

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 179-2024**

**A By-law to amend City of Vaughan By-law 001-2021, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated maps, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010.**

**WHEREAS**, pursuant to subsection 16(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), Official Plan Amendment Number 101 was adopted by the City of Vaughan on September 26, 2023, and approved by the Regional Municipality of York, without modifications, on November 23, 2023, to delineate and establish Protected Major Transit Station Areas;

**AND WHEREAS**, Official Plan Amendment Number 101 came into force on November 17, 2023;

**AND WHEREAS**, pursuant to subsection 16(20) of the *Planning Act*, a municipality is required to amend all zoning by-laws that are in effect in the municipality to ensure they conform with the Official Plan policies related to Protected Major Transit Station Areas no later than one year after the Official Plan policies come into effect;

**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 following Maps in Schedule A and substituting therefor the Maps attached hereto as Schedule "1" by adding the Protected Major Transit Station Area boundaries in the manner shown on Schedule "1":  
Maps 11, 12, 13, 19, 20, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 60, 78, 80, 112, 113, 130, 131, 132, 168 and 169.
  - b) Adding a new definition to Part 3.0 Definitions, in alphabetical order, as follows:

**"Protected Major Transit Station Area:** Means an area of land

surrounding a higher order transit station or stop that is subject to the provisions of this By-law and is identified on Schedule A.”

- c) Deleting Section 6.3.5 Parking Space Rates and replacing it with the following:

**“6.3.5 Parking Space Rates**

1. Where a building or structure is erected or used in any zone, the required parking spaces shall be provided in accordance with Table 6-2. Note that where a “-” is used, the minimum required parking rate shall be based on “Other Zones”, unless otherwise provided in Table 6-2.

2. Where a lot is located within the boundary of a Protected Major Transit Station Area identified on Schedule A, the minimum required parking space rates identified in Table 6-2, shall not apply.”

2. Schedule “1” shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

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Steven Del Duca, Mayor

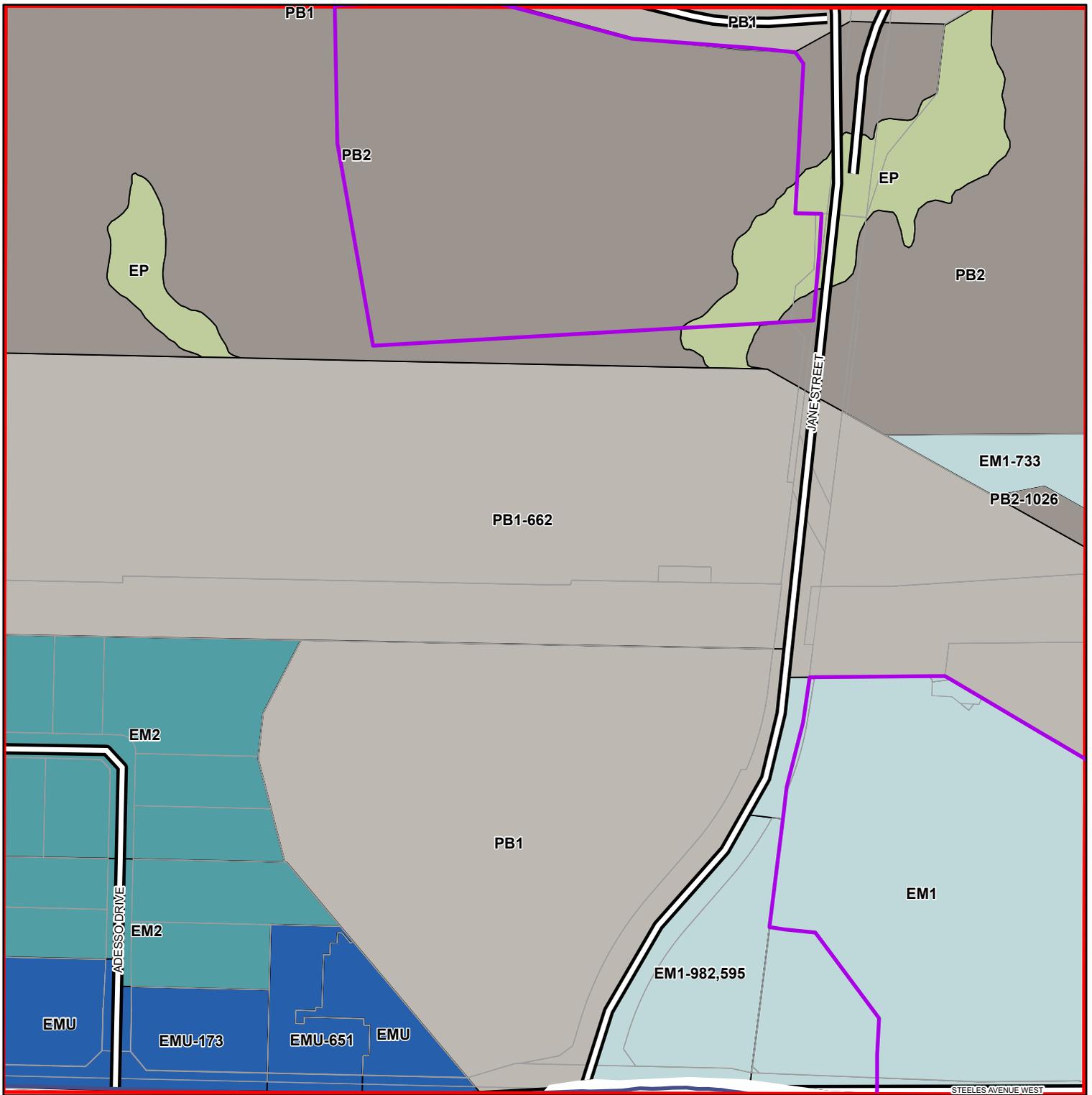
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Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 2024.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**

# Zoning By-law 001 - 2021

## Schedule A | Map 11



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- 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)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

### Mixed-Use Zones

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

### Other Zones

- 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)
- 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
- Protected Major Transit Station Area (PMTSA)

### Employment Zones

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

### Schedule A index and PMTSA boundary map

49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

1:5,000



This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

**File:** Z.24.011

**Related File:** 26.18

**Location:** City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.

**Applicant:** City-initiated

**City of Vaughan**

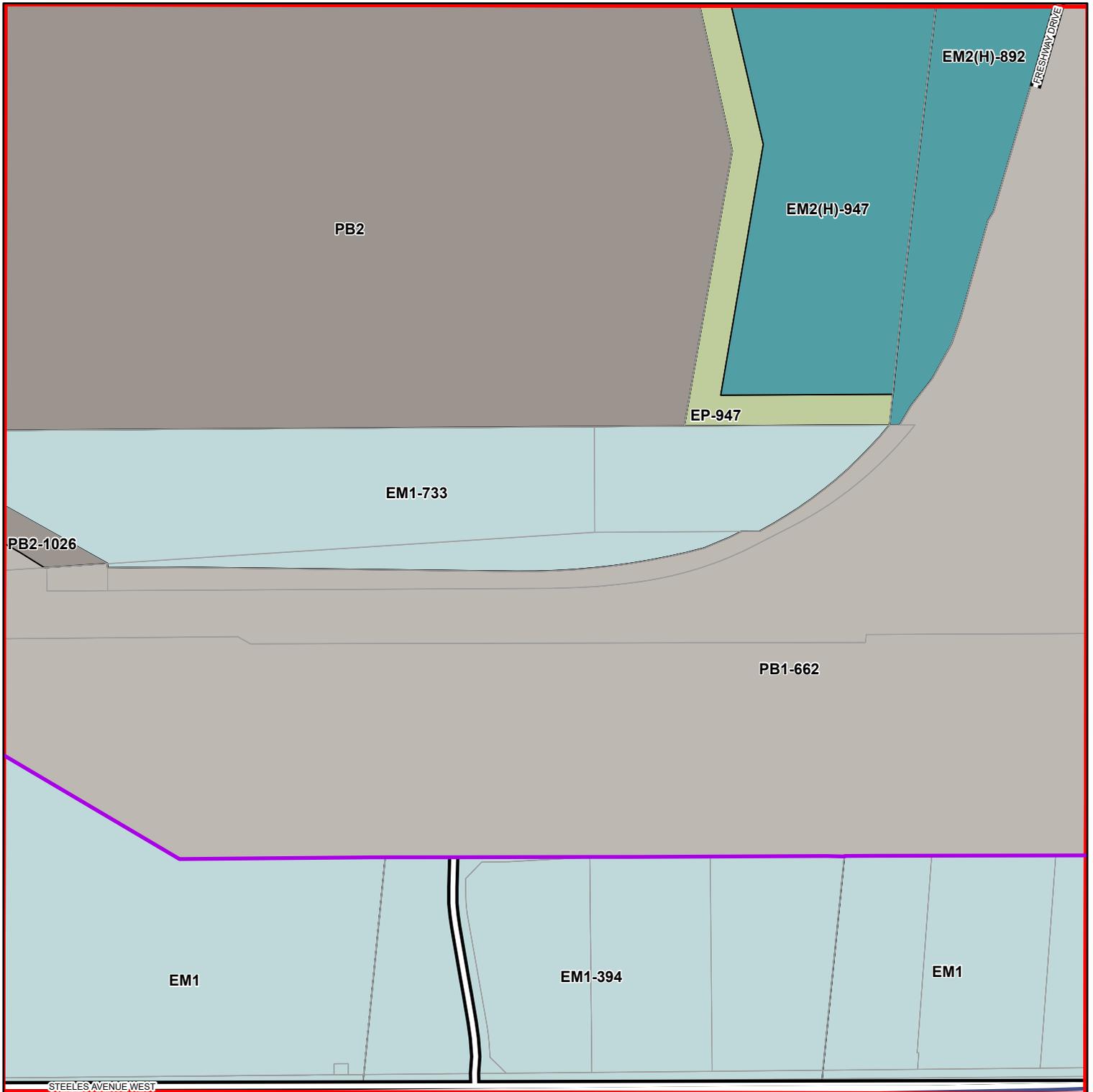
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 12



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- 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)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

### Mixed-Use Zones

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

### Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
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- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
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- Protected Major Transit Station Area (PMTSA)

### Employment Zones

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

### Schedule A index and PMTSA boundary map

50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

1:5,000



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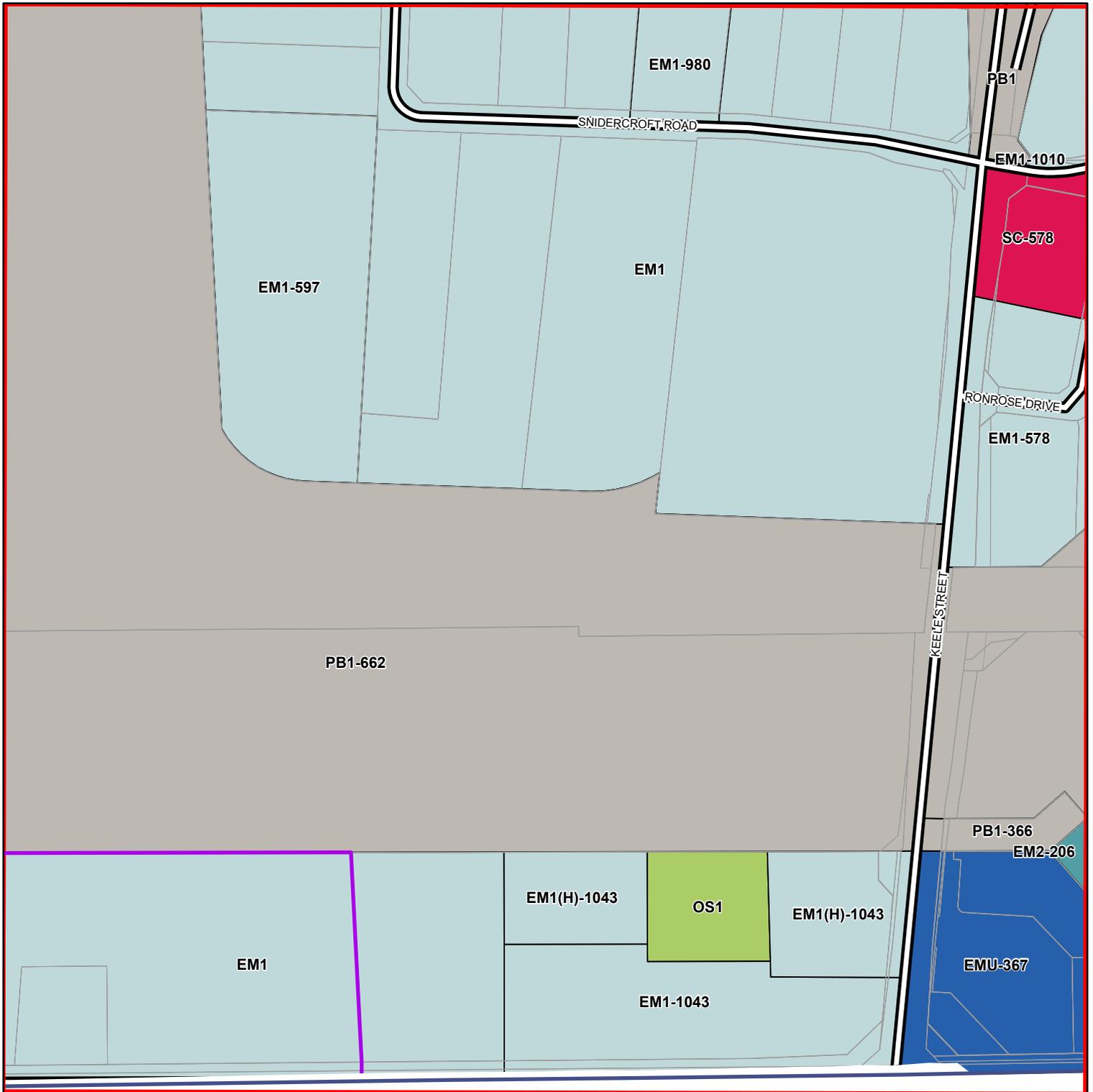
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 13



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)

### Employment Zones

- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
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- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- 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
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

51	52	53	54	55
31	32	33	34	35
11	12	13	14	15

1:5,000



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**City of Vaughan**

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# Zoning By-law 001 - 2021

## Schedule A | Map 20



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- 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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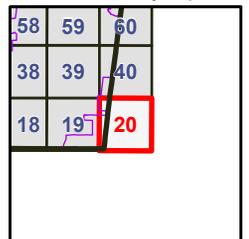
### Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
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- KMS (Main Street Mixed-Use - Kleinburg Zone)
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- 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)
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### Schedule A index and PMTSA boundary map



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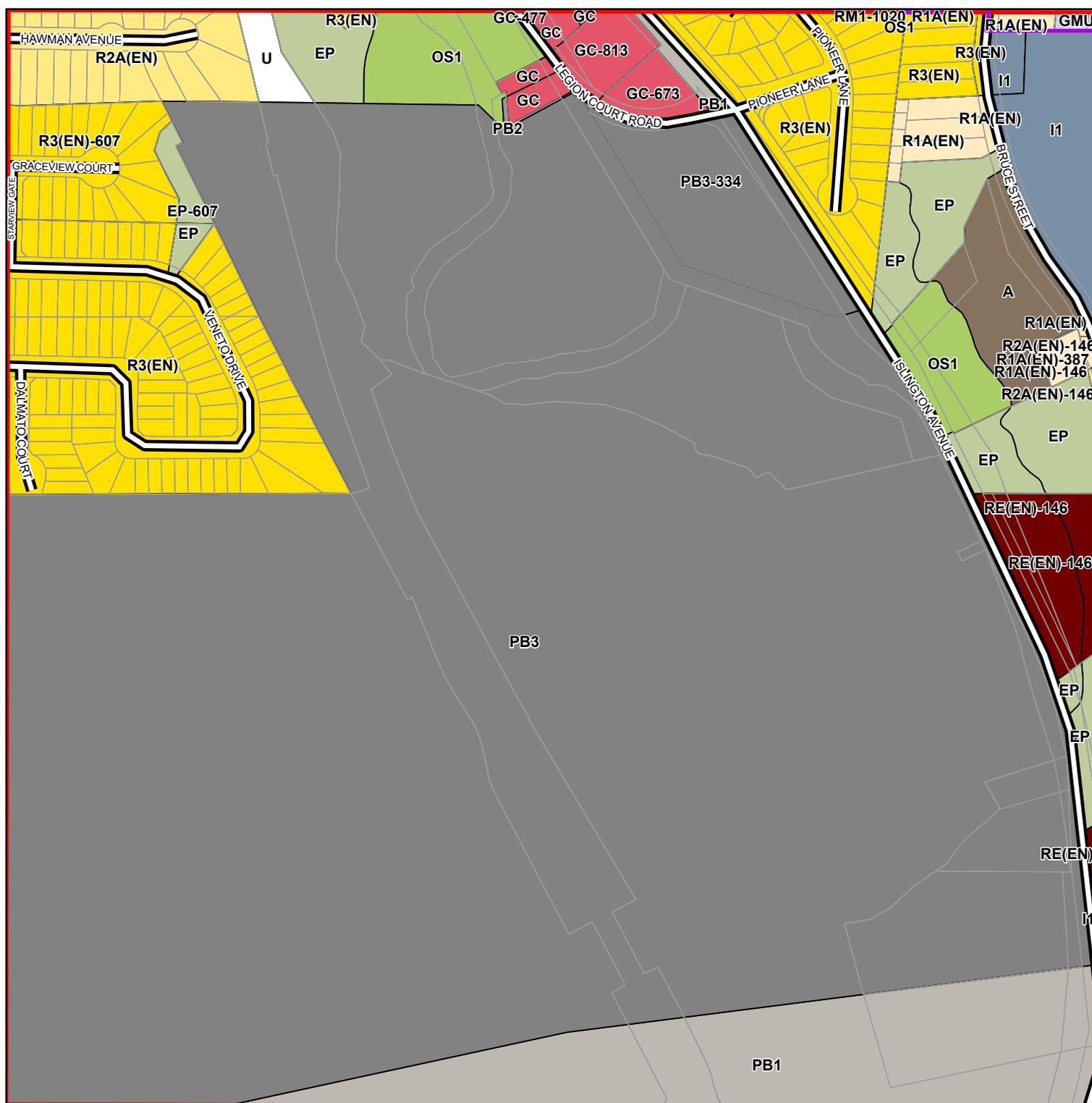
SIGNING OFFICERS

