

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 056-2026

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) Rezoning a portion of the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EP Environmental Protection Zone” to “A Agriculture Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting the “Applicable Parent Zone” description in Exception 14.1032 and replacing it with the following:

“Applicable Parent Zone: EP, R2A, A”.
 - c) Deleting Subsection 14.1032.1.1.e and replacing it with the following:

“e. The minimum yard setbacks from the existing dwelling and attached private garage to the EP Environmental Protection Zone shall be maintained, as shown on Figure E-1532; and,”.
 - d) Deleting Figure E-1532 and replacing it with a new Figure E-1532 attached hereto as Schedule “1”.
 - e) Amending Map 65 in Schedule A in the form attached hereto as Schedule “2”.
 - f) Amending Map 85 in Schedule A in the form attached hereto as Schedule “3”.

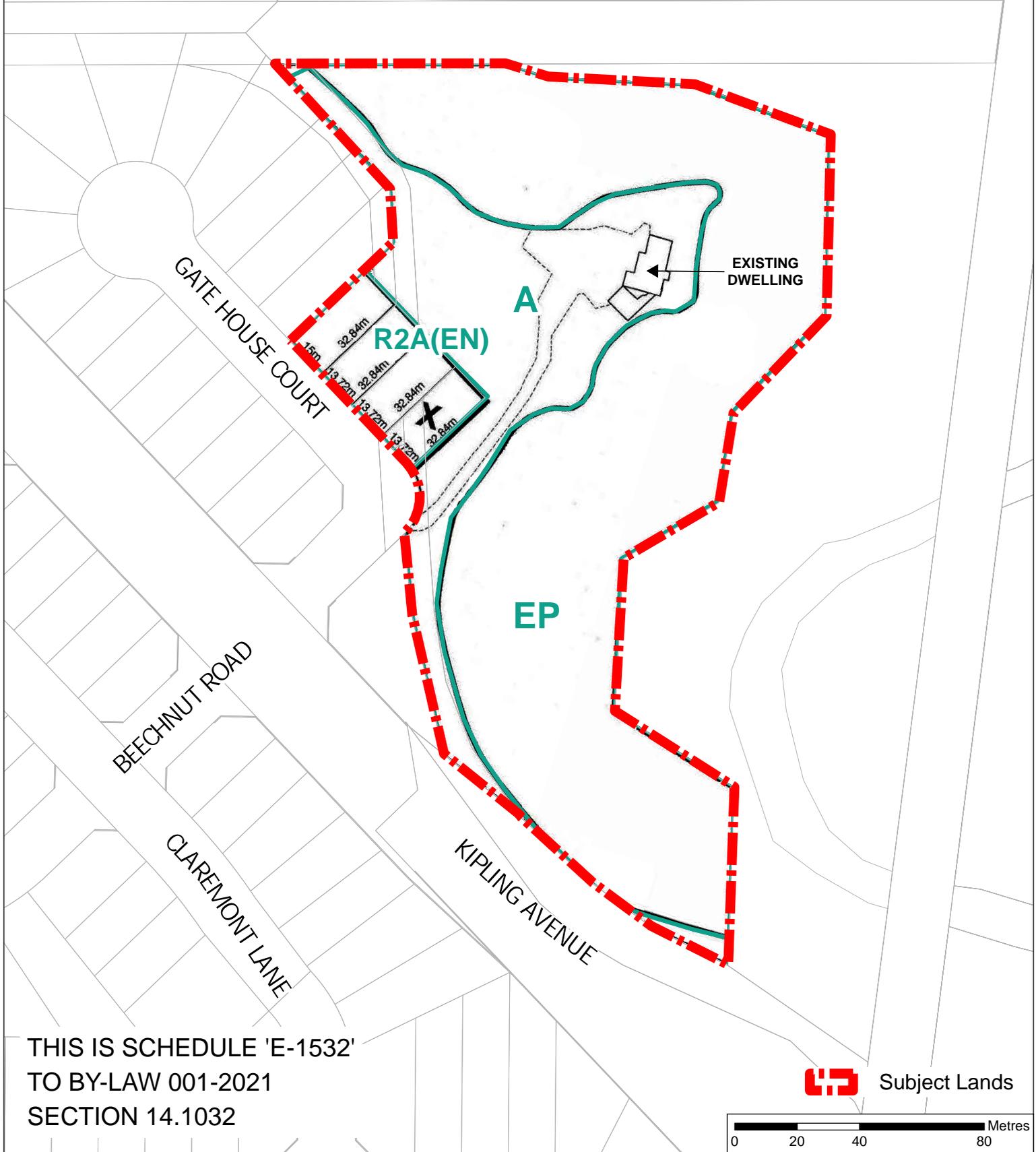
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

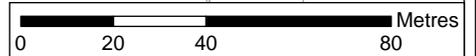
Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
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 SCHEDULE 'E-1532'
TO BY-LAW 001-2021
SECTION 14.1032

