

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 066-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 255-2025.

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 14.1235.1.1 in Exception 14.1235 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1817 in Exception 14.1235 and replacing it with Figure E-1817 attached hereto as Schedule ‘1’, thereby deleting reference to the Holding Symbol “(H)” on the lands identified as “Subject Lands” in the said Exception 14.1235.
 - c) Amending Map 97 in Schedule A in the form attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on Schedule ‘2’ attached hereto, and effectively zoning the Subject Lands RT1 Townhouse Residential Zone, subject to site-specific Exception 14.1235.

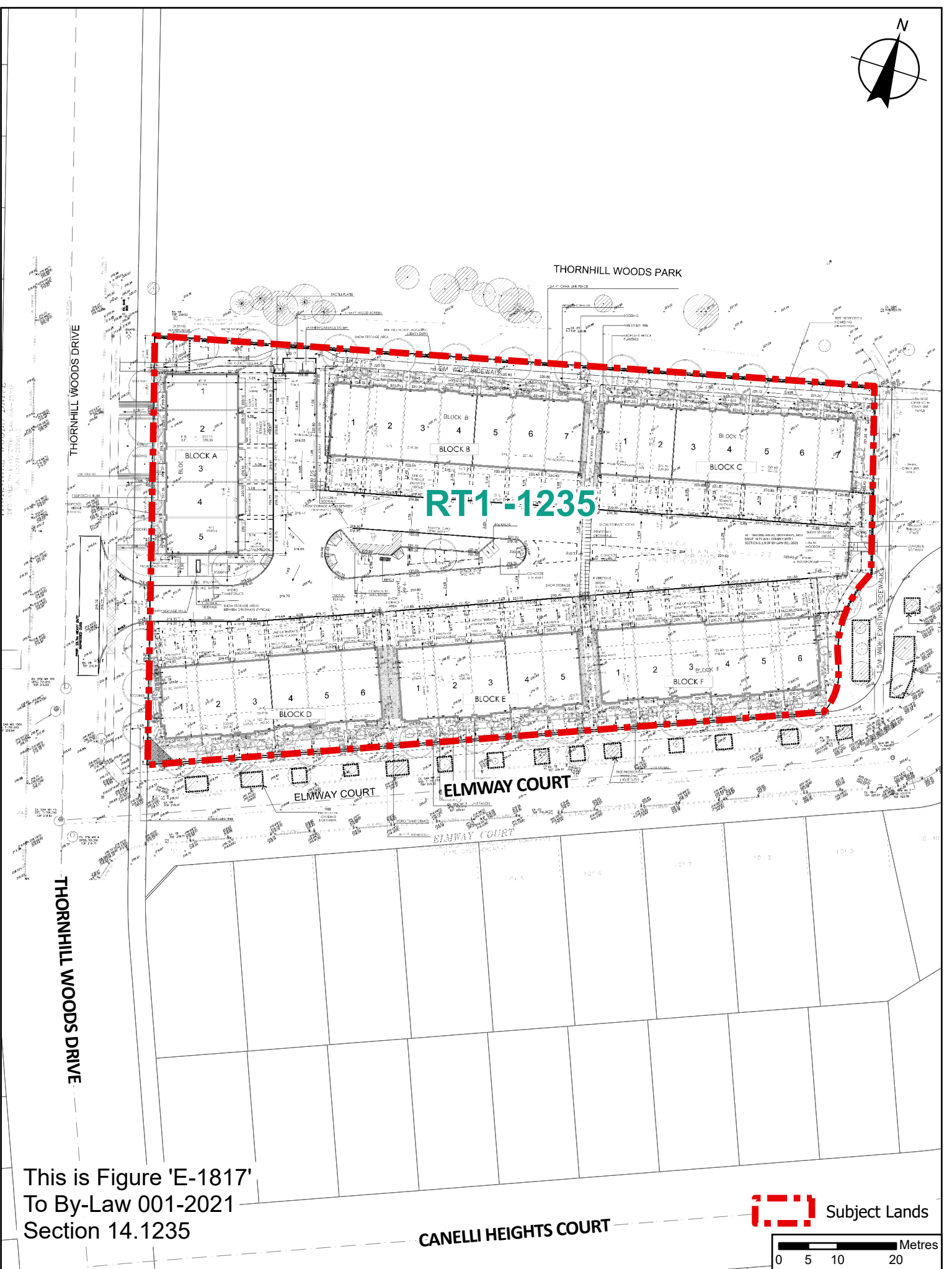
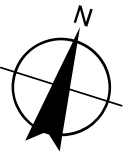
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28th day of April, 2026.