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MAYOR

\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 26



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other</b></p> <ul style="list-style-type: none"> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>
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**Schedule A index and PMTSA boundary map**

64	65	66	67	68
44	45	46	47	48
24	25	26	27	28
4	5	6	7	8

1:5,000

**VAUGHAN** September 2024

This is Schedule '1'  
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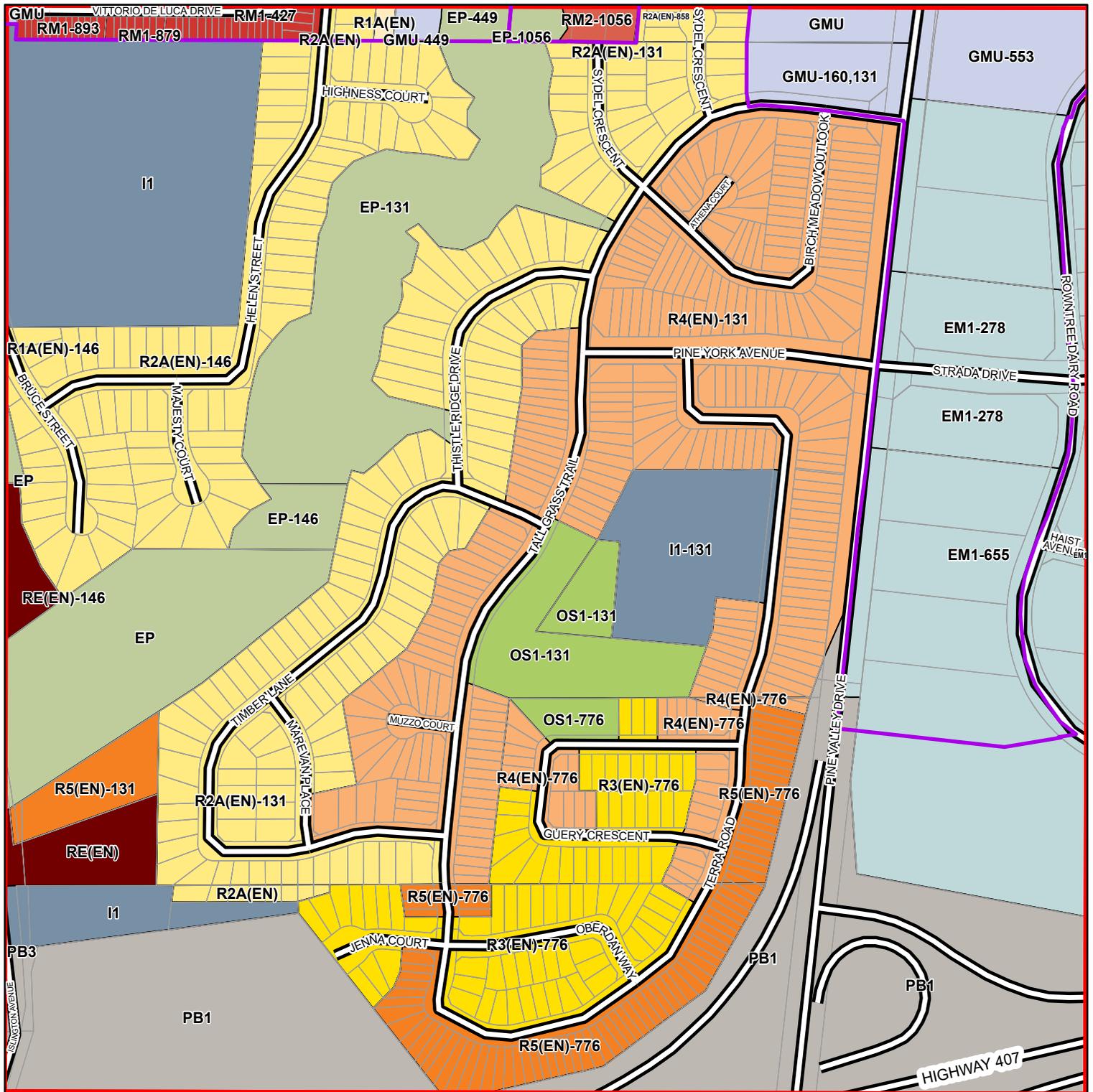
SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 27



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> </ul>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1" style="border-collapse: collapse; text-align: center;"> <tr><td>65</td><td>66</td><td>67</td><td>68</td><td>69</td></tr> <tr><td>45</td><td>46</td><td>47</td><td>48</td><td>49</td></tr> <tr><td>25</td><td>26</td><td style="border: 2px solid red;">27</td><td>28</td><td>29</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> </table> <p>1:5,000</p> <p> September 2024</p>	65	66	67	68	69	45	46	47	48	49	25	26	27	28	29	5	6	7	8	9
65	66	67	68	69																						
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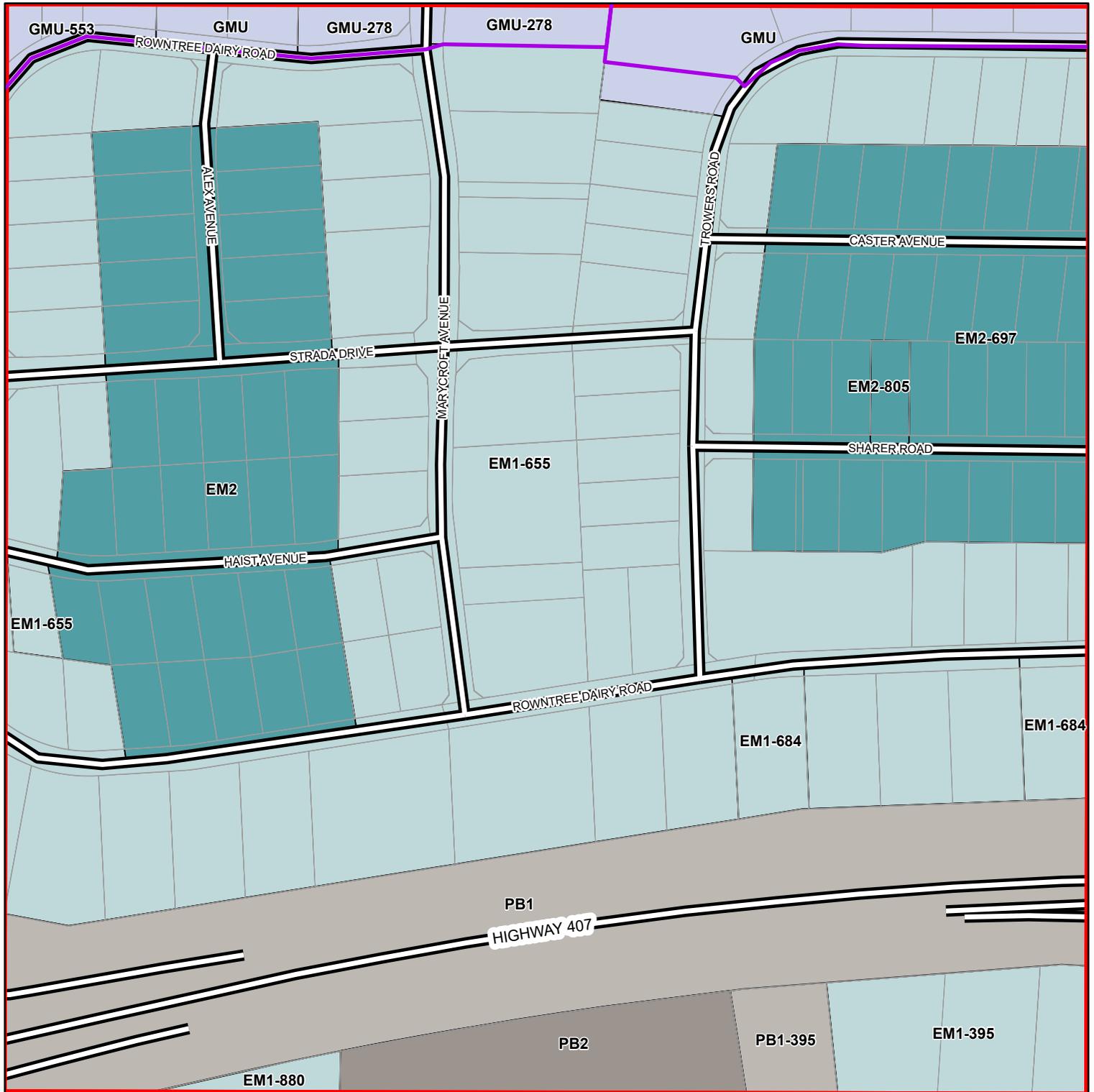
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 28



### Conservation, Open Space and Agricultural Zones

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- OS1 (Open Space Zone)
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- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

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- These Lands shall not be subject to Zoning By-law 001-2021
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### Schedule A index and PMTSA boundary map

66	67	68	69	70
46	47	48	49	50
26	27	28	29	30
6	7	8	9	10

1:5,000

VAUGHAN September 2024

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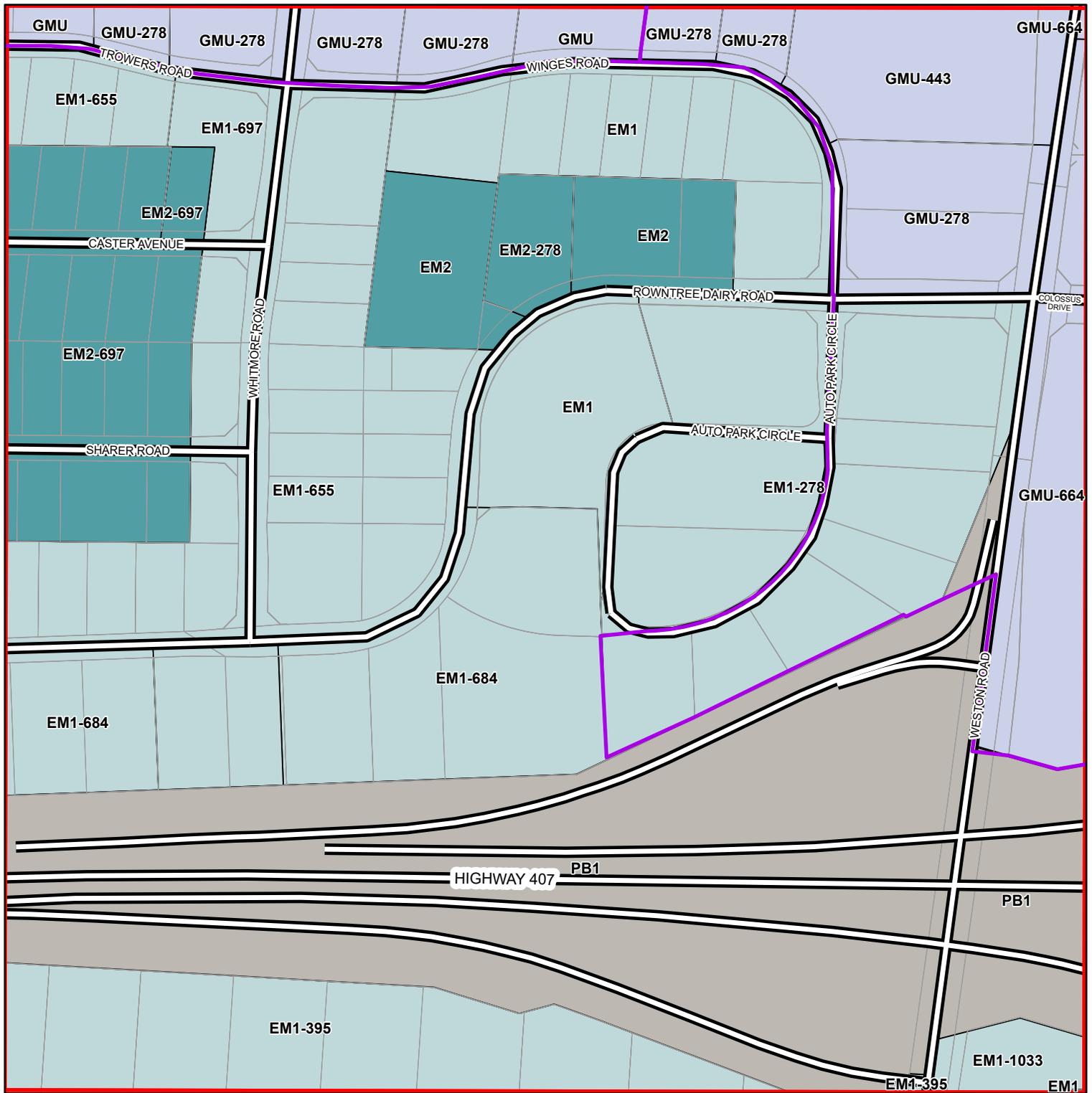
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 29



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<ul style="list-style-type: none"> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul> <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p> <p>Protected Major Transit Station Area (PMTSA)</p>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1" style="border-collapse: collapse; text-align: center;"> <tr><td>67</td><td>68</td><td>69</td><td>70</td><td>71</td></tr> <tr><td>47</td><td>48</td><td>49</td><td>50</td><td>51</td></tr> <tr><td>27</td><td>28</td><td style="border: 2px solid red;">29</td><td>30</td><td>31</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> </table> <p>1:5,000</p> <p> September 2024</p>	67	68	69	70	71	47	48	49	50	51	27	28	29	30	31	7	8	9	10	11
67	68	69	70	71																					
47	48	49	50	51																					
27	28	29	30	31																					
7	8	9	10	11																					

This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

**File:** Z.24.011

**Related File:** 26.18

**Location:** City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.

**Applicant:** City-initiated

**City of Vaughan**

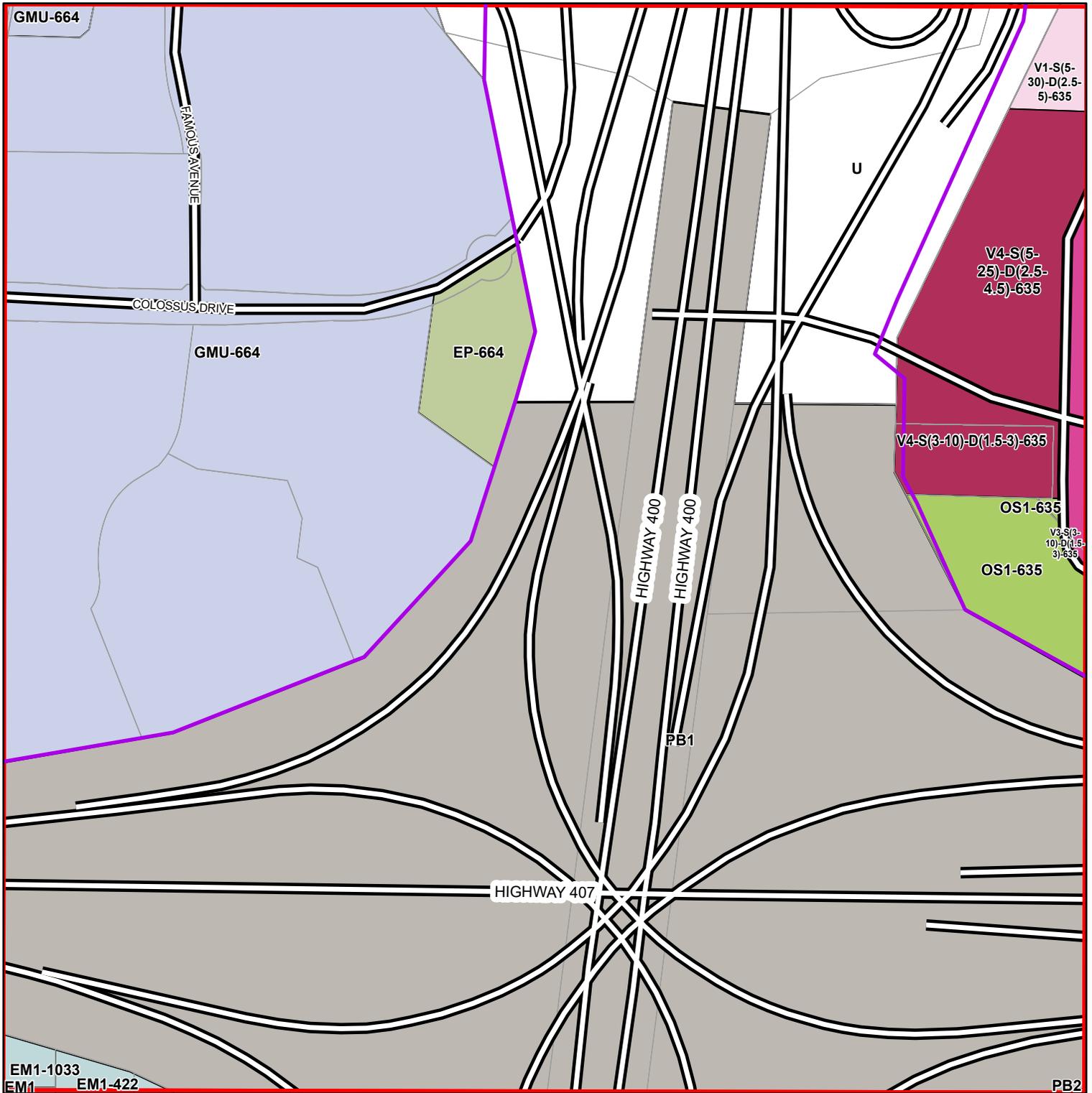
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# Zoning By-law 001 - 2021

