(s). OLT-22-002104 and OLT-22-003554
City Council voted in favour of this by-law on March 24, 2026.
Approved by Mayoral Decision MDC 006-2026 dated March 24, 2026.
Effective Date of By-Law: March 24, 2026



This is Figure 'E-1195'
To By-Law 001-2021
Section 14.750

This is Schedule '1'
To By-Law 062-2026
Passed the 24th Day of March, 2026

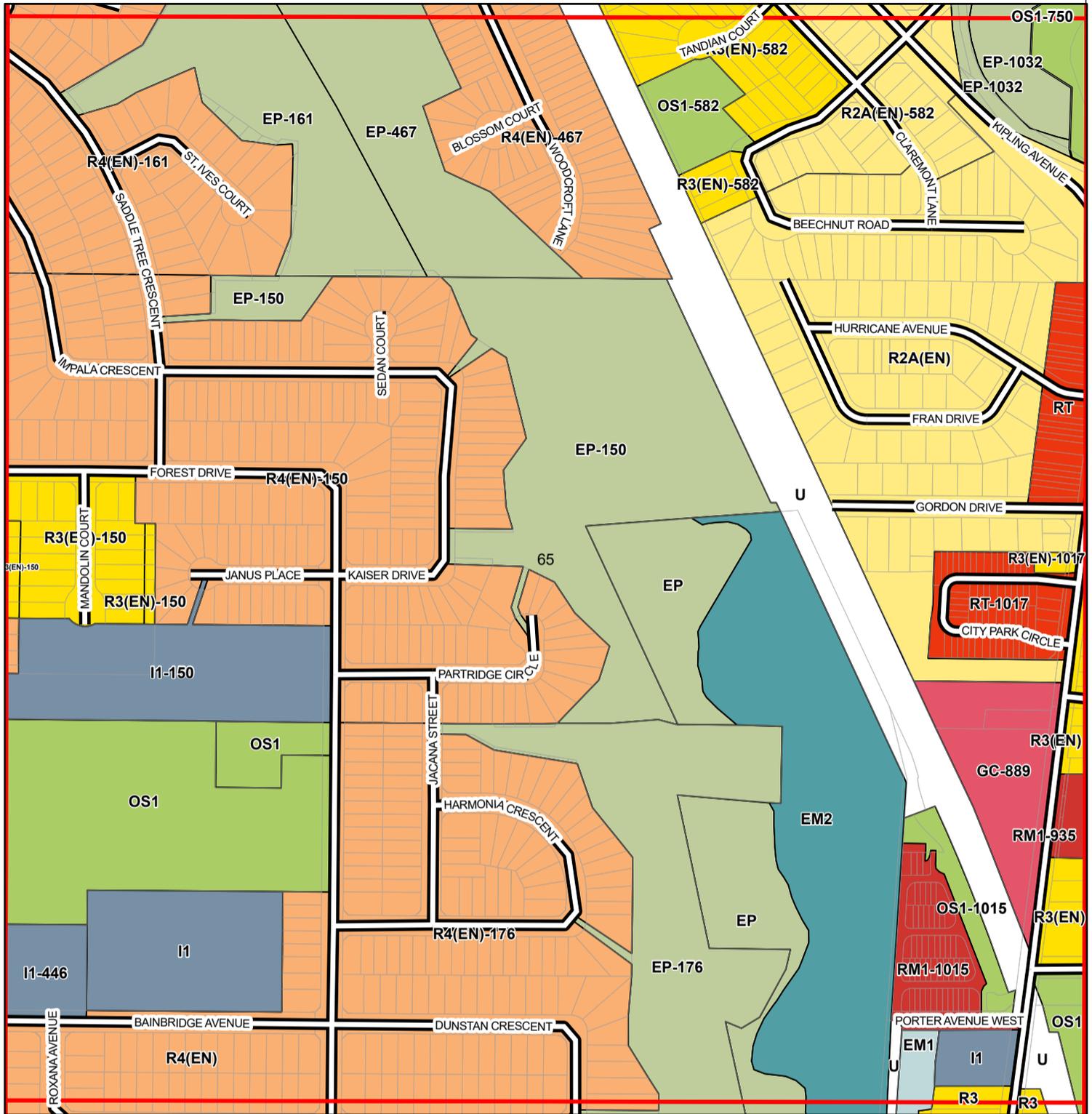
File: Z.26.008
Related File: OP.10.014, Z.19.038, and 19T-19V007
Location: 20 Lloyd Street
 Part of Lots 9-12, Concessions 7 and 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 65