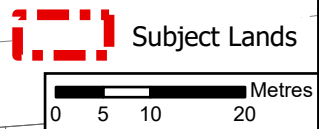
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 34 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 28, 2025.
City Council voted in favour of this by-law on April 28, 2026.
Approved by Mayoral Decision MDC 005-2026 dated April 28, 2026.
Effective Date of By-Law: April 28, 2026



This is Figure 'E-1817'
 To By-Law 001-2021
 Section 14.1235



This is Schedule '1'
 To By-Law 066-2026
 Passed the 28th Day of April, 2026

File: Z.26.003
Related File: Z.24.041
Location: 16 Elmway Court, Part of Block 158,
 Plan 65M-3523, Designated as Parts 1 & 2, 65R-34476
Applicant: Elmway Residences Corp.
City of Vaughan

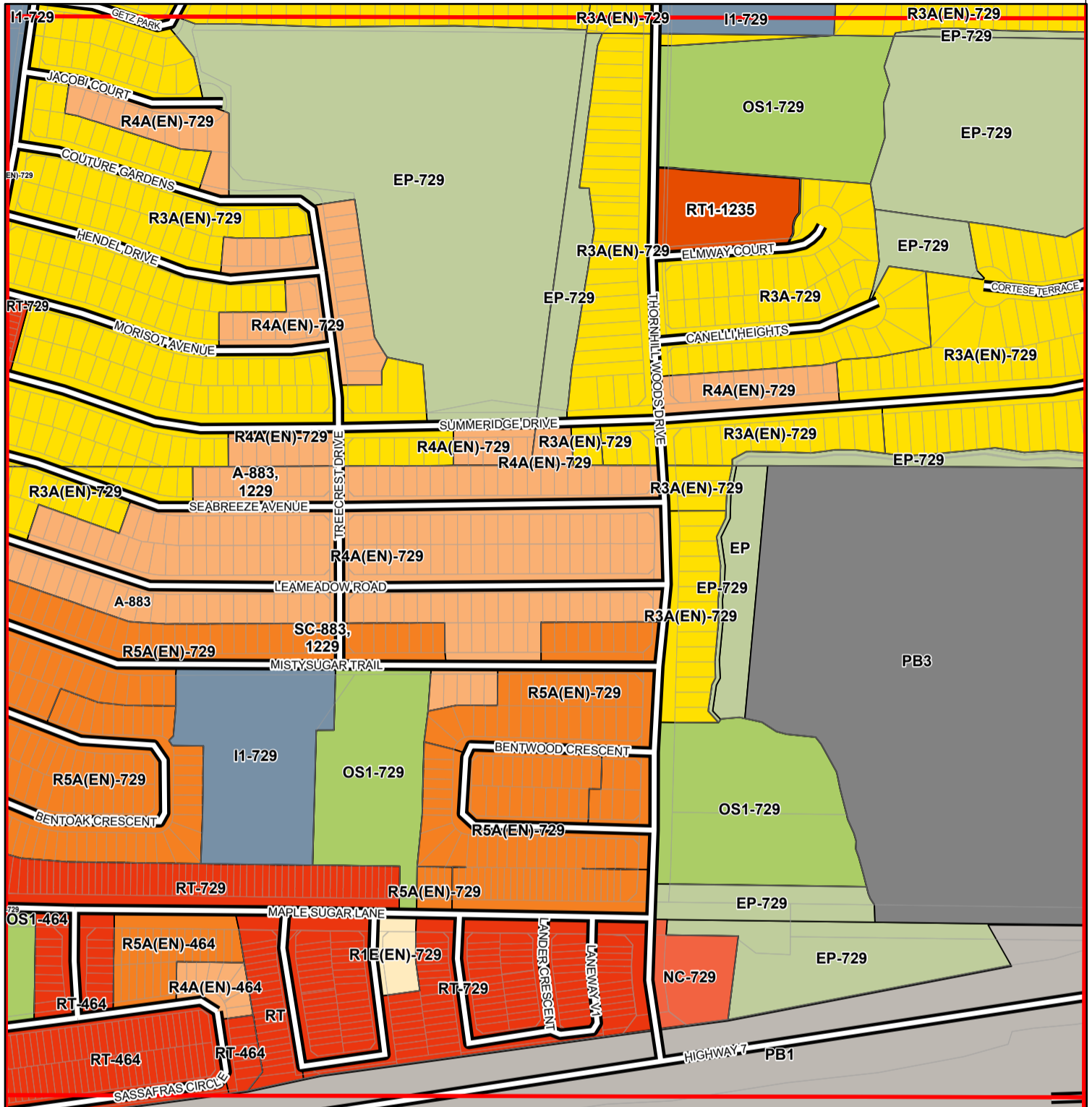
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 97



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)
- RT1 (Townhouse Residential Zone)
- 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

131	132	133	134
113	114	115	116
95	96	97	98
75	76	77	78
55	56	57	58

1:5,070
March, 2026

This is Schedule '2'
To By-Law 066-2026
Passed the 28th Day of April, 2026

File: Z.26.003
Related File: Z.24.041
Location: 16 Elmway Court, Part of Block 158,
 Plan 65M-3523, Designated as Parts 1 & 2, 65R-34476
Applicant: Elmway Residences Corp.
City of Vaughan