## Schedule A | Map 30



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)

### Other Zones

- 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)
- 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)

### Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- These Lands shall not be subject to Zoning By-law 001-2021
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

68	69	70	71	72
48	49	50	51	52
28	29	30	31	32
8	9	10	11	12

1:5,000



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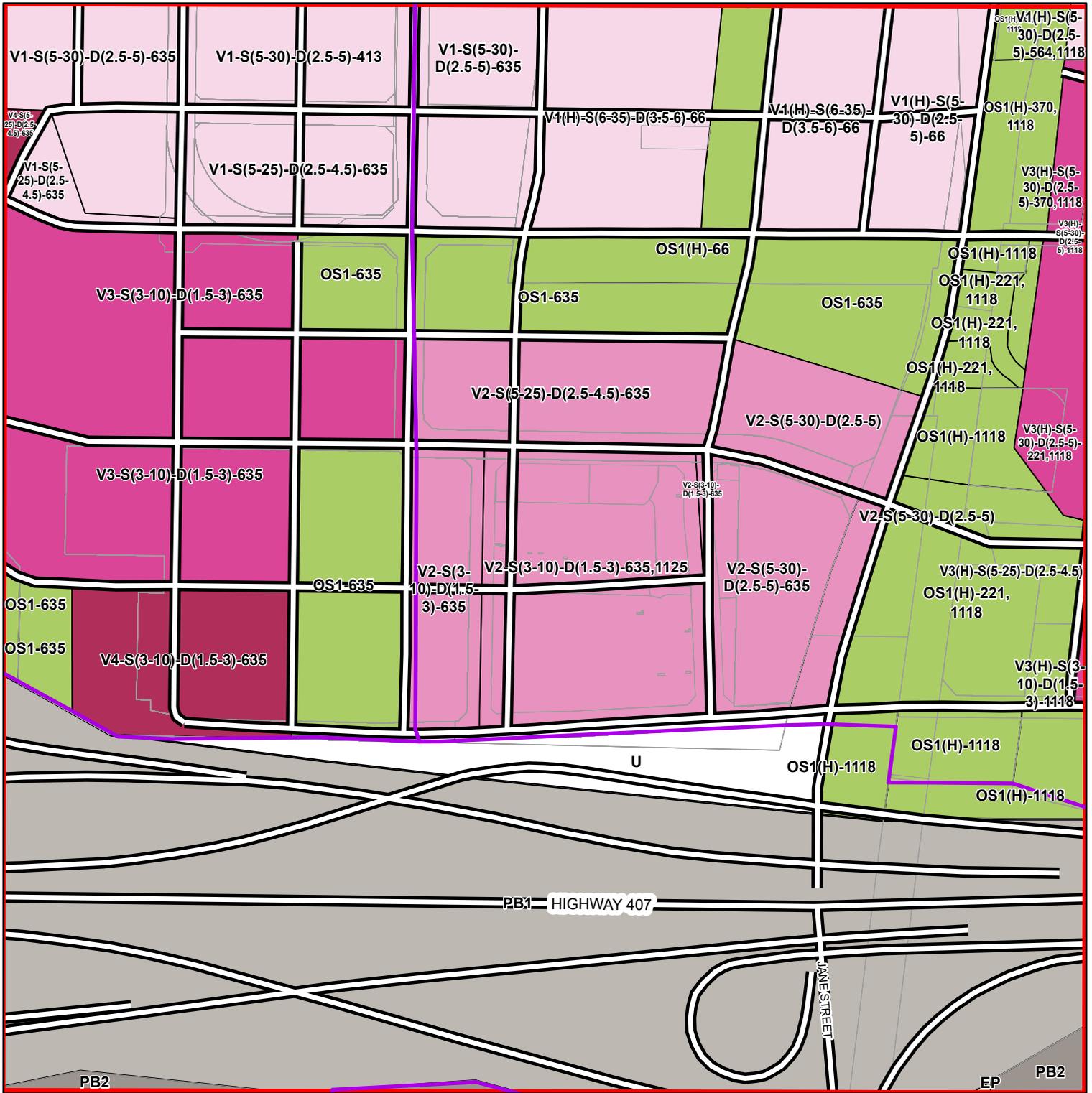
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# Zoning By-law 001 - 2021

## Schedule A | Map 31



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-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
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13



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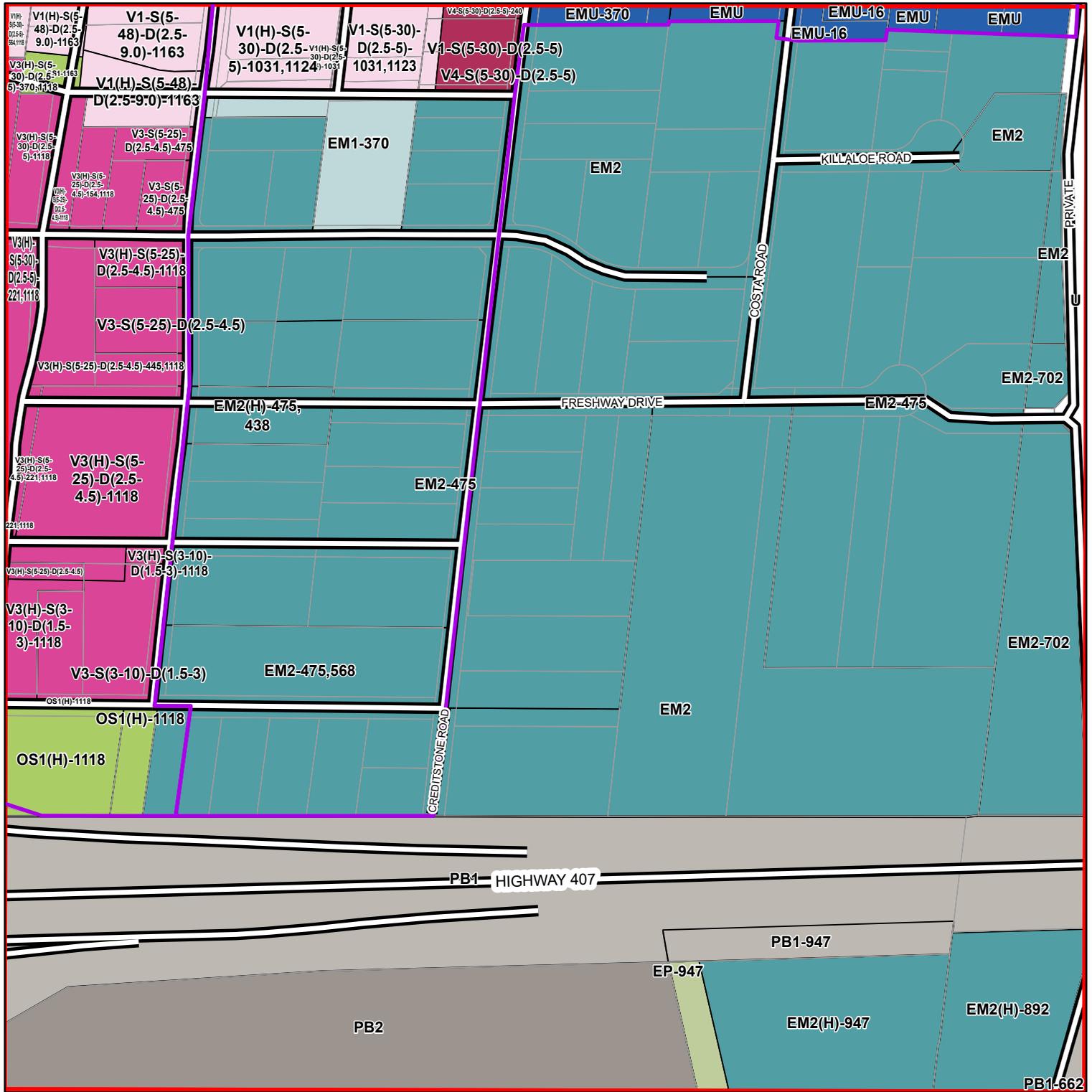
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# Zoning By-law 001 - 2021

## Schedule A | Map 32



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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)
- 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)
- HMU (High-Rise Mixed-Use 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
- Protected Major Transit Station Area (PMTSA)

### Employment Zones

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

### Schedule A index and PMTSA boundary map

70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

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VAUGHAN September 2024

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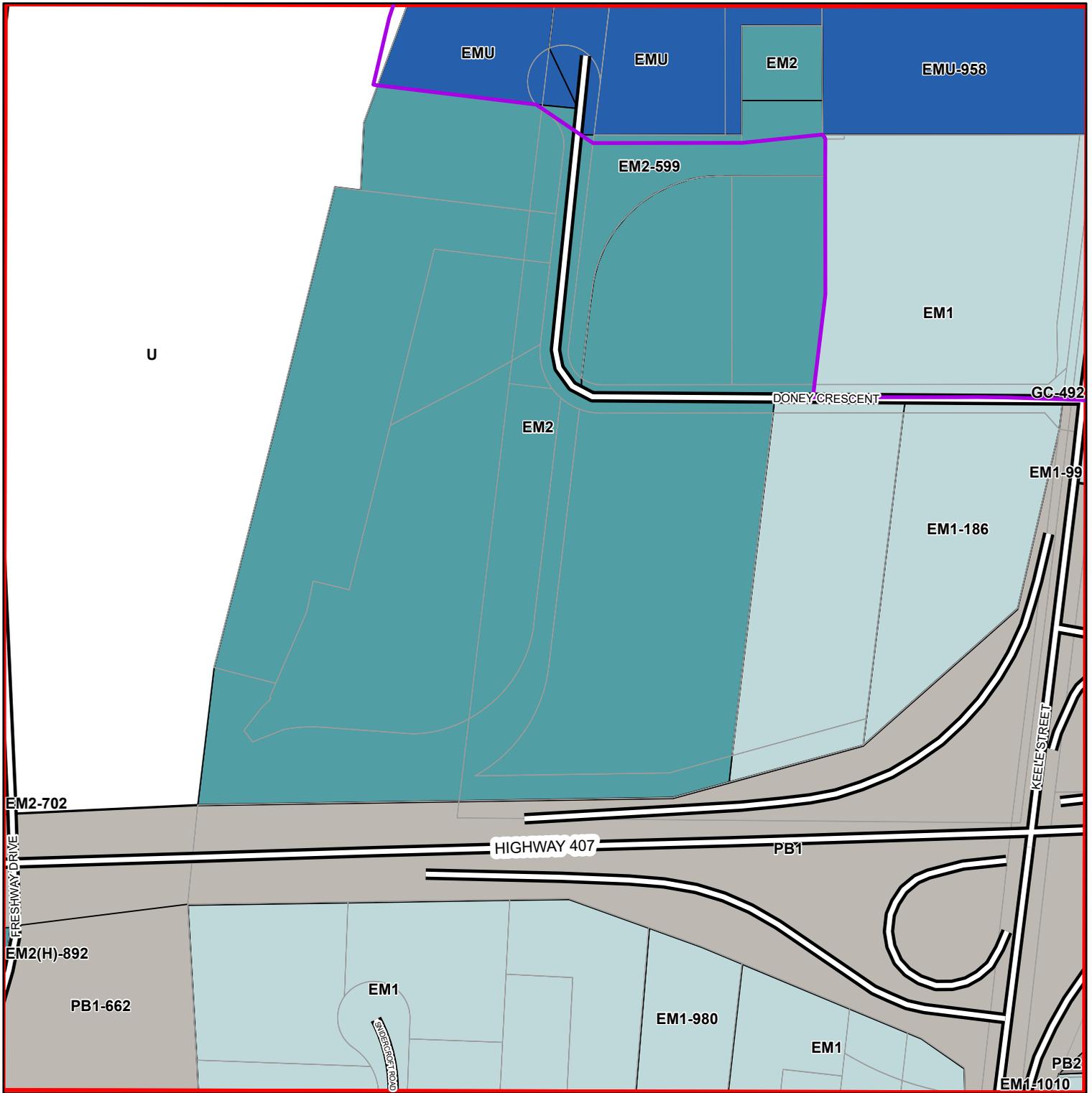
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# Zoning By-law 001 - 2021

Schedule A | Map 33



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)

### Employment Zones

- 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)
- 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
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

71	72	73	74	75
51	52	53	54	55
31	32	33	34	35
11	12	13	14	15

1:5,000



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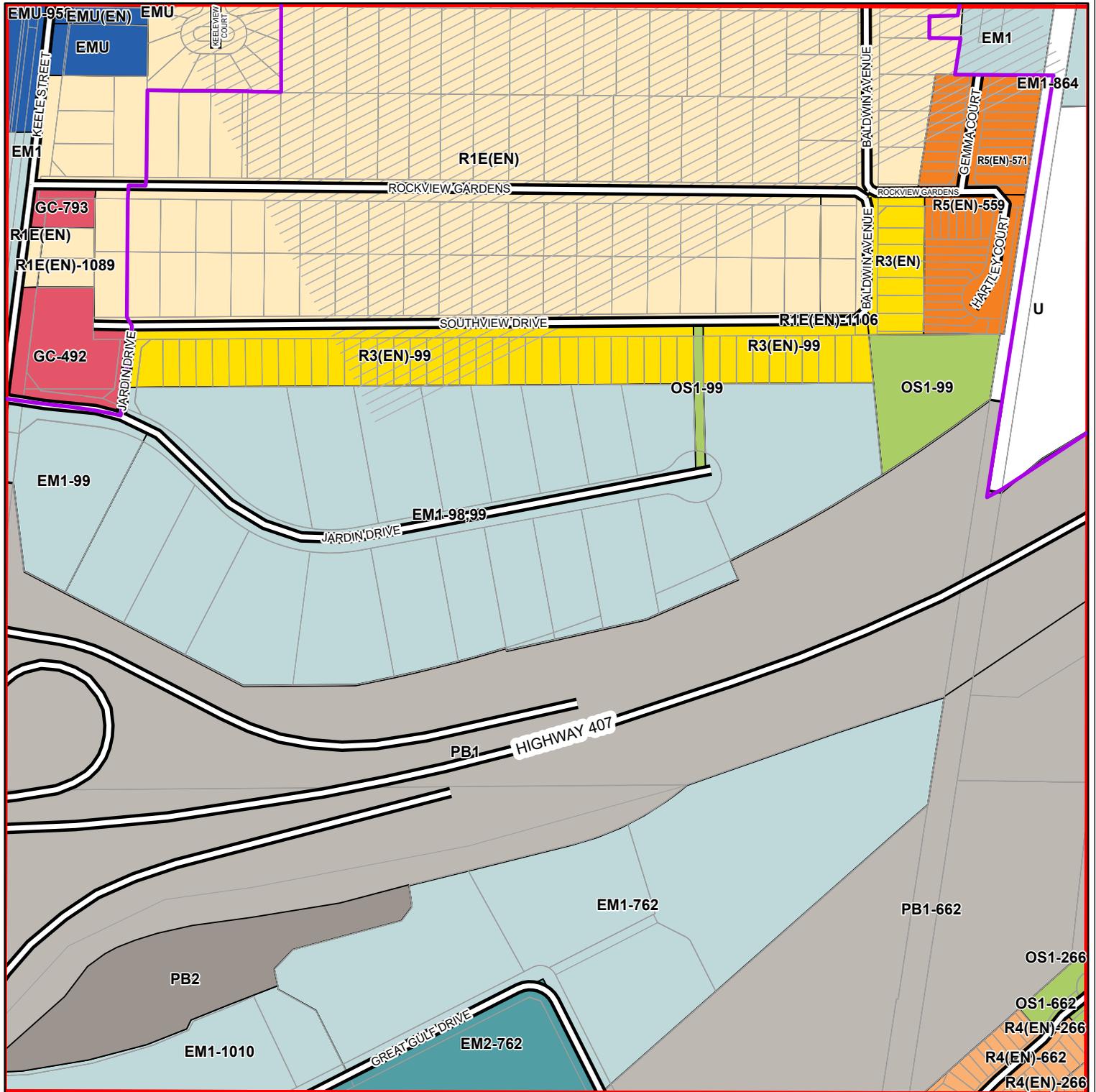
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# Zoning By-law 001 - 2021