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

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

VAUGHAN

101	102	103	104	105
83	84	85	86	87
63	64	65	66	67
43	44	45	46	47
23	24	25	26	27

March 2026

This is Schedule '2'
To By-Law 062-2026
Passed the 24th Day of March, 2026

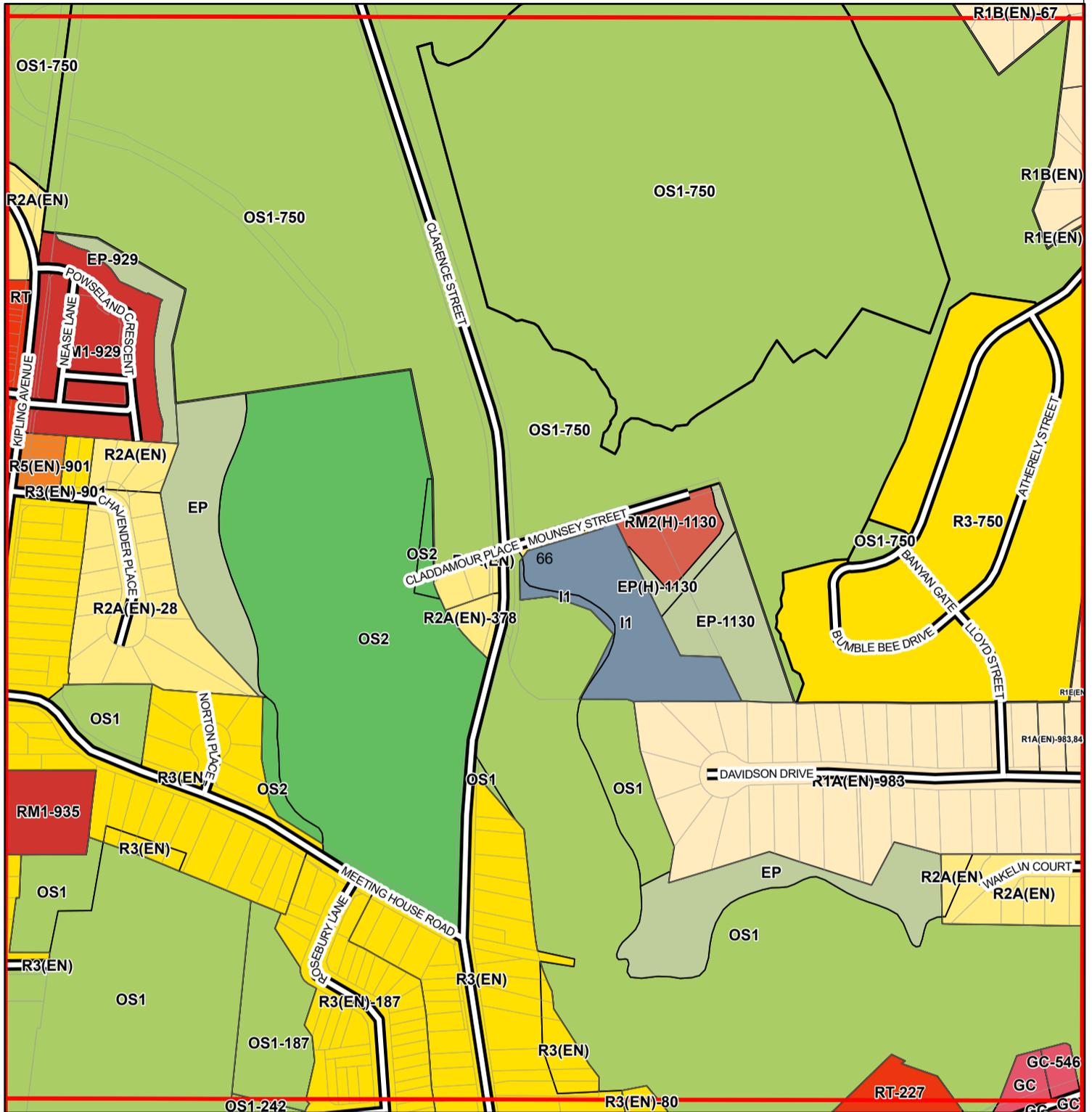
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City of Vaughan