 Subject Lands



This is Schedule '1'
To By-Law 056-2026
Passed the 24th Day of March, 2026

SIGNING OFFICERS

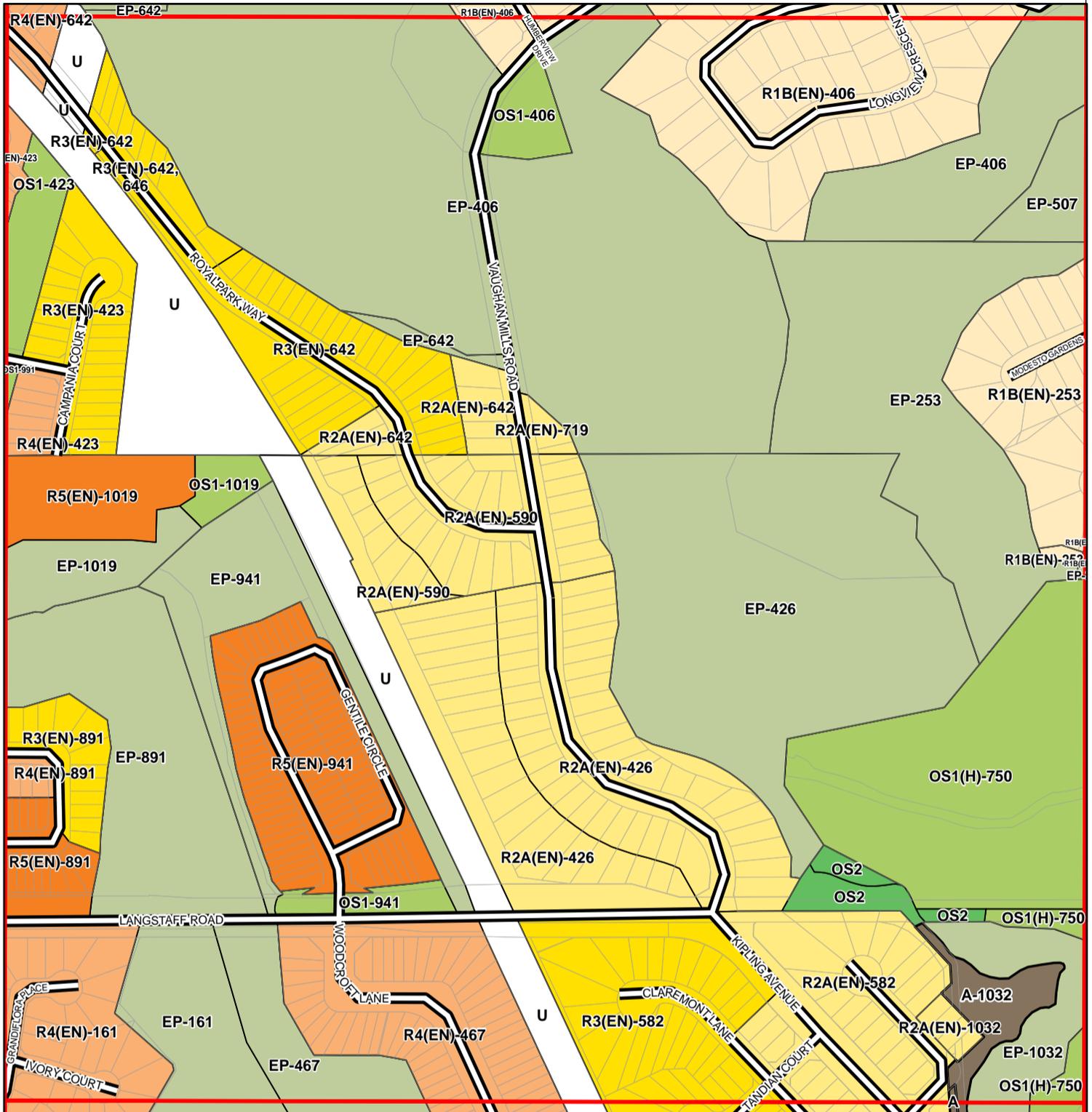
Location: 8399 Kipling Avenue and
15, 19, 25, 31 Gate House Court. Part of Lot 10, Concession 8
Applicant: City of Vaughan
City of Vaughan

MAYOR

CLERK

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)
- 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)
- 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

119	120	121	122	123
101	102	103	104	105
83	84	85	86	87
63	64	65	66	67
43	44	45	46	47

February 2026

This is Schedule '3
To By-Law 056-2026
Passed the 24th Day of March, 2026

Signing Officers

Location: 8399 Kipling Avenue and
1, 15, 19, 25, 31 Gate House Court. Part of Lot 10, Concession 8
Applicant: City of Vaughan
City of Vaughan