## Schedule A | Map 34



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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**

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)

**Employment Zones**

- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
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- WMS (Main Street Mixed-Use - Woodbridge Zone)
- 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
- Protected Major Transit Station Area (PMTSA)

**Schedule A index and PMTSA boundary map**

72	73	74	75	76
52	53	54	55	56
32	33	34	35	36
12	13	14	15	16



1:5,000

VAUGHAN September 2024

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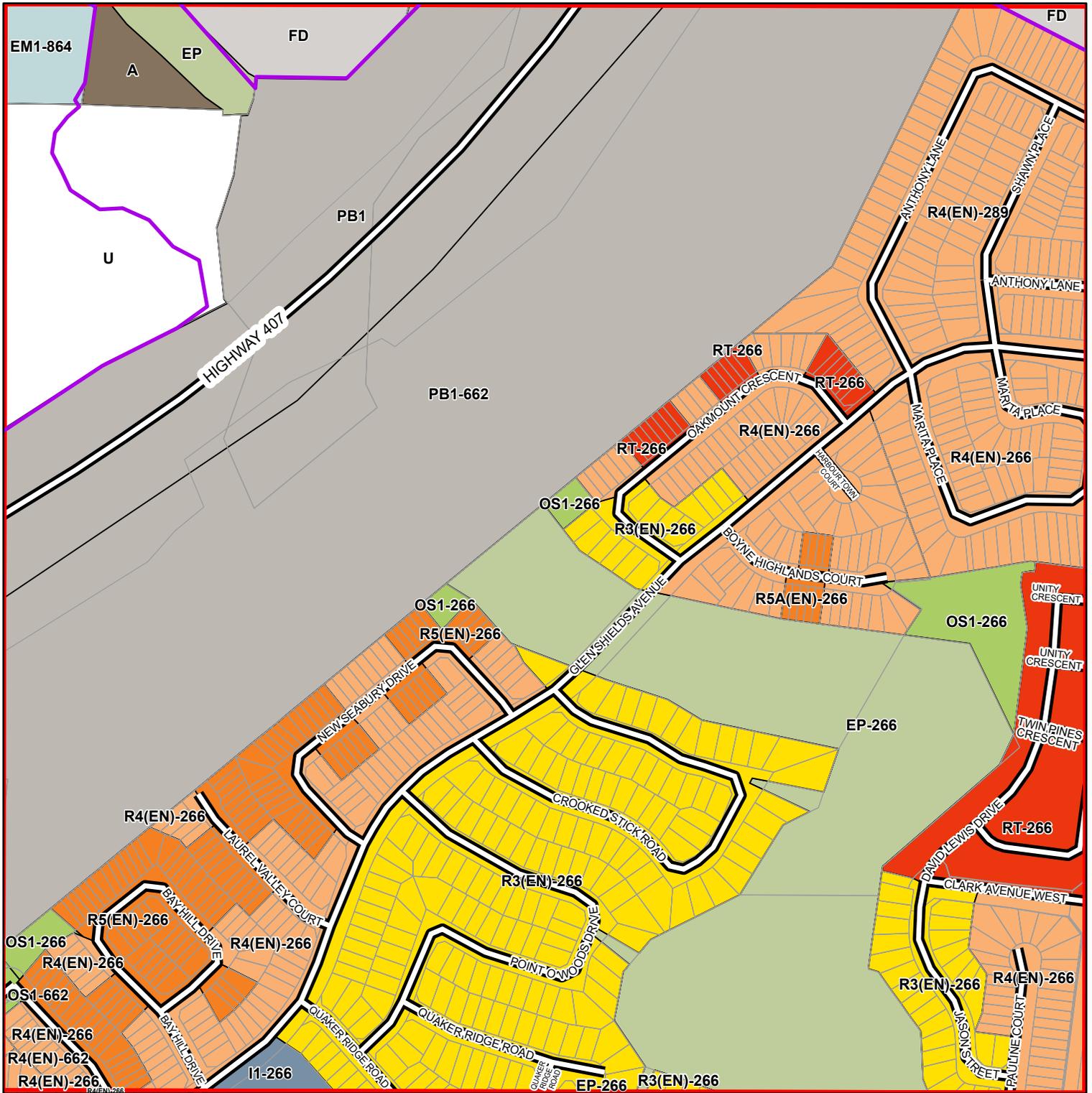
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# Zoning By-law 001 - 2021

## Schedule A | Map 35



- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
  - OS1 (Open Space Zone)
  - OS2 (Open Space Zones)
  - 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); R1A(H)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - 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**
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  - 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)
  - HMU (High-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
- Protected Major Transit Station Area (PMTSA)

**Schedule A index and PMTSA boundary map**

73	74	75	76	77
53	54	55	56	57
33	34	35	36	37
13	14	15	16	17

1:5,000

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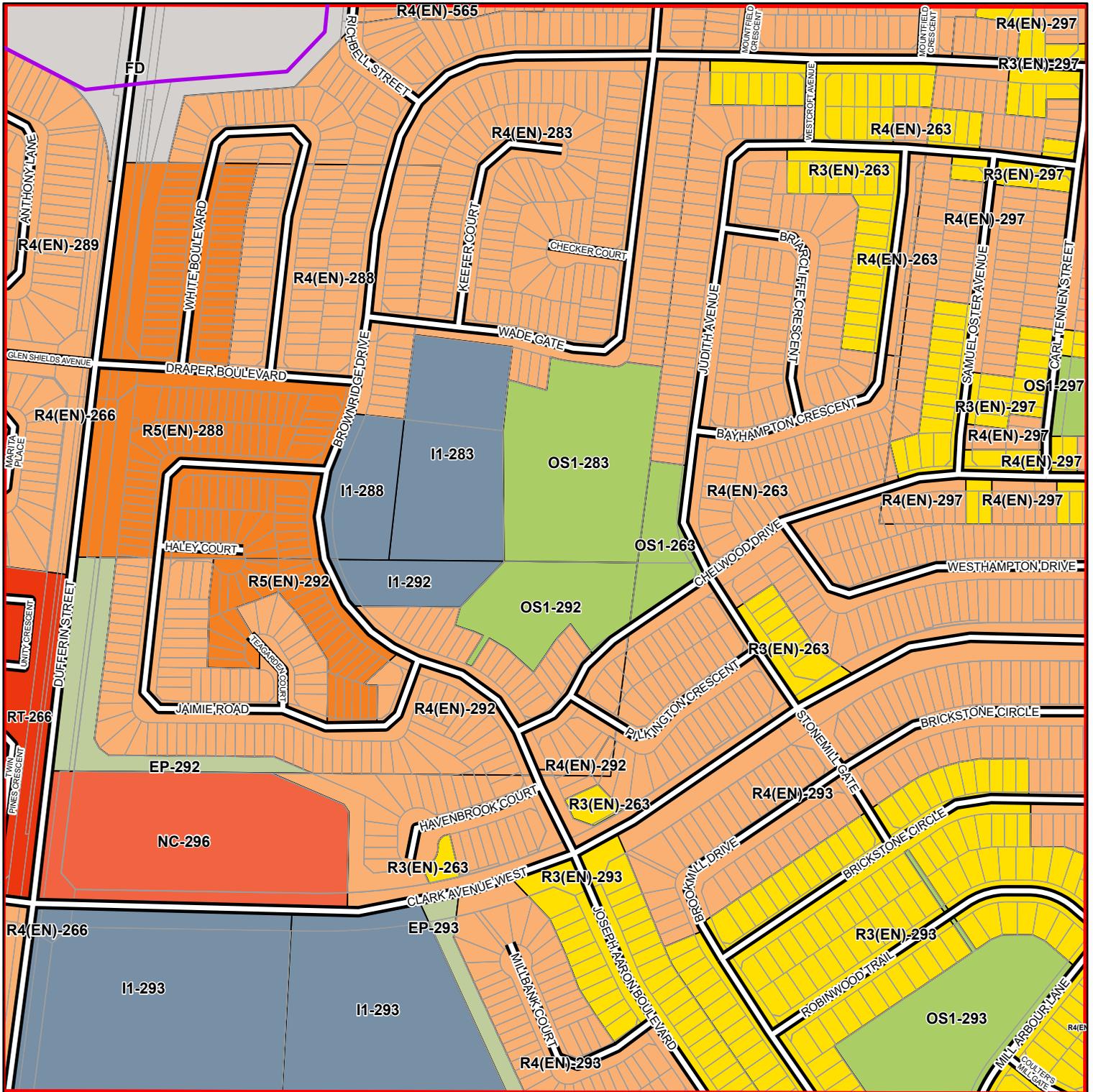
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# Zoning By-law 001 - 2021

## Schedule A | Map 36



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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)
- 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)
- HMU (High-Rise Mixed-Use 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
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

74	75	76	77	78
54	55	56	57	58
34	35	36	37	38
14	15	16	17	18

1:5,000

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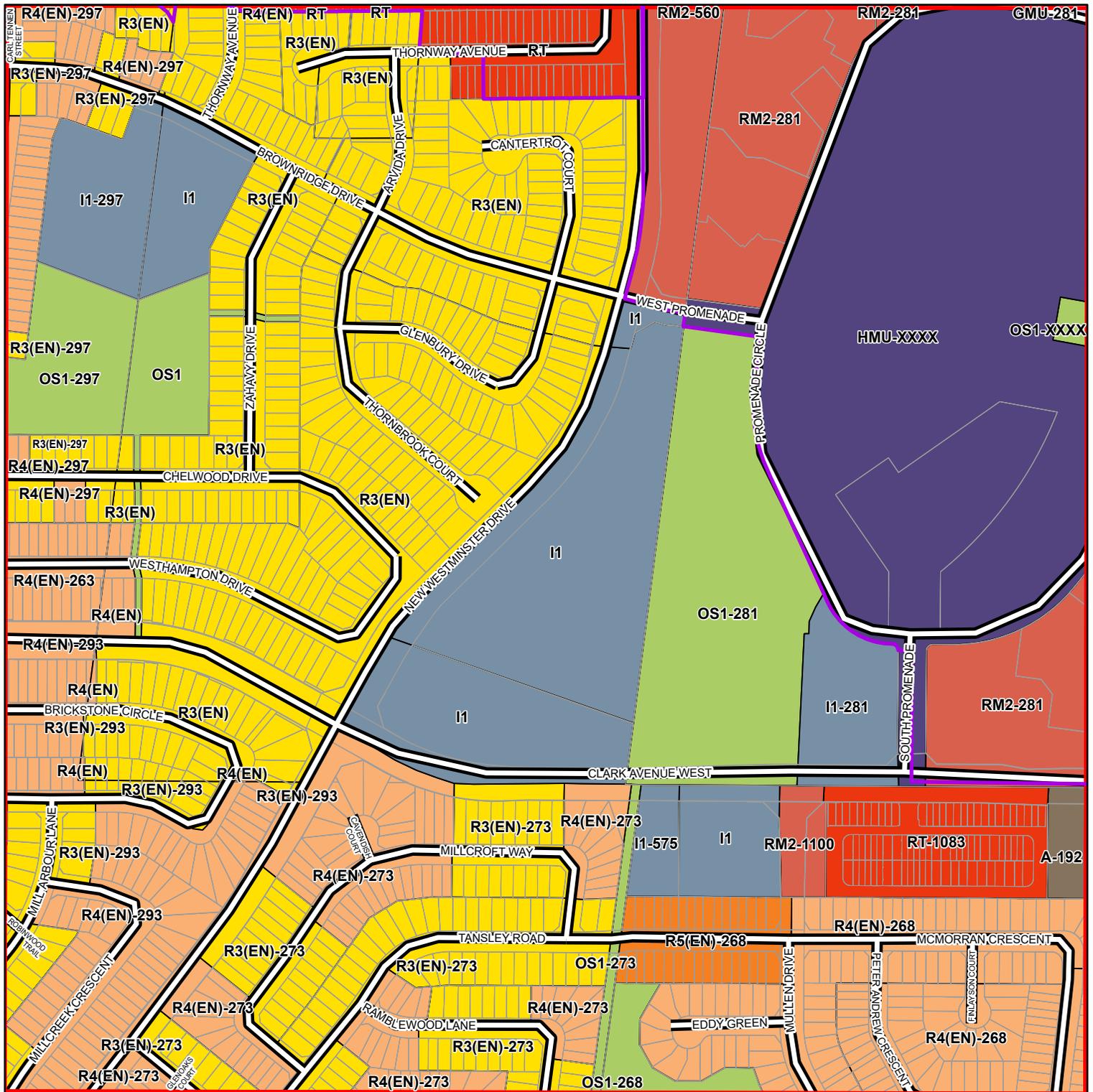
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# Zoning By-law 001 - 2021

## Schedule A | Map 37



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p> <p>Protected Major Transit Station Area (PMTSA)</p>
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**Schedule A index and PMTSA boundary map**

75	76	77	78	79
55	56	57	58	59
35	36	37	38	39
15	16	17	18	19

1:5,000

September 2024

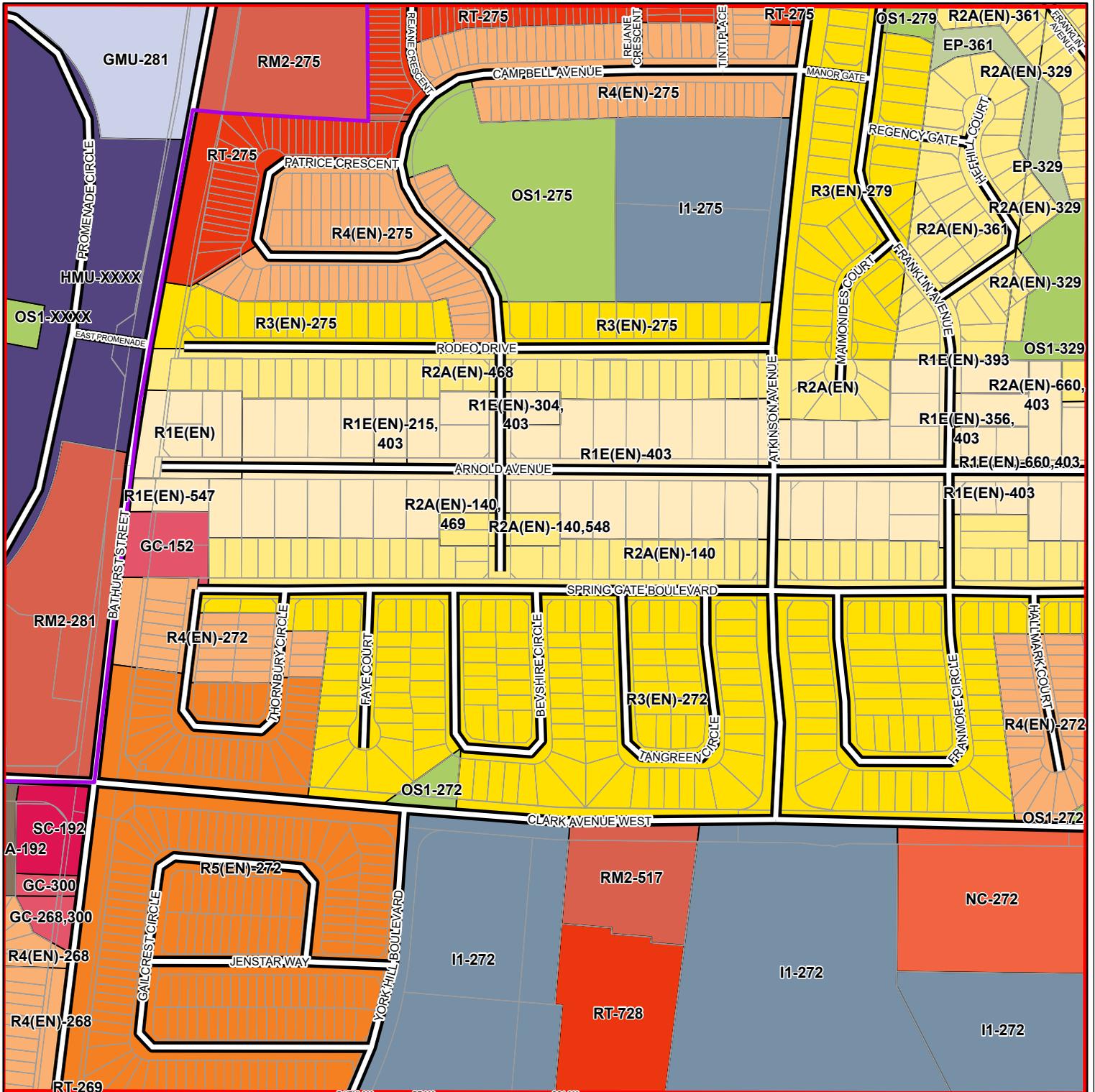
This is Schedule '1'  
 To By-Law 179-2024  
 Passed the 29<sup>th</sup> Day of October, 2024

**File:** Z.24.011  
**Related File:** 26.18  
**Location:** City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.  
**Applicant:** City-initiated  
**City of Vaughan**