Signing Officers

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Zoning By-law 001 - 2021

Schedule A | Map 66



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
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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)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
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- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

102	103	104	105	106
84	85	86	87	88
64	65	66	67	68
44	45	46	47	48
24	25	26	27	28

March 2026

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This is Schedule '3'
To By-Law 062-2026
Passed the 24th Day of March, 2026

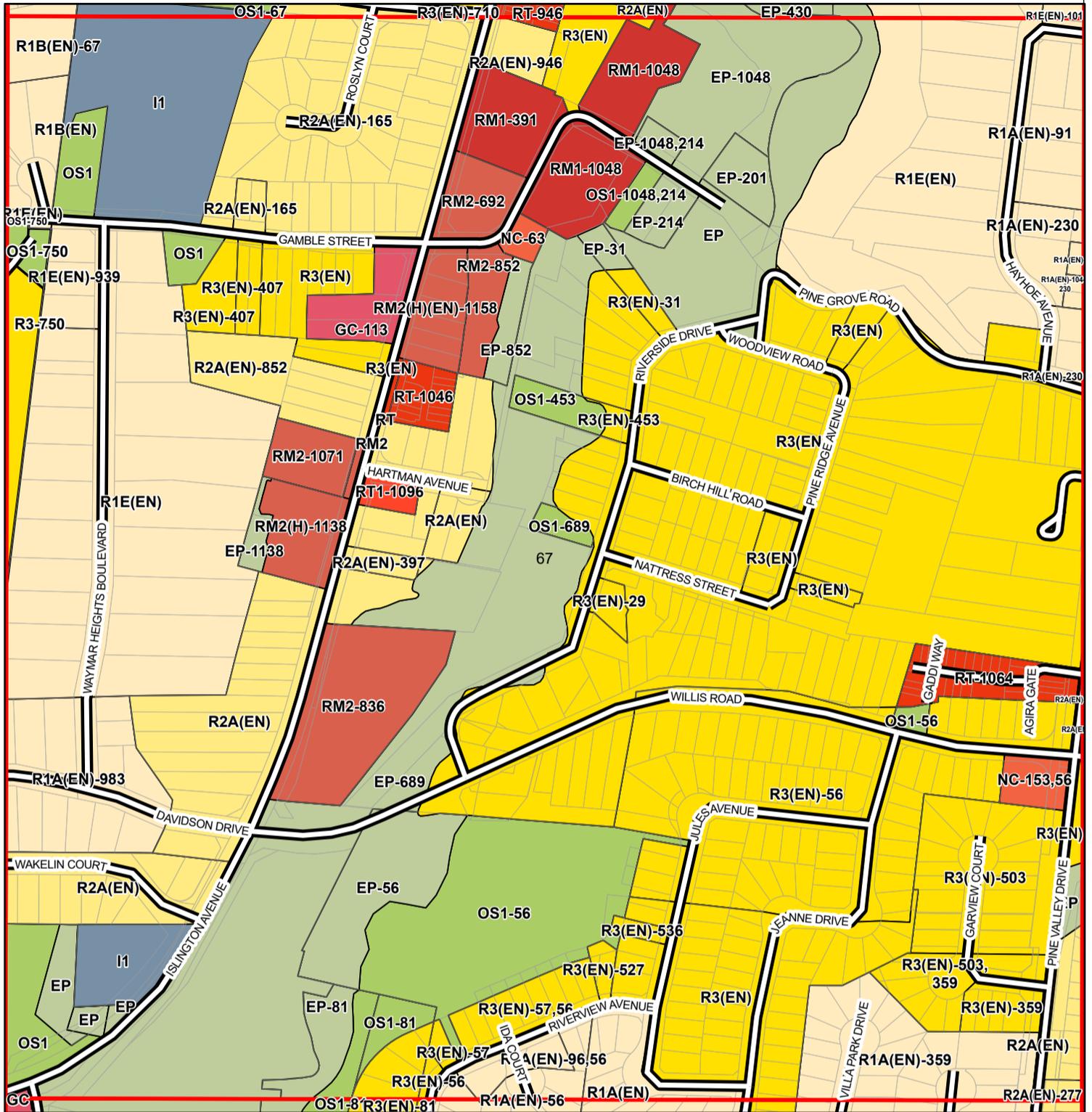
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City of Vaughan