Mayor

Clerk

SUMMARY TO BY-LAW 056-2026

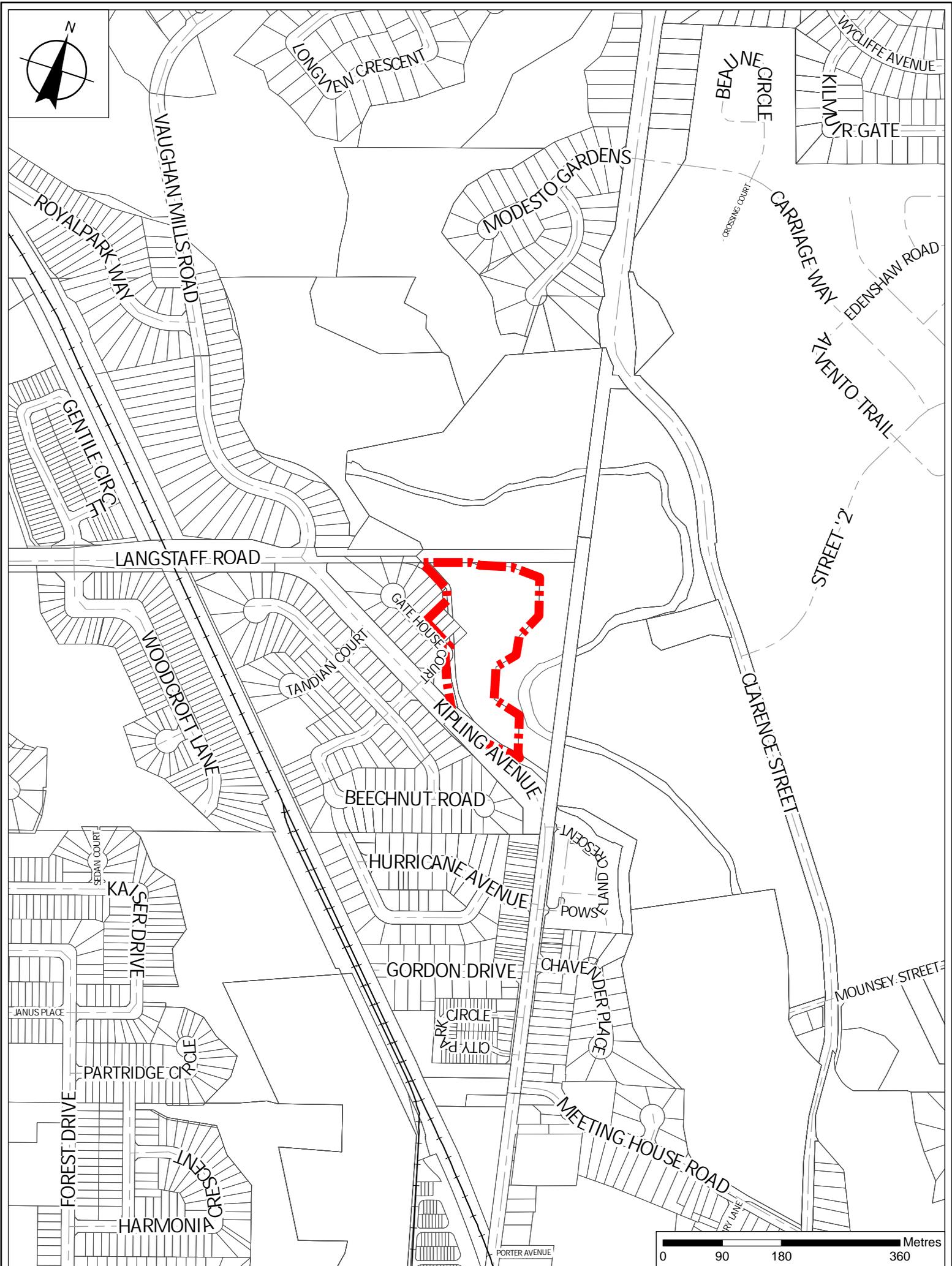
The lands subject to this By-law are located south of Langstaff Road, east of Kipling Avenue, municipally known as 1, 15, 19, 25 and 31 Gate House Court, and 8399 Kipling Avenue, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone a portion of the Subject Lands municipally known as 8399 Kipling Avenue and 1 Gate house Court from “EP Environmental Protection Zone” to “A Agriculture Zone”. The lands were previously zoned “A Agricultural Zone” in Zoning By-law 1-88 but were erroneously rezoned to “EP Environmental Protection Zone” in Zoning By-law 001-2021.

This By-law also makes the following administrative corrections to Zoning By-law 001-2021:

- updating the “Applicable Parent Zone” section in site-specific exception 14.1032 by adding the “A” Zone;
- updating Subsection 14.1032.1.1.e to remove references to the “C Zone” and replacing it with the “EP Environmental Protection Zone”;
- deleting references to site-specific exception 14.1032 shown on Schedule A Maps 65 and 85 on 1 Gate House Court which does not apply; and
- updating the Zoning By-law 1-88 zone symbols on Figure E-1532 in site-specific exception 14.1032 with 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” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map To By-Law 056-2026

Location: 8399 Kipling Avenue and
1, 15, 19, 25, 31 Gate House Court. Part of Lot 10, Concession 8
Applicant: City of Vaughan
City of Vaughan