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 38



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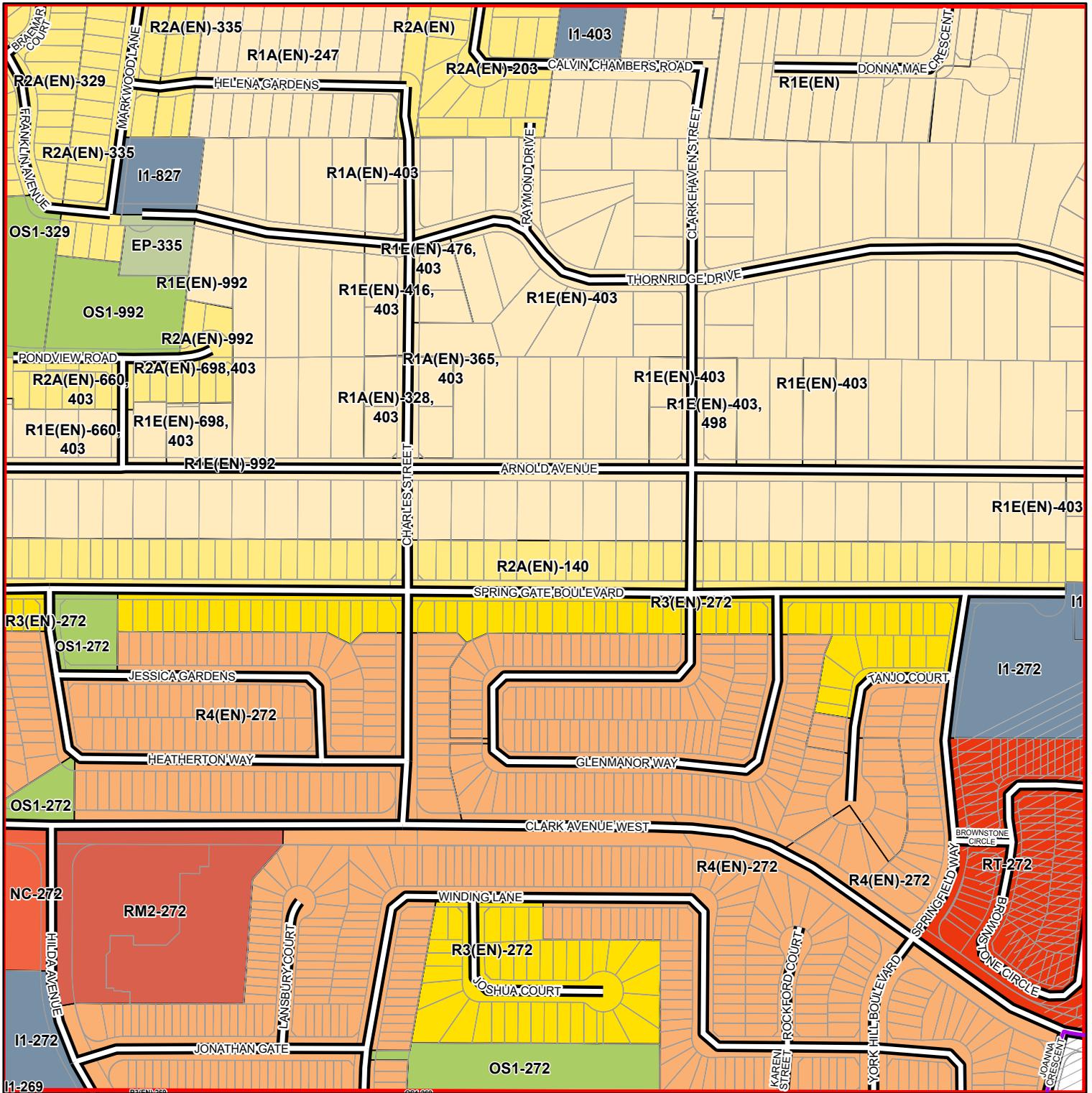
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 39



- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
  - OS1 (Open Space Zone)
  - OS2 (Open Space Zones)
  - 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); R1A(H)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - R5 (Fifth Density Residential Zone)
  - RT (Townhouse Residential)
  - RT1 (Townhouse Residential Zone); RT1(H)
  - RT2 (Townhouse Residential Zone)
  - RM1 (Multiple Unit Residential Zone)
  - RM2 (Multiple Unit Residential Zone)
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  - RE (Estate 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)
  - HMU (High-Rise Mixed-Use 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)
- 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)
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- Protected Major Transit Station Area (PMTSA)

**Schedule A index and PMTSA boundary map**

77	78	79	80
57	58	59	60
37	38	39	40
17	18	19	20

1:5,000

**VAUGHAN** September 2024

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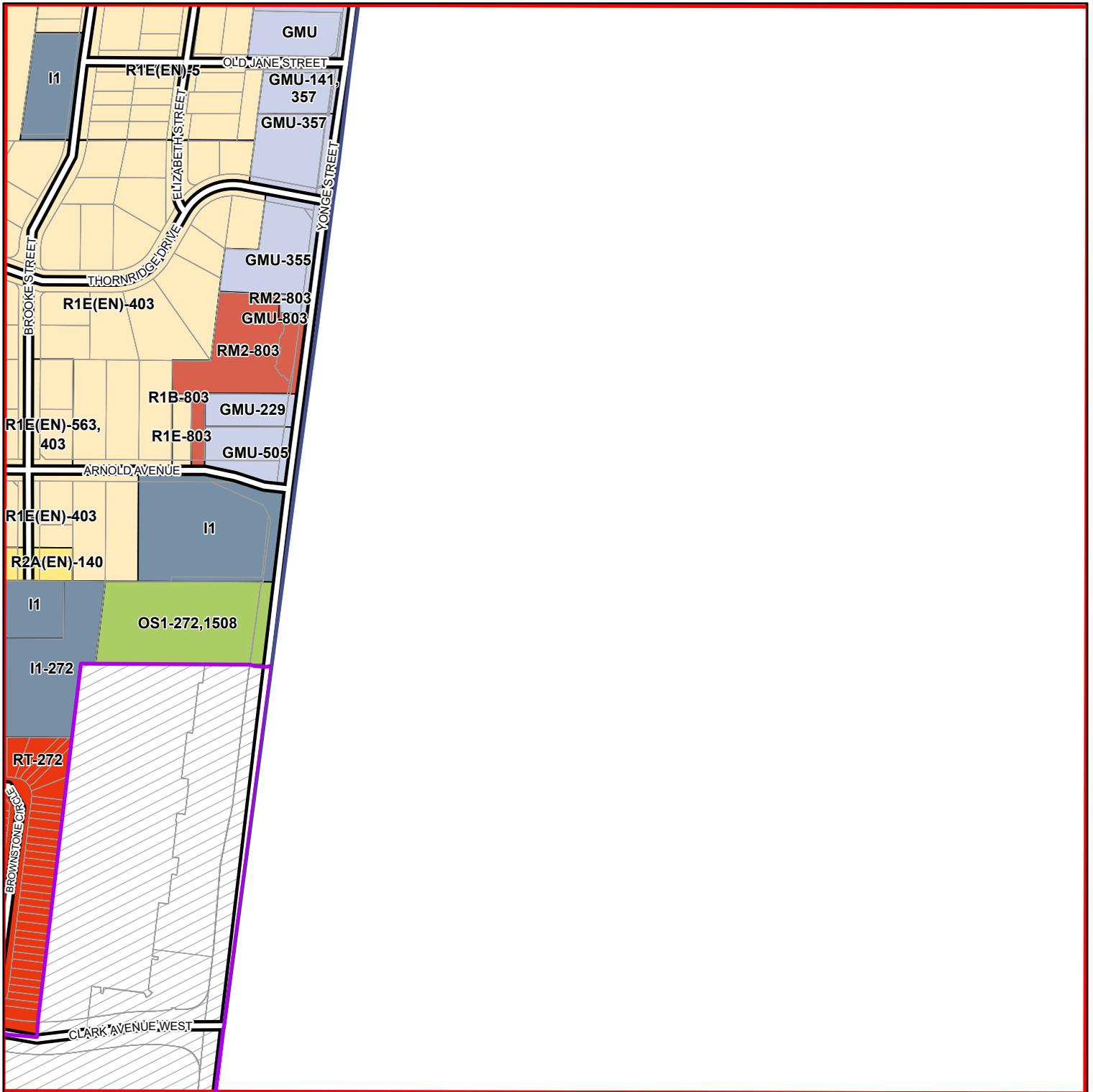
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 40



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
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- RM2 (Multiple Unit Residential Zone)
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### Commercial Zones

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

### Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
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- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
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- KMS (Main Street Mixed-Use - Kleinburg Zone)
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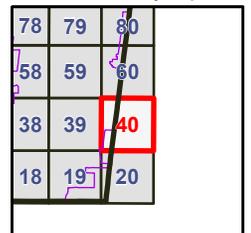
### Employment Zones

- 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)
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### Schedule A index and PMTSA boundary map



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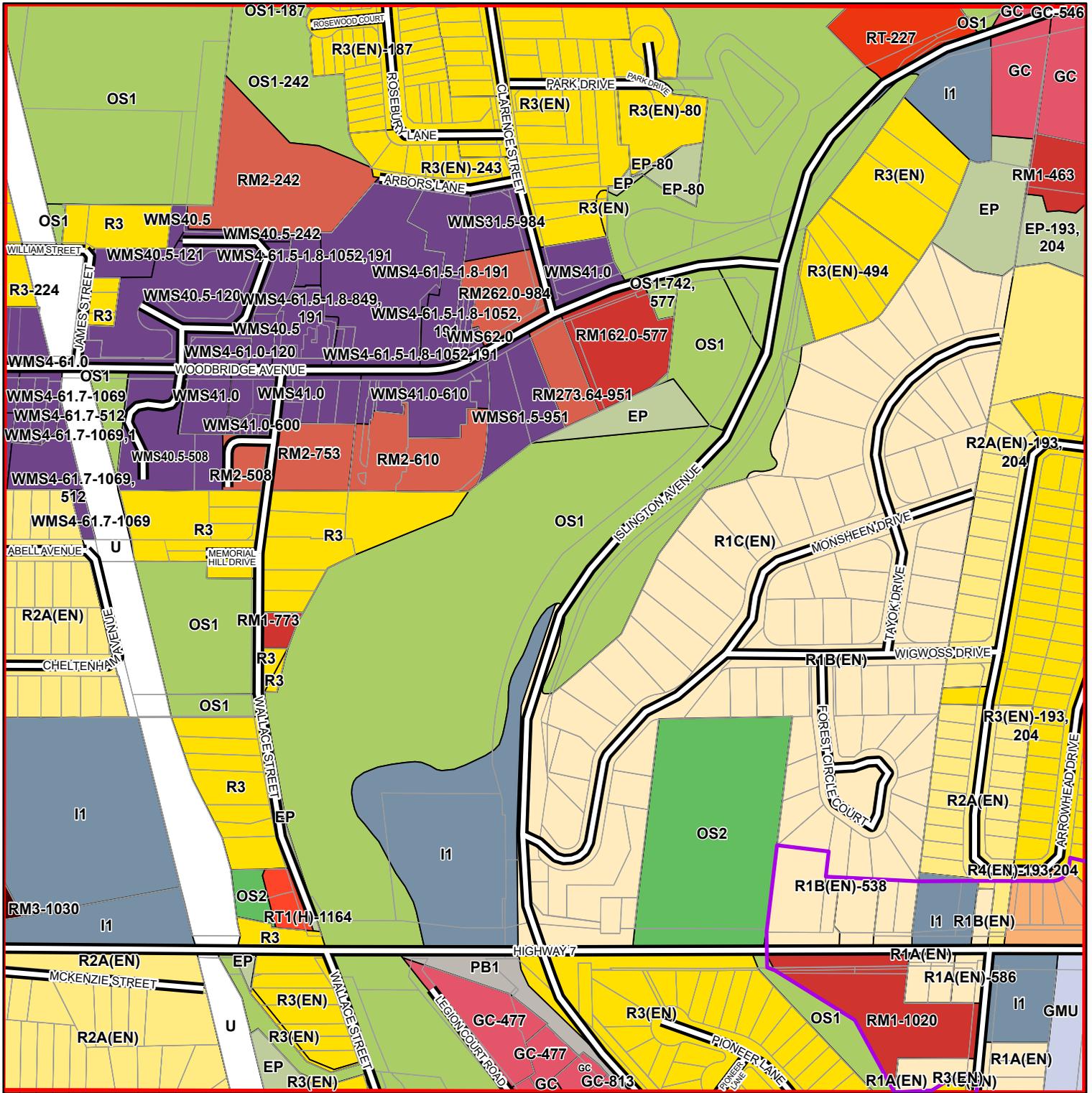
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 46



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul> <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>84</td><td>85</td><td>86</td><td>87</td><td>88</td></tr> <tr><td>64</td><td>65</td><td>66</td><td>67</td><td>68</td></tr> <tr><td>44</td><td>45</td><td>46</td><td>47</td><td>48</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	84	85	86	87	88	64	65	66	67	68	44	45	46	47	48	24	25	26	27	28	4	5	6	7	8
84	85	86	87	88																								
64	65	66	67	68																								
44	45	46	47	48																								
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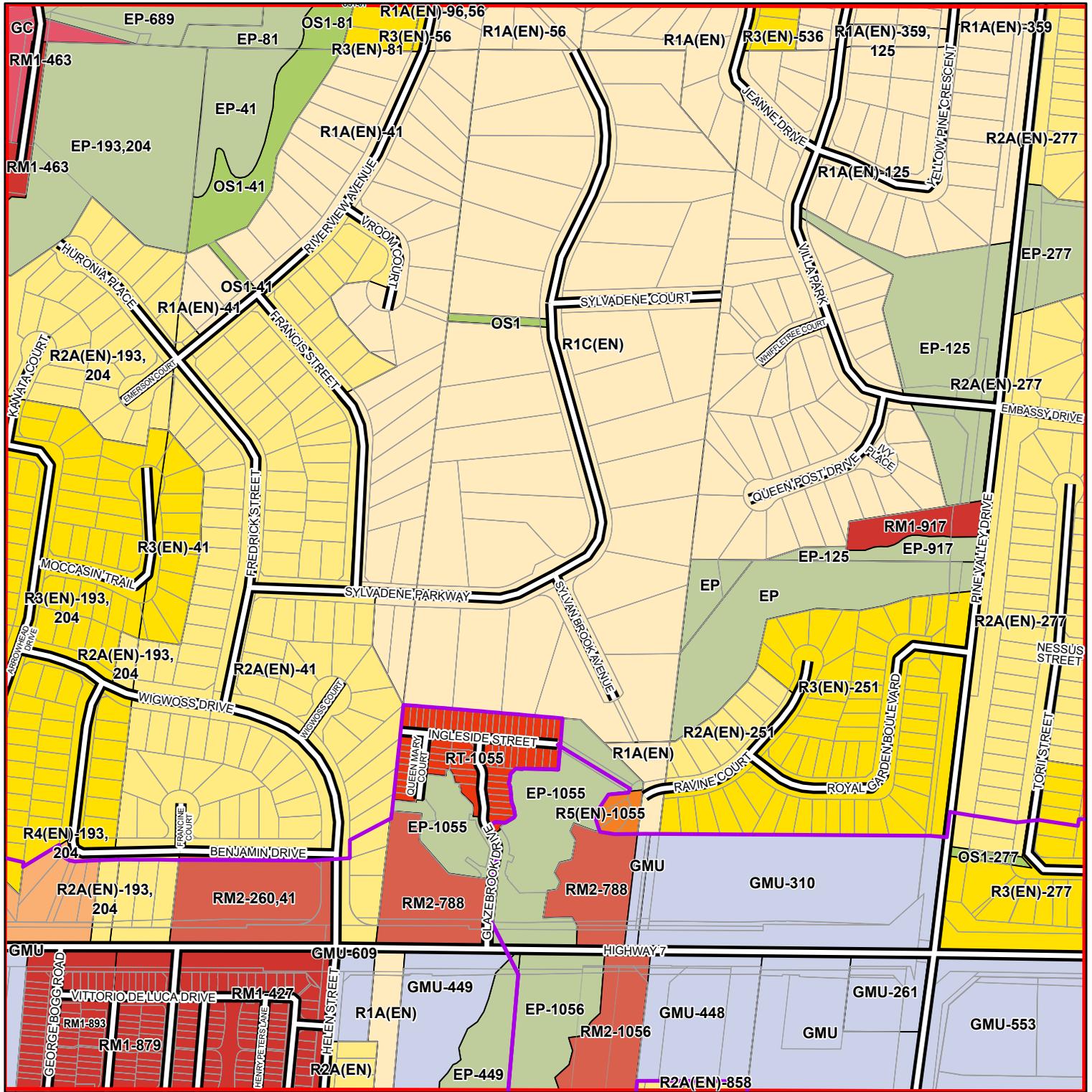
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 47