Signing Officers

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Zoning By-law 001 - 2021

Schedule A | Map 67



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)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
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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)
- 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)

1:5,070

VAUGHAN

103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49
25	26	27	28	29

March 2026

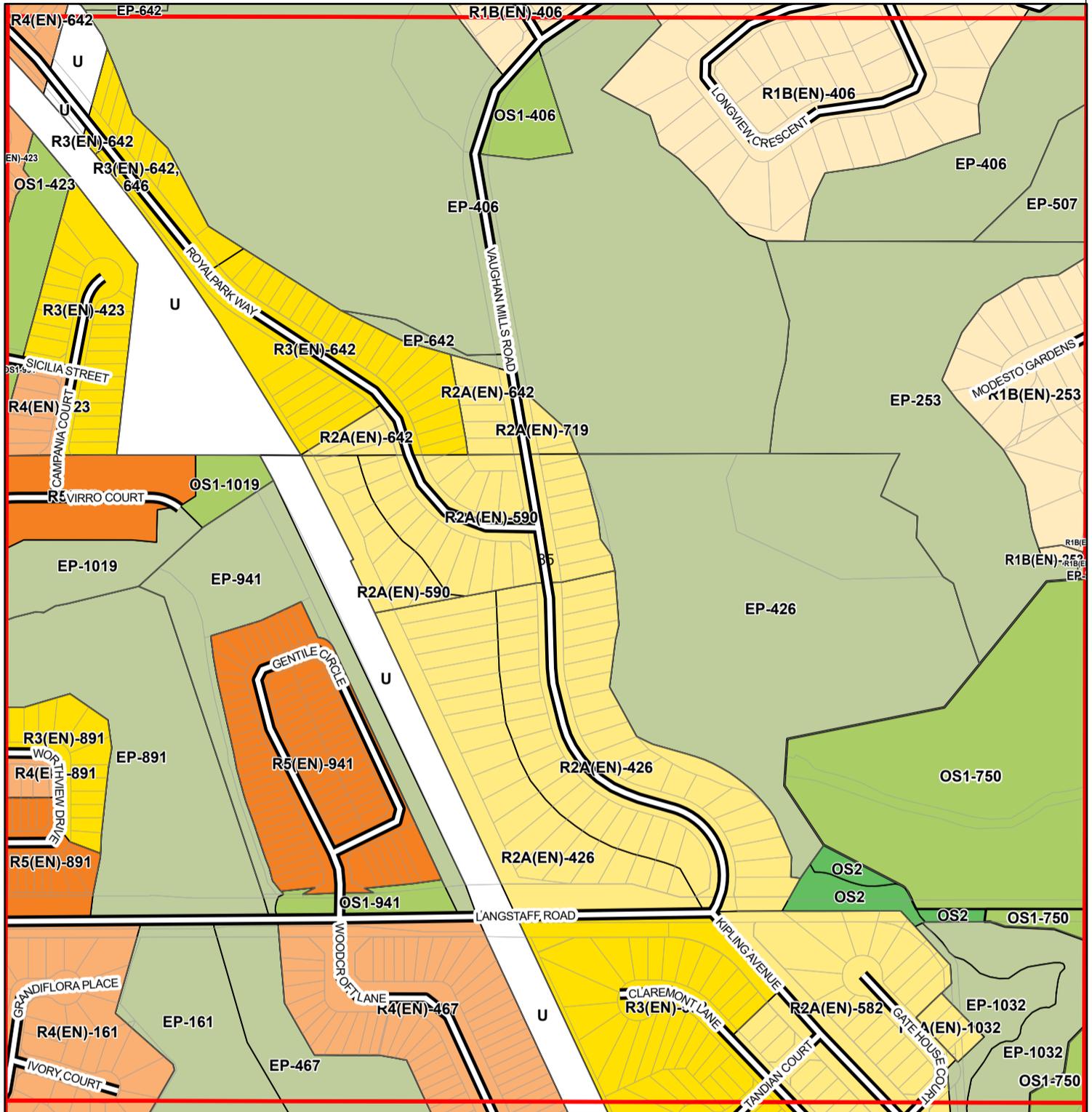
This is Schedule '4'
To By-Law 062-2026
Passed the 24th Day of March, 2026