Signing Officers

Mayor

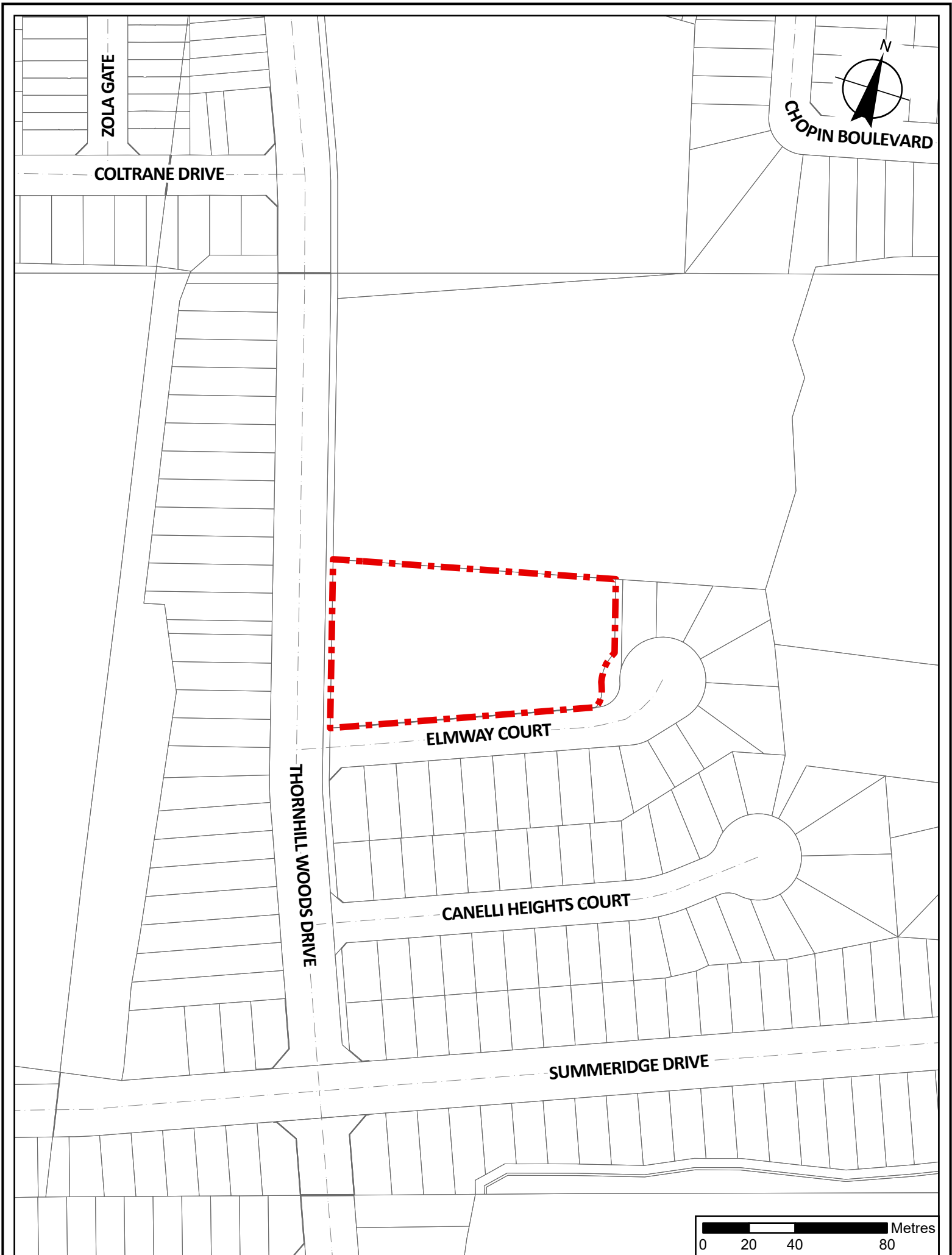
Clerk

SUMMARY TO BY-LAW 066-2026

The lands subject to this By-law are located at the north-east corner of Elmway Court and Thornhill Woods Drive, municipally known as 16 Elmway Court, 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 RT1(H) Townhouse Residential Zone with Holding Symbol “(H)”, subject to site-specific Exception 14.1235, to facilitate the development of a dual frontage common element townhouse development. The subject lands were zoned with the Holding Symbol “(H)” by By-law 255-2025, until such time that sanitary sewage and water supply capacity has been identified to the subject lands by Vaughan Council.

The condition for the removal of the Holding Symbol has been fulfilled with the formal allocation of sanitary servicing capacity and water supply being approved by Vaughan Council on March 24, 2026, thereby satisfying the condition for the removal of the Holding Symbol “H” and effectively zoning the subject lands RT1 – Townhouse Residential Zone, subject to site-specific Exception 14.1235.



Location Map To By-Law 066-2026


File: Z.26.003

Related File: Z.24.041

Location: 16 Elmway Court, Part of Block 158,
Plan 65M-3523, Designated as Parts 1 & 2, 65R-34476

Applicant: Elmway Residences Corp.

City of Vaughan

 Subject Lands