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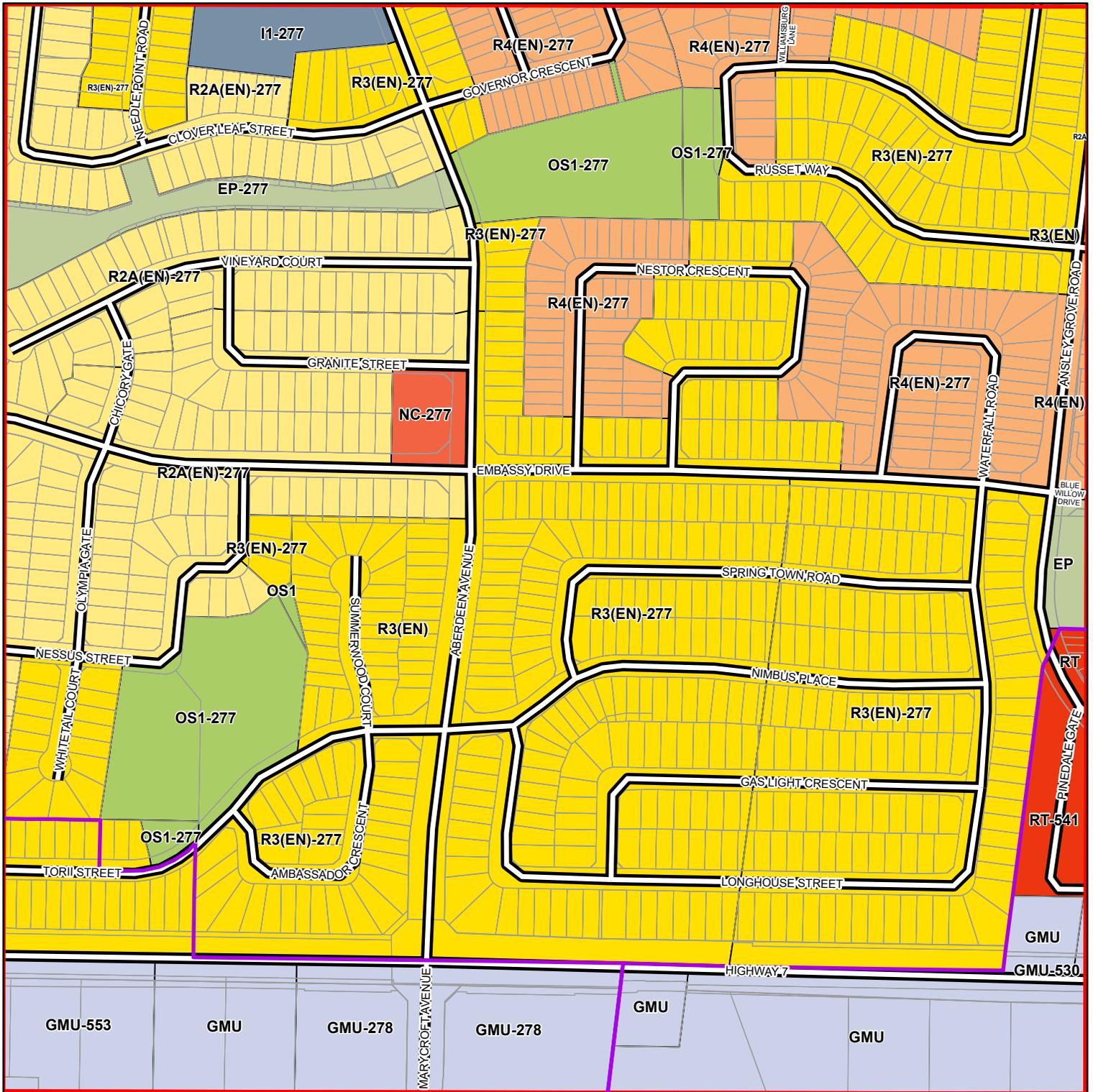
SIGNING OFFICERS

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CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 48



- Conservation, Open Space and Agricultural Zones**
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  - OS2 (Open Space Zones)
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- Vaughan Metropolitan Centre Zones**
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  - CMU (Community Commercial Mixed-Use Zone)
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- Protected Major Transit Station Area (PMTSA)

**Schedule A index and PMTSA boundary map**

86	87	88	89	90
66	67	68	69	70
46	47	48	49	50
26	27	28	29	30
6	7	8	9	10

1:5,000

**VAUGHAN** September 2024

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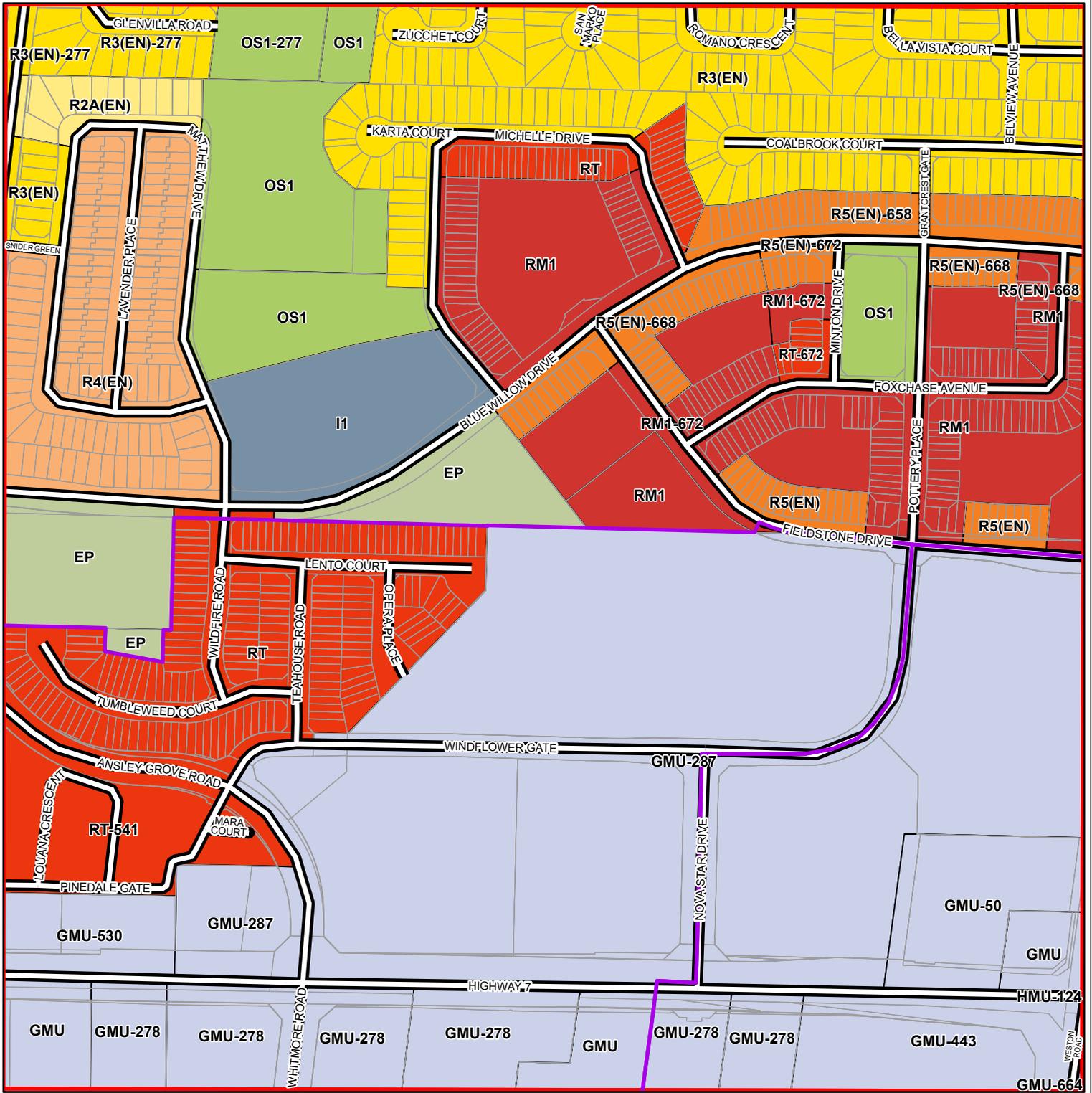
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# Zoning By-law 001 - 2021

## Schedule A | Map 49



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p> <p>Protected Major Transit Station Area (PMTSA)</p>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>87</td><td>88</td><td>89</td><td>90</td><td>91</td></tr> <tr><td>67</td><td>68</td><td>69</td><td>70</td><td>71</td></tr> <tr><td>47</td><td>48</td><td>49</td><td>50</td><td>51</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	87	88	89	90	91	67	68	69	70	71	47	48	49	50	51	27	28	29	30	31	7	8	9	10	11
87	88	89	90	91																									
67	68	69	70	71																									
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This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

File: Z.24.011

Related File: 26.18

Location: City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.

Applicant: City-initiated  
City of Vaughan

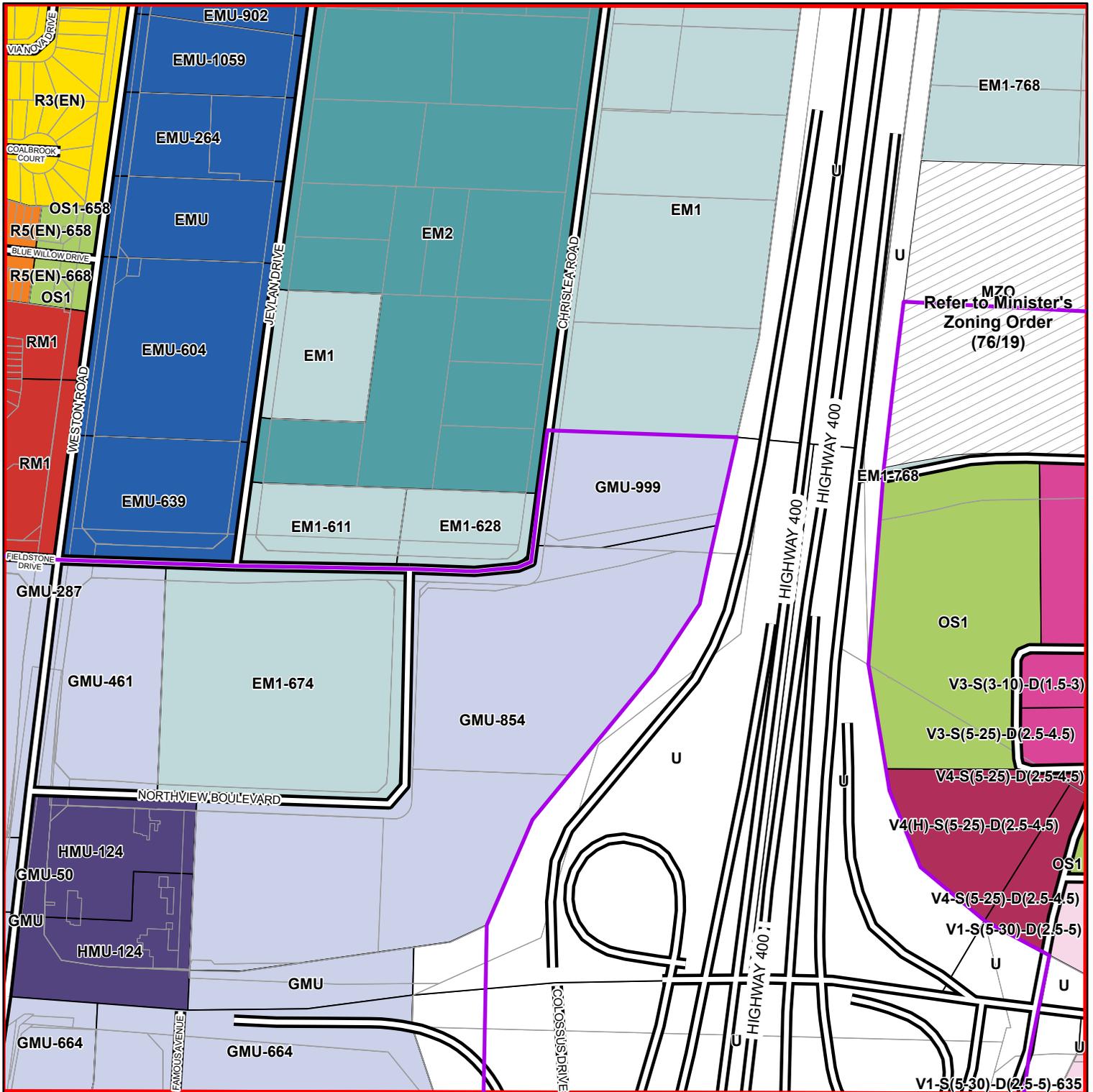
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 50



MZO  
Refer to Minister's  
Zoning Order  
(76/19)

<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul> <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p> <p>Protected Major Transit Station Area (PMTSA)</p>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>88</td><td>89</td><td>90</td><td>91</td><td>92</td></tr> <tr><td>68</td><td>69</td><td>70</td><td>71</td><td>72</td></tr> <tr><td>48</td><td>49</td><td>50</td><td>51</td><td>52</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	88	89	90	91	92	68	69	70	71	72	48	49	50	51	52	28	29	30	31	32	8	9	10	11	12
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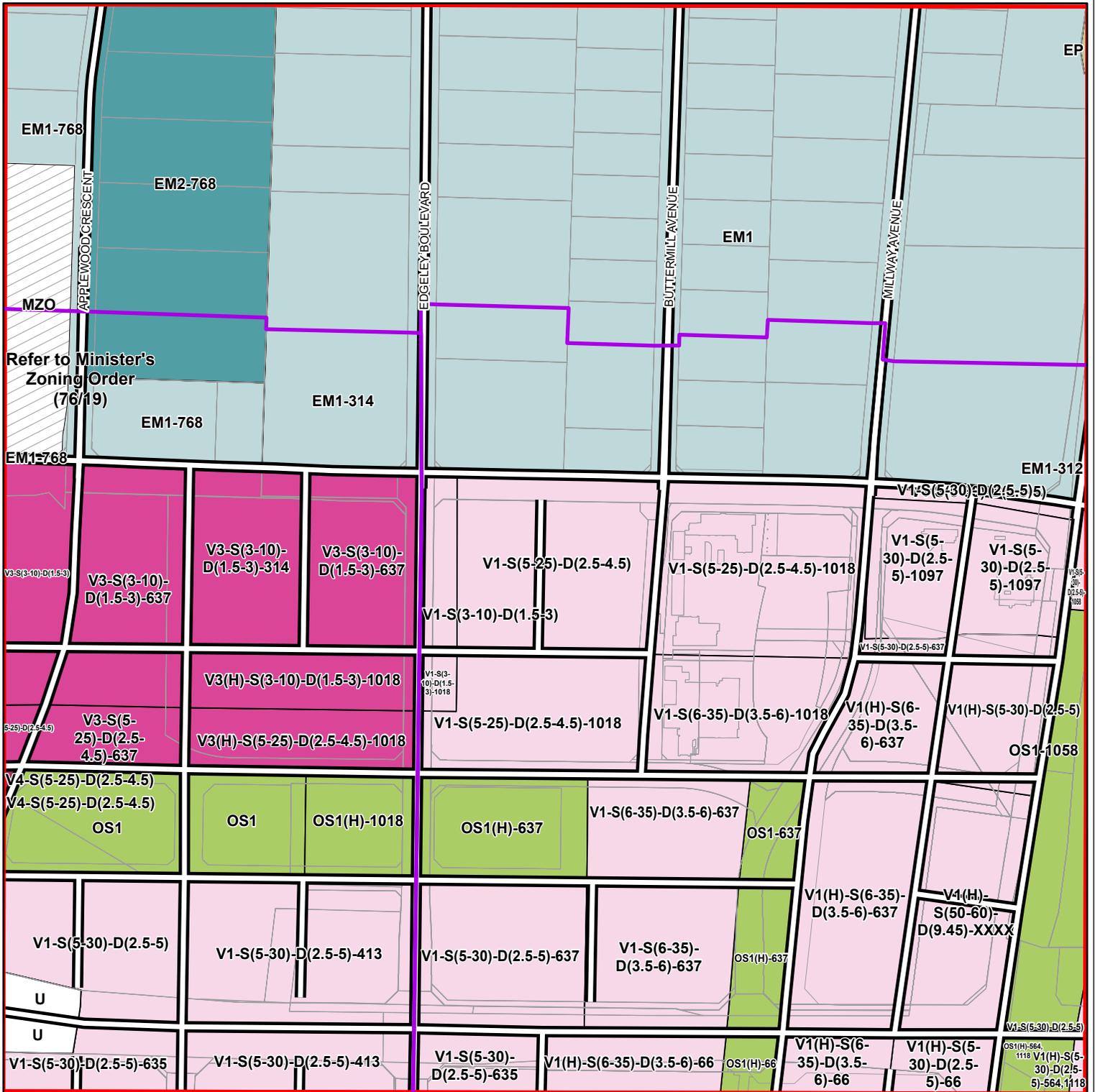
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 51