File: Z.26.008
Related File: OP.10.014, Z.19.038, and 19T-19V007
Location: 20 Lloyd Street
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Applicant: Clubhouse Developments Inc.
City of Vaughan

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Zoning By-law 001 - 2021

Schedule A | Map 85



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)
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Residential Zones

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- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
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- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

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

Other Zones

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VAUGHAN

119	120	121	122	123
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83	84	85	86	87
63	64	65	66	67
43	44	45	46	47

March 2026

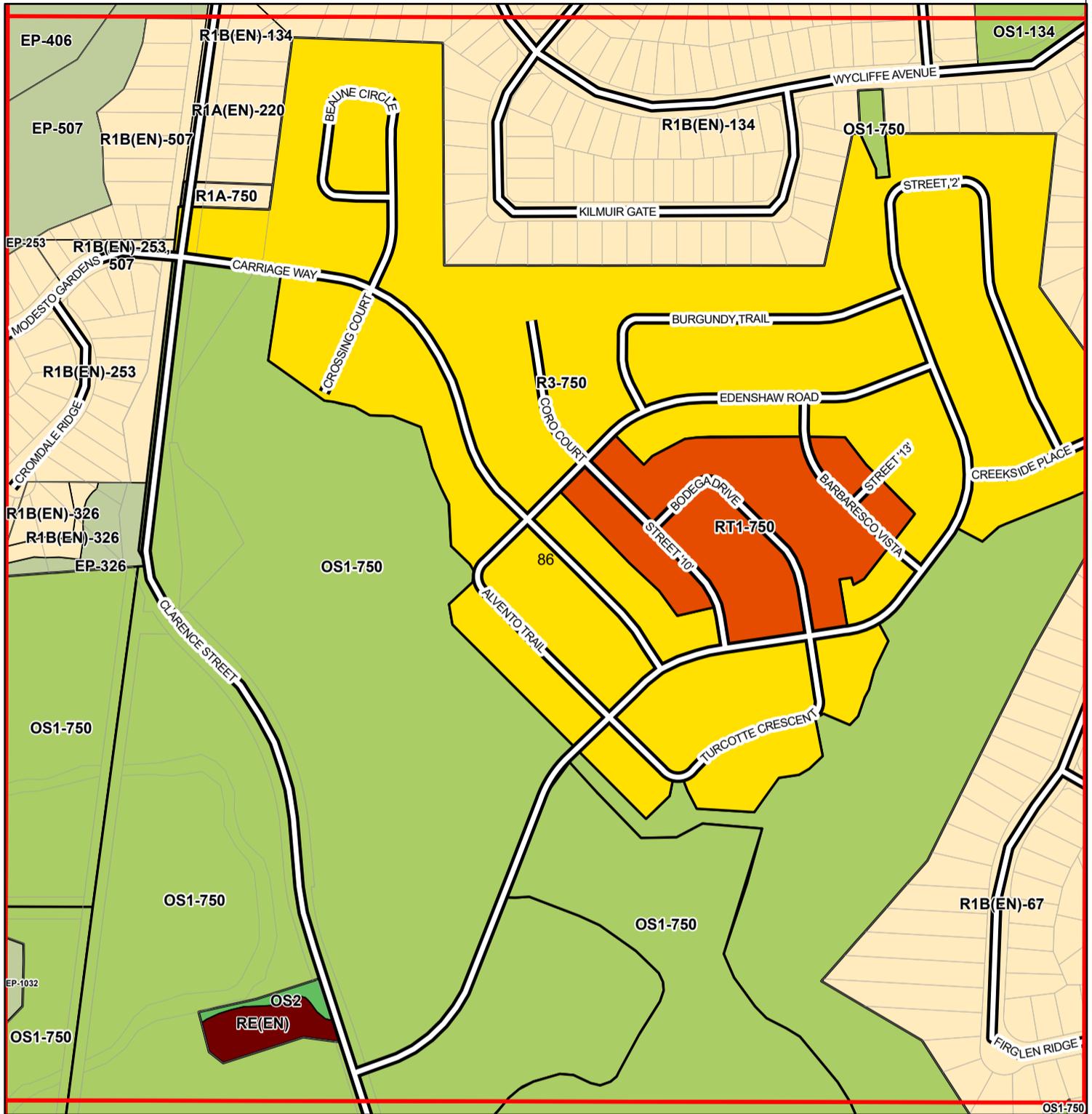
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Passed the 24th Day of March, 2026

File: Z.26.008
Related File: OP.10.014, Z.19.038, and 19T-19V007
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City of Vaughan

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Zoning By-law 001 - 2021

Schedule A | Map 86



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)
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Residential Zones

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 RT1 (Townhouse Residential Zone)
 RT2 (Townhouse Residential Zone)
 RM1 (Multiple Unit Residential Zone)
 RM2 (Multiple Unit Residential Zone)
 RM3 (Multiple Residential Zone)
 RE (Estate Residential Zone)

Commercial Zones

GC (General Commercial Zone)
 NC (Neighbourhood Commercial Zone)
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Mixed-Use Zones

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Other Zones

EM3 (Mineral Aggregate Operation Zone)
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 These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

120	121	122	123	124
102	103	104	105	106
84	85	86	87	88
64	65	66	67	68
44	45	46	47	48

March 2026

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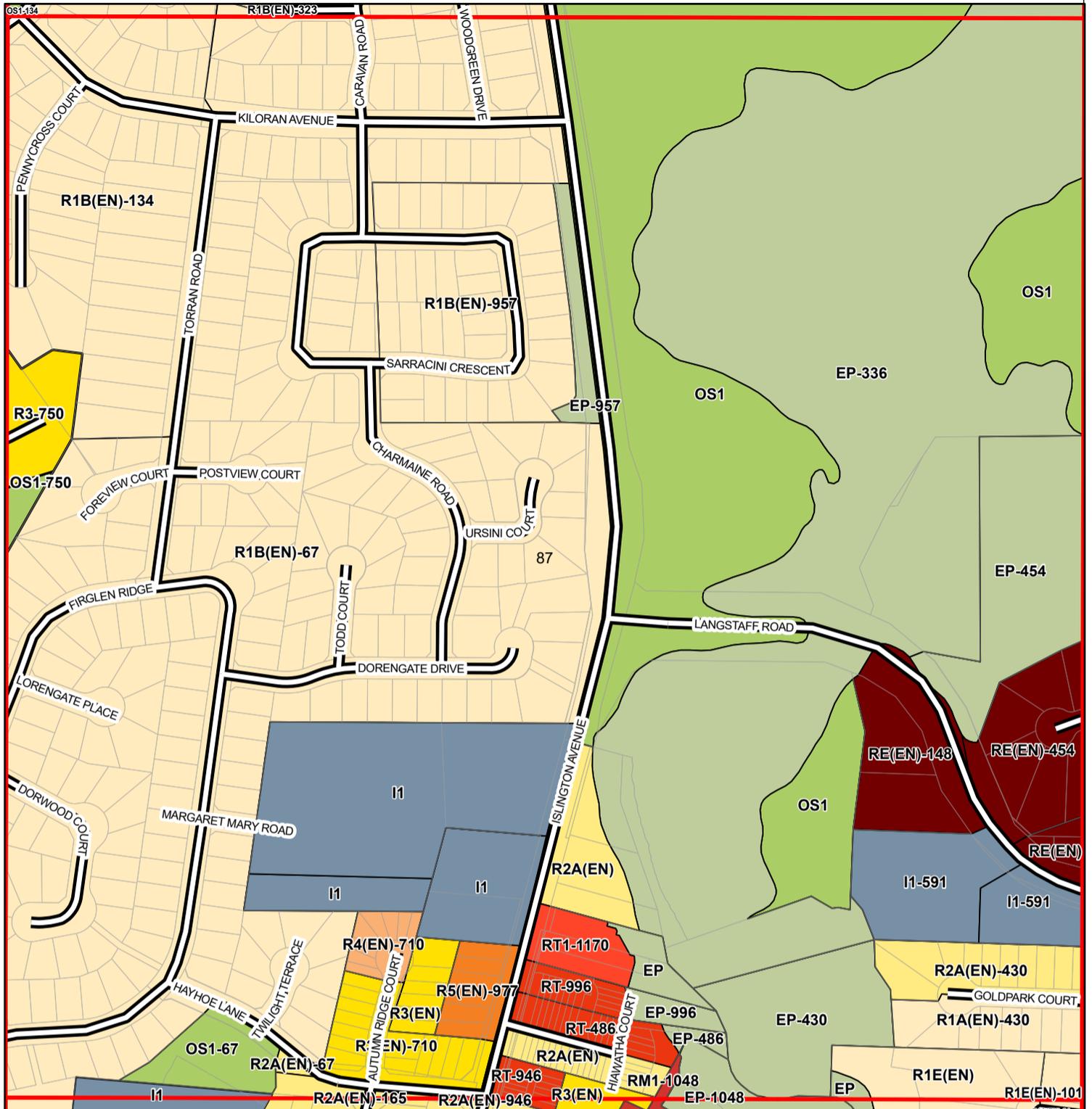
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Related File: OP.10.014, Z.19.038, and 19T-19V007
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City of Vaughan