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>89</td><td>90</td><td>91</td><td>92</td><td>93</td></tr> <tr><td>69</td><td>70</td><td>71</td><td>72</td><td>73</td></tr> <tr><td>49</td><td>50</td><td>51</td><td>52</td><td>53</td></tr> <tr><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	89	90	91	92	93	69	70	71	72	73	49	50	51	52	53	29	30	31	32	33	9	10	11	12	13
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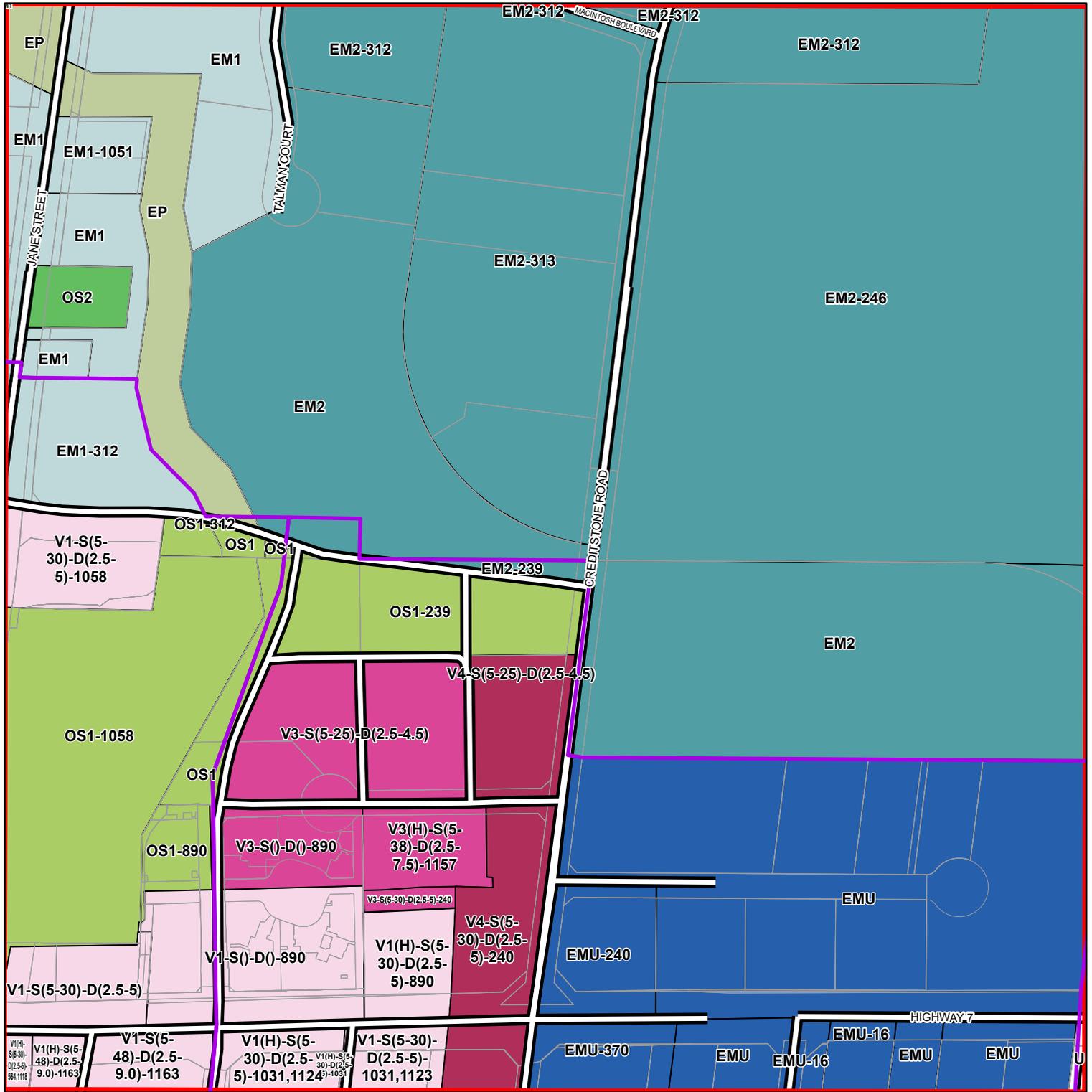
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 52



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<ul style="list-style-type: none"> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul> <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<ul style="list-style-type: none"> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge Zone)</li> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>90</td><td>91</td><td>92</td><td>93</td><td>94</td></tr> <tr><td>70</td><td>71</td><td>72</td><td>73</td><td>74</td></tr> <tr><td>50</td><td>51</td><td>52</td><td>53</td><td>54</td></tr> <tr><td>30</td><td>31</td><td>32</td><td>33</td><td>34</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	90	91	92	93	94	70	71	72	73	74	50	51	52	53	54	30	31	32	33	34	10	11	12	13	14
90	91	92	93	94																										
70	71	72	73	74																										
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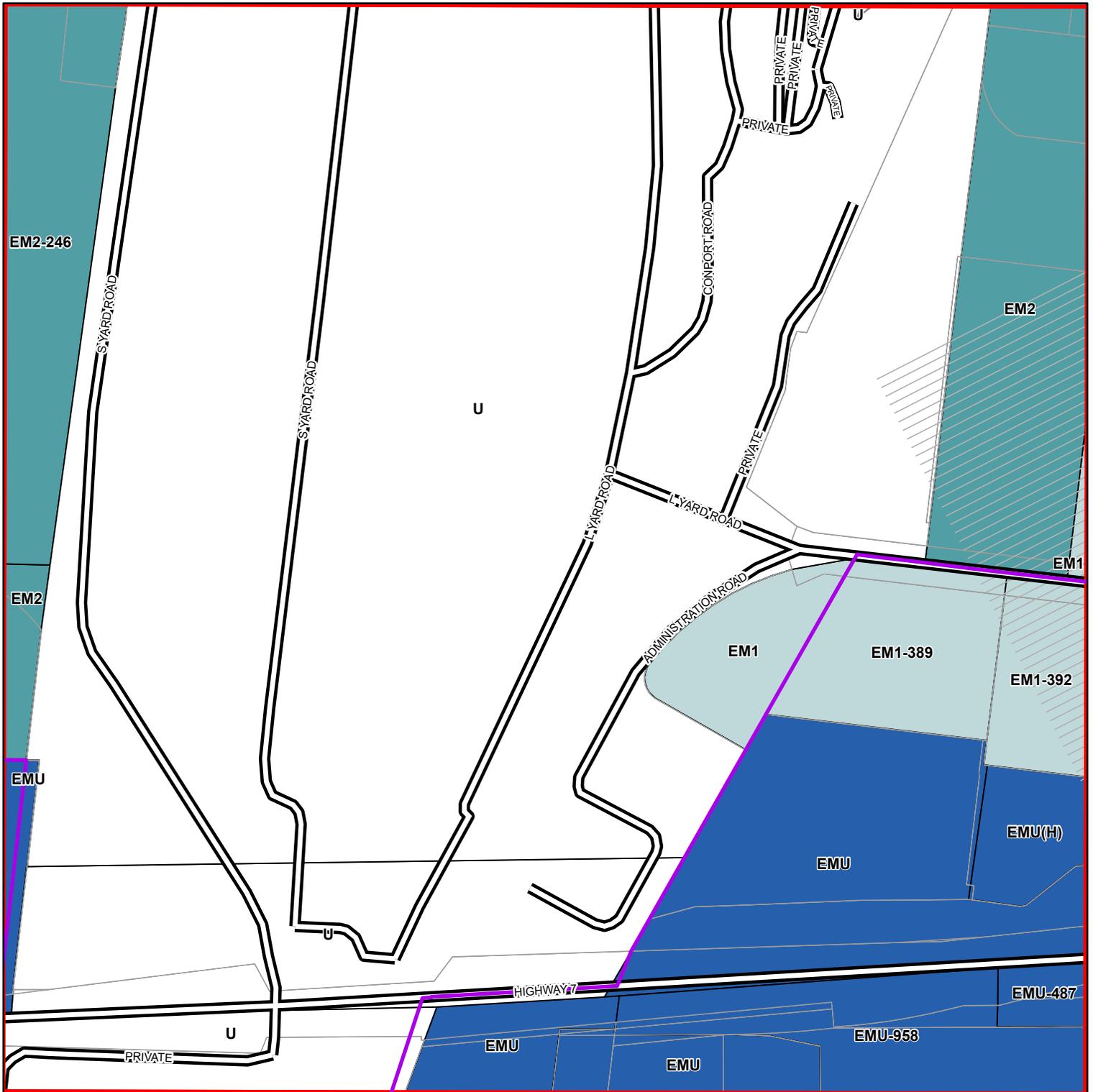
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 53



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**Schedule A index and PMTSA boundary map**

91	92	93	94	95
71	72	73	74	75
51	52	53	54	55
31	32	33	34	35
11	12	13	14	15

1:5,000

**VAUGHAN** September 2024

This is Schedule '1'  
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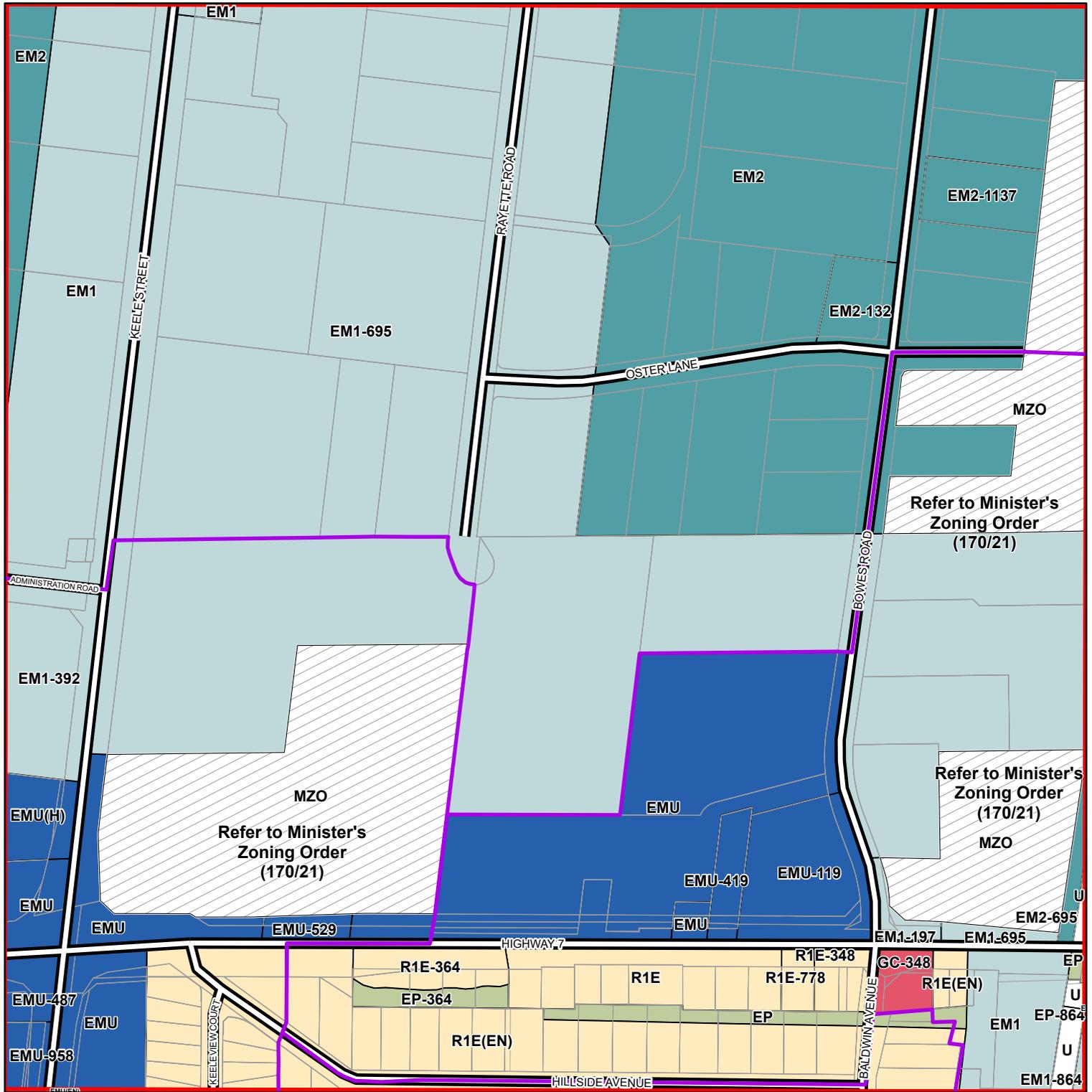
SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 54



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SIGNING OFFICERS

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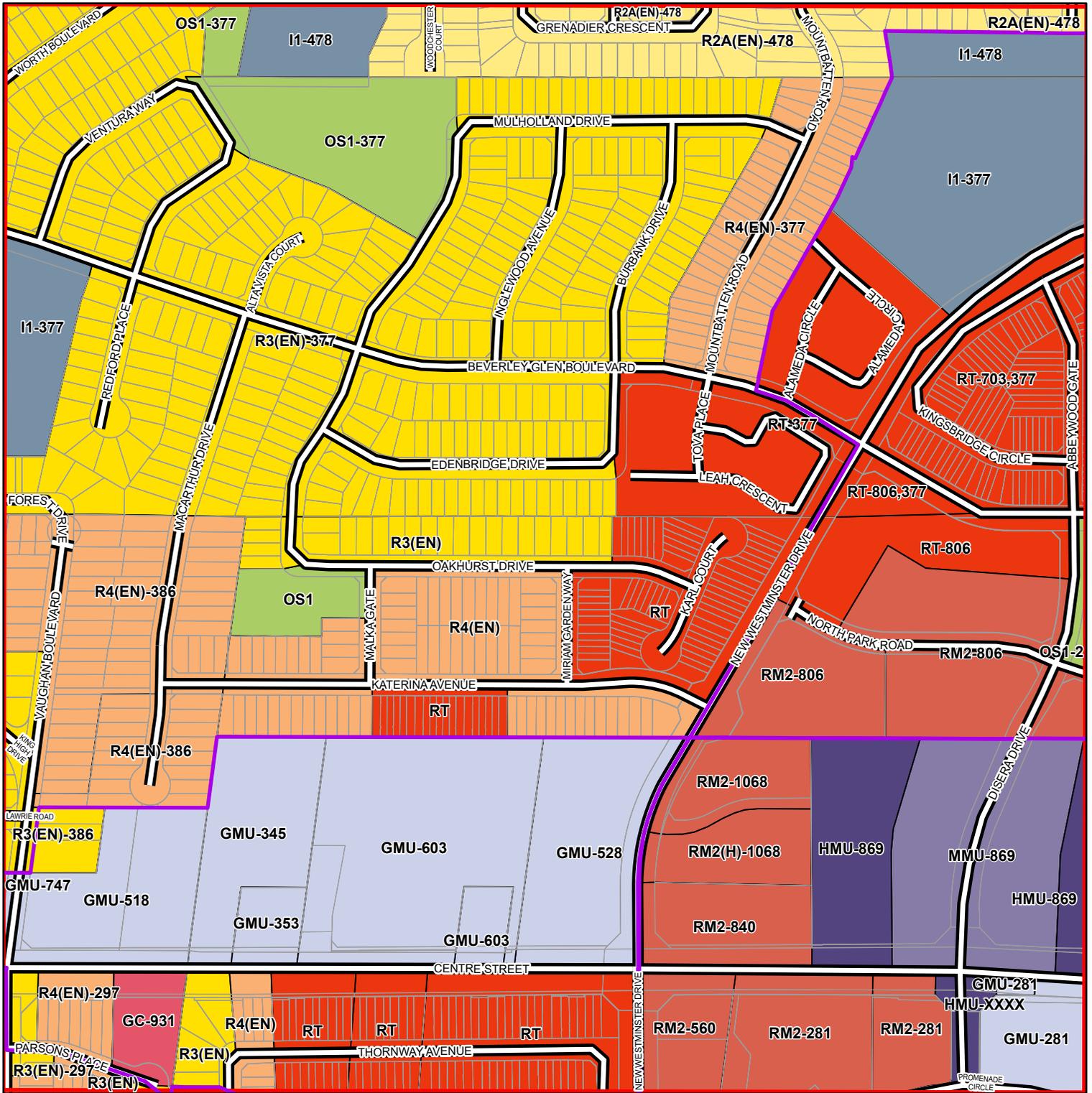
CLERK





# Zoning By-law 001 - 2021

## Schedule A | Map 57



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zone)</li> <li>OS3 (Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p> <p>Protected Major Transit Station Area (PMTSA)</p>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>95</td><td>96</td><td>97</td><td>98</td><td></td></tr> <tr><td>75</td><td>76</td><td>77</td><td>78</td><td>79</td></tr> <tr><td>55</td><td>56</td><td>57</td><td>58</td><td>59</td></tr> <tr><td>35</td><td>36</td><td>37</td><td>38</td><td>39</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	95	96	97	98		75	76	77	78	79	55	56	57	58	59	35	36	37	38	39	15	16	17	18	19
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This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

**File:** Z.24.011  
**Related File:** 26.18  
**Location:** City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.  
**Applicant:** City-initiated  
**City of Vaughan**