OLT CASE NO(S).
OLT-22-002104 & OLT 22-003554
DECEMBER 24, 2024

Zoning By-law 001 - 2021

Schedule A | Map 87



Conservation, OpenSpace and Agricultural Zones

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Other Zones

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- 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

1:5,070
March 2026

121	122	123	124	125
103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49

This is Schedule '7'
To By-Law 062-2026
Passed the 24th Day of March, 2026

File: Z.26.008
Related File: OP.10.014, Z.19.038, and 19T-19V007
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OLT CASE NO(S).
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DECEMBER 24, 2024

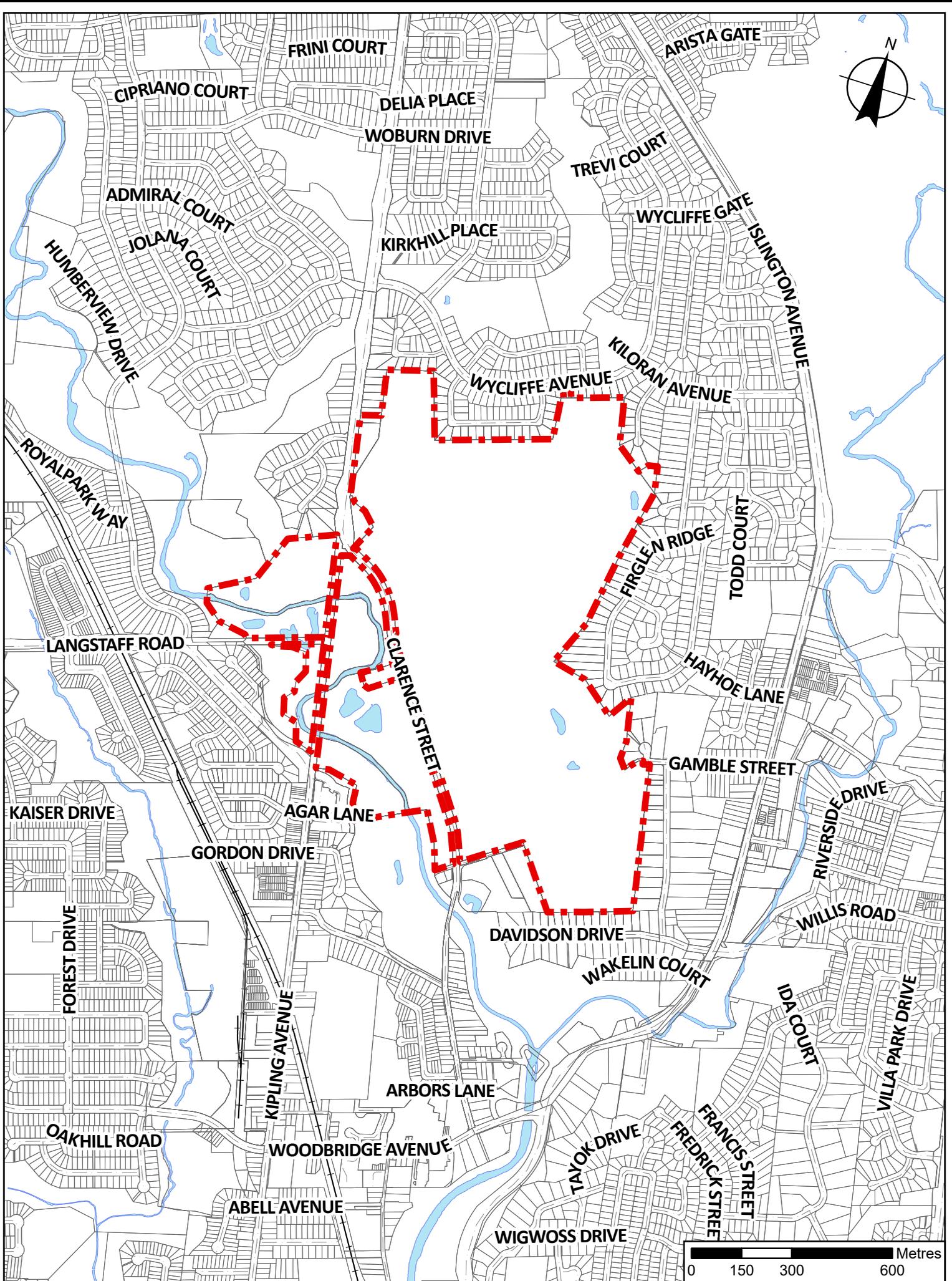
SUMMARY TO BY-LAW 062-2026

The lands subject to this By-law are located on the east side of Clarence Street, north of Woodbridge Avenue, being municipally known as 20 Lloyd Street, 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 remove the Holding Symbol “(H)” from the subject lands, which are zoned R1A(H) First Density Residential Zone, R3(H) Third Density Residential Zone, RT1(H) Townhouse Residential Zone and OS1(H) Public Open Space Zone, each with the Holding Symbol “(H)”. The Holding Symbol “(H)” was applied to the Subject Lands under By-law 035-2022 in accordance with the Decision of the Ontario Land Tribunal, issued December 24, 2024, Case No(s). OLT-22-002104 and OLT-22-003554, which required the following conditions to be satisfied prior to the Holding Symbol “(H)” being removed:

- i. Confirmation that the Remedial Action Plan is implemented.
- ii. A copy of the Record of Site Condition (‘RSC’) acknowledged by the Ministry of the Environment, Conservation, and Parks (‘MECP’) and filed on the Environmental Site Registry confirming the Subject Lands are suitable for the proposed residential development.
- iii. The Owner provides a revised Draft Plan demonstrating that the design and construction of the Street “1” alignment, and its intersection with Clarence Street, as well as its intersection with Street “4” / Street “3” are consistent with the City of Vaughan Engineering Standards and are to the satisfaction of the Development Engineering department.
- iv. The Owner agrees in the subdivision agreement to convey the necessary lands at the Street “1” and Clarence Street intersection to the City adhering to the requirements of the City of Vaughan Engineering Standards including but not limited to the daylight triangles, right of way flaring, and 0.3 m reserve.

The Development Engineering Department has confirmed that the Owner has satisfied the above noted conditions, and the Holding Symbol “(H)” can be removed from the Subject Lands.



Location Map To By-Law 062-2026

File: Z.26.008

Related File: OP.10.014, Z.19.038, and 19T-19V007

Location: 20 Lloyd Street

Part of Lots 9-12, Concessions 7 and 8

Applicant: Clubhouse Developments Inc.

City of Vaughan

 Subject Lands