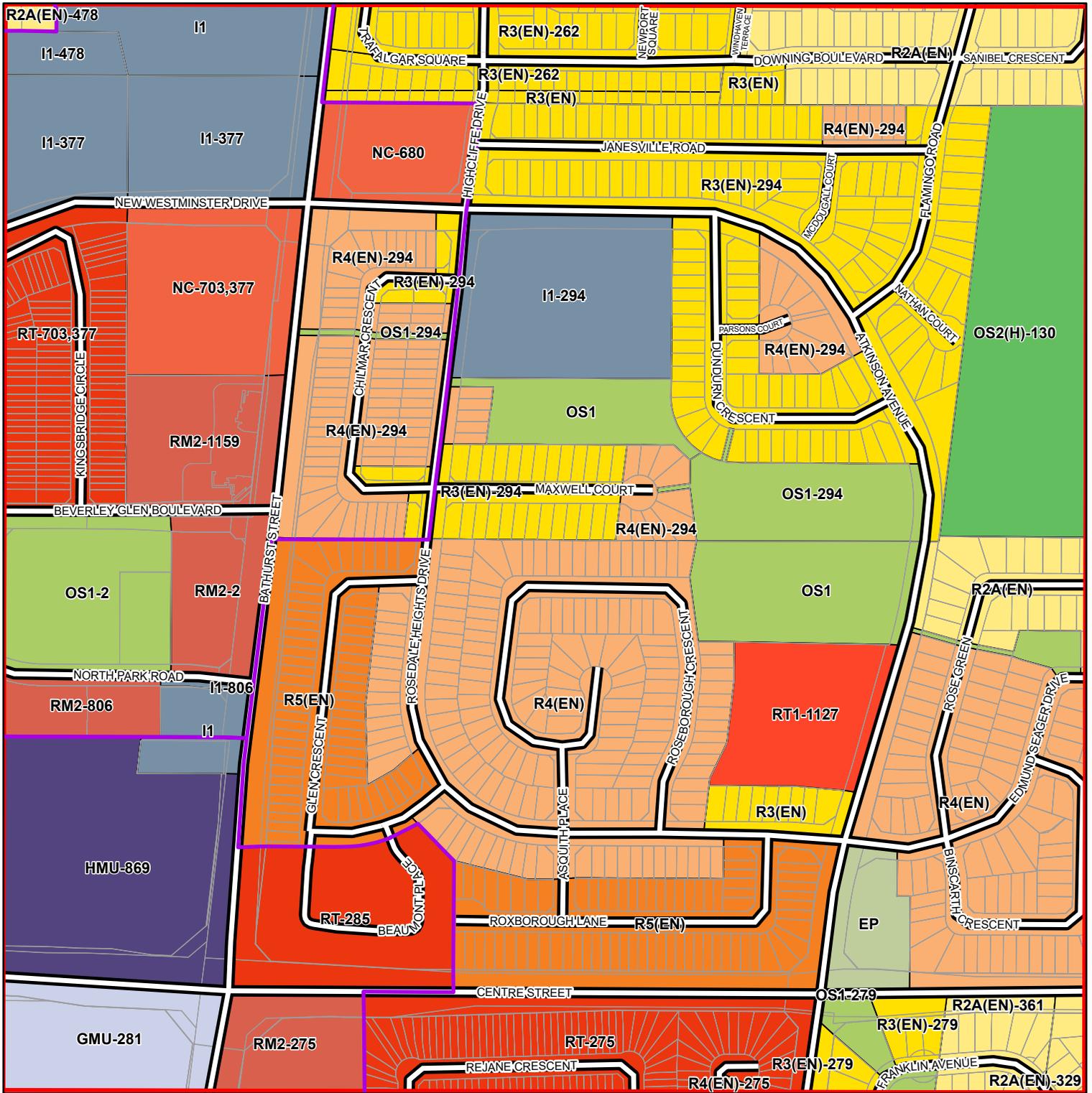
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MAYOR

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# Zoning By-law 001 - 2021

## Schedule A | Map 58



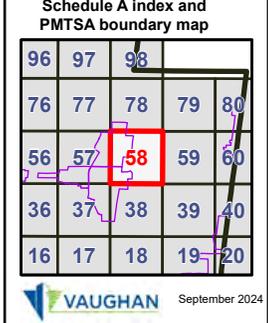
- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
  - OS1 (Open Space Zone)
  - OS2 (Open Space Zones)
  - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (VMC Station Zone)
  - V2 (VMC South Zone)
  - V3 (VMC Neighbourhood Zone)
  - V4 (VMC Employment Zone)

- Residential Zones**
- R1 (First Density Residential Zone); R1A(H)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - R5 (Fifth Density Residential Zone)
  - RT (Townhouse Residential)
  - RT1 (Townhouse Residential Zone); RT1(H)
  - 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)
  - CC (Convenience Commercial Zone)
  - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
  - MMU (Mid-Rise Mixed-Use Zone)
  - HMU (High-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)
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This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

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Related File: 26.18

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City of Vaughan

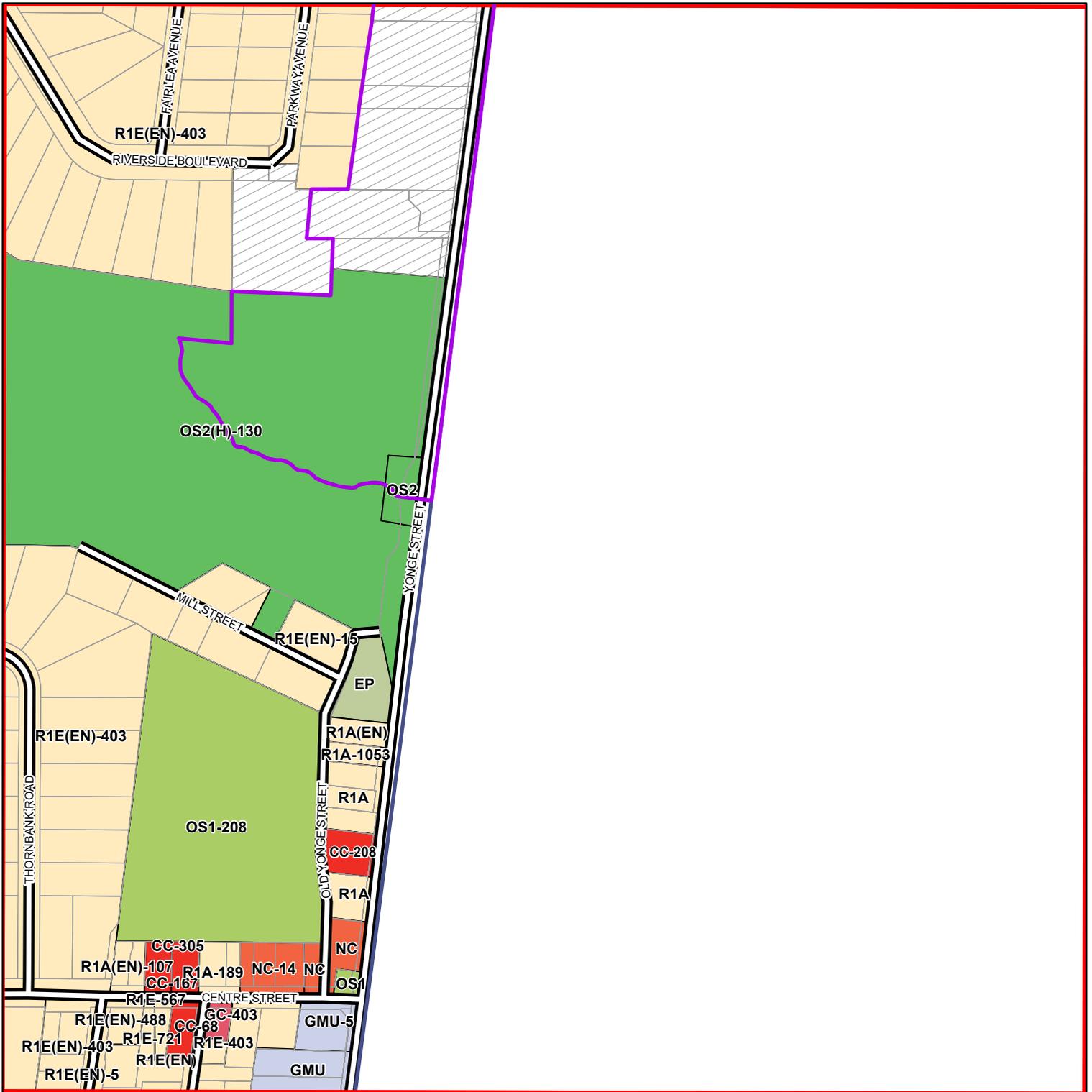
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# Zoning By-law 001 - 2021

## Schedule A | Map 60



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)

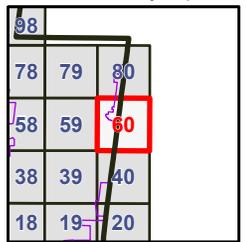
### Other Zones

- I1 (General Institutional Zone)
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- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
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- Protected Major Transit Station Area (PMTSA)

### Employment Zones

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

Schedule A index and PMTSA boundary map



1:5,000



This is Schedule '1'  
To By-Law 176-2024  
Passed the 29<sup>th</sup> Day of October, 2024

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City of Vaughan

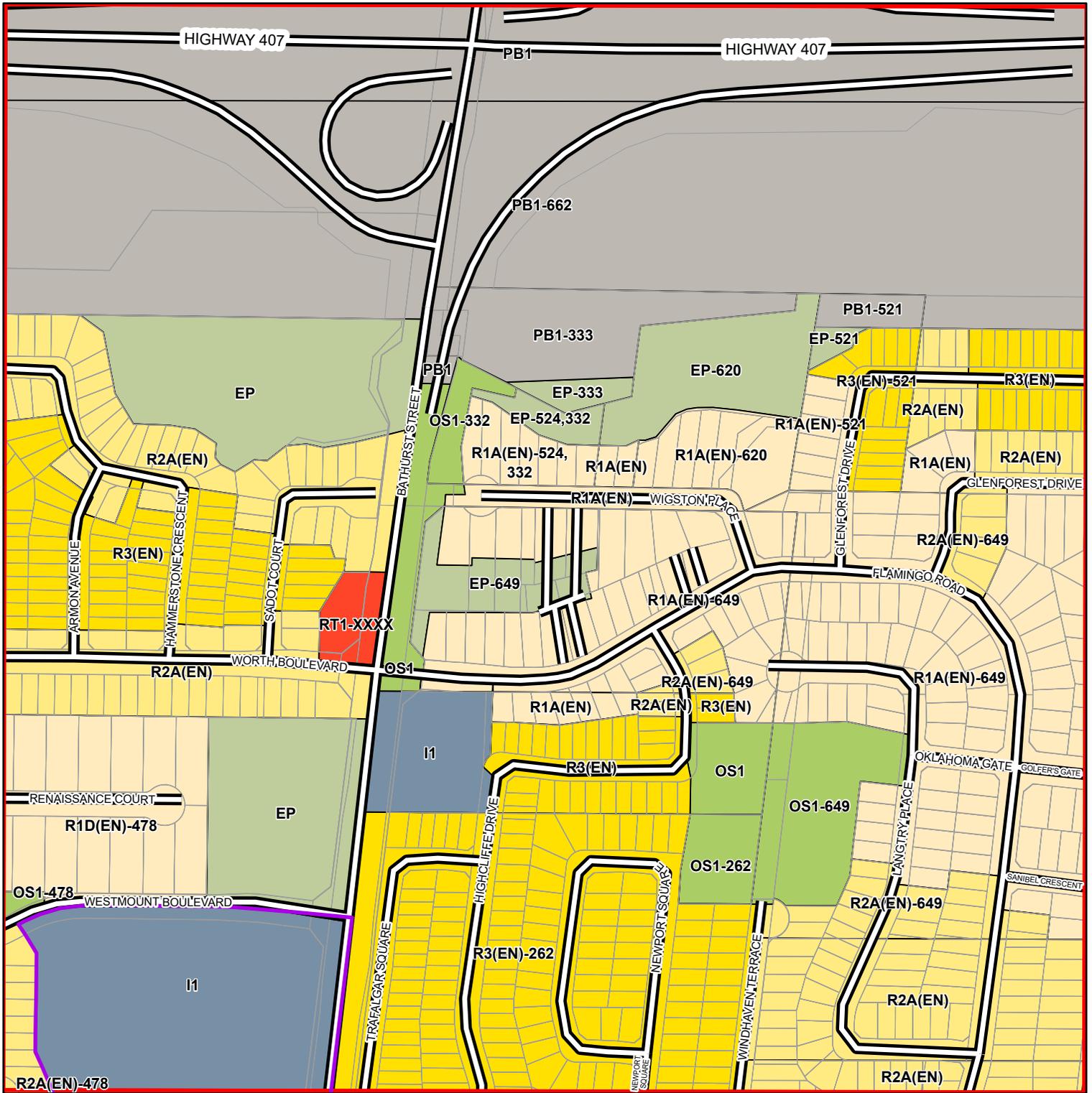
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# Zoning By-law 001 - 2021

Schedule A | Map 78



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- 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)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

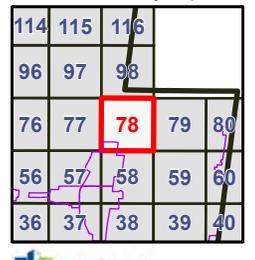
**Mixed-Use Zones**

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

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
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**Schedule A index and PMTSA boundary map**



VAUGHAN September 2024

This is Schedule '1'  
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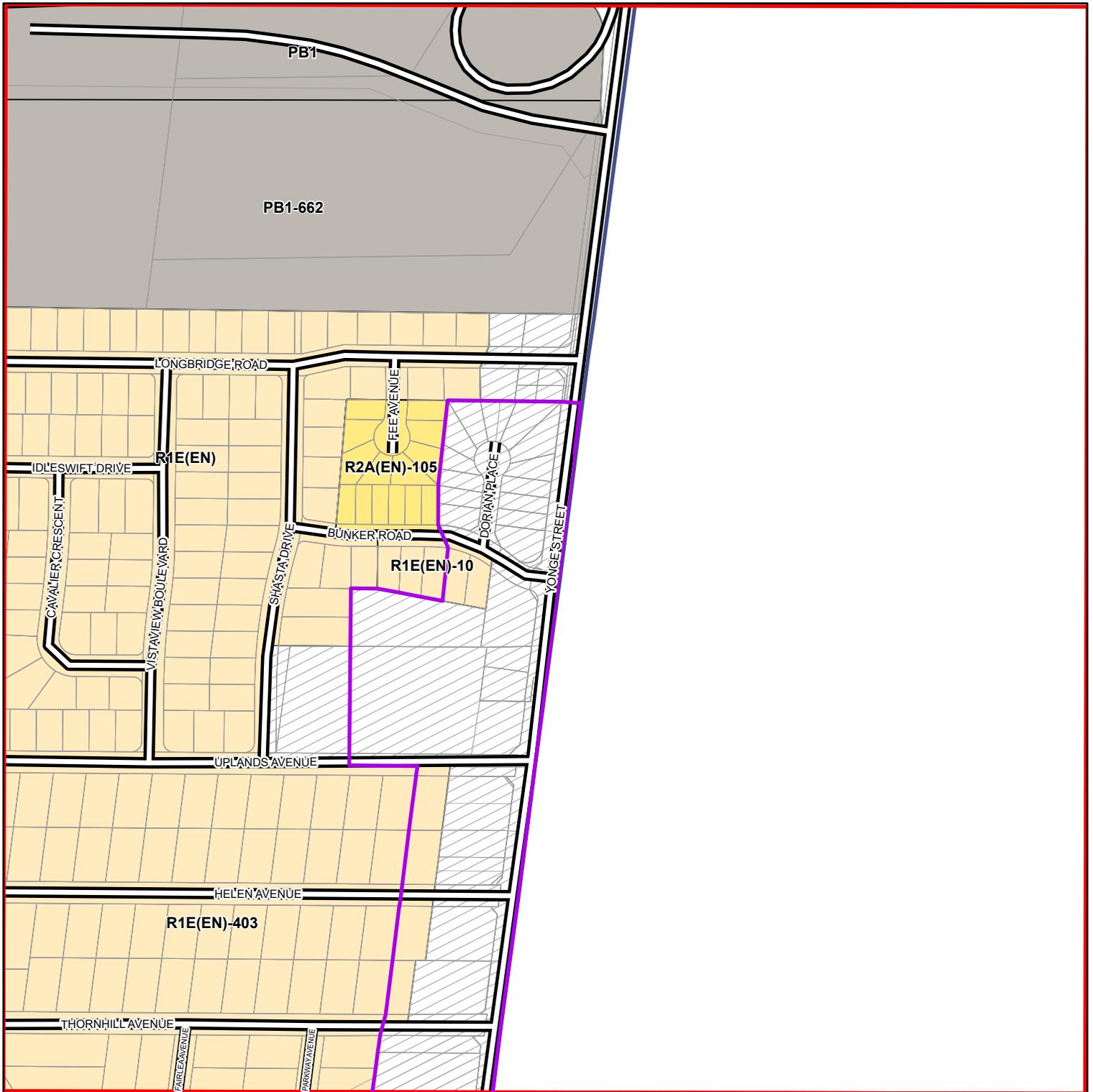
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CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 80



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
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- V4 (VMC Employment Zone)

**Residential Zones**

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**Commercial Zones**

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

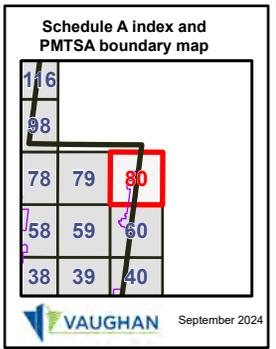
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)

**Other Zones**

- I1 (General Institutional Zone)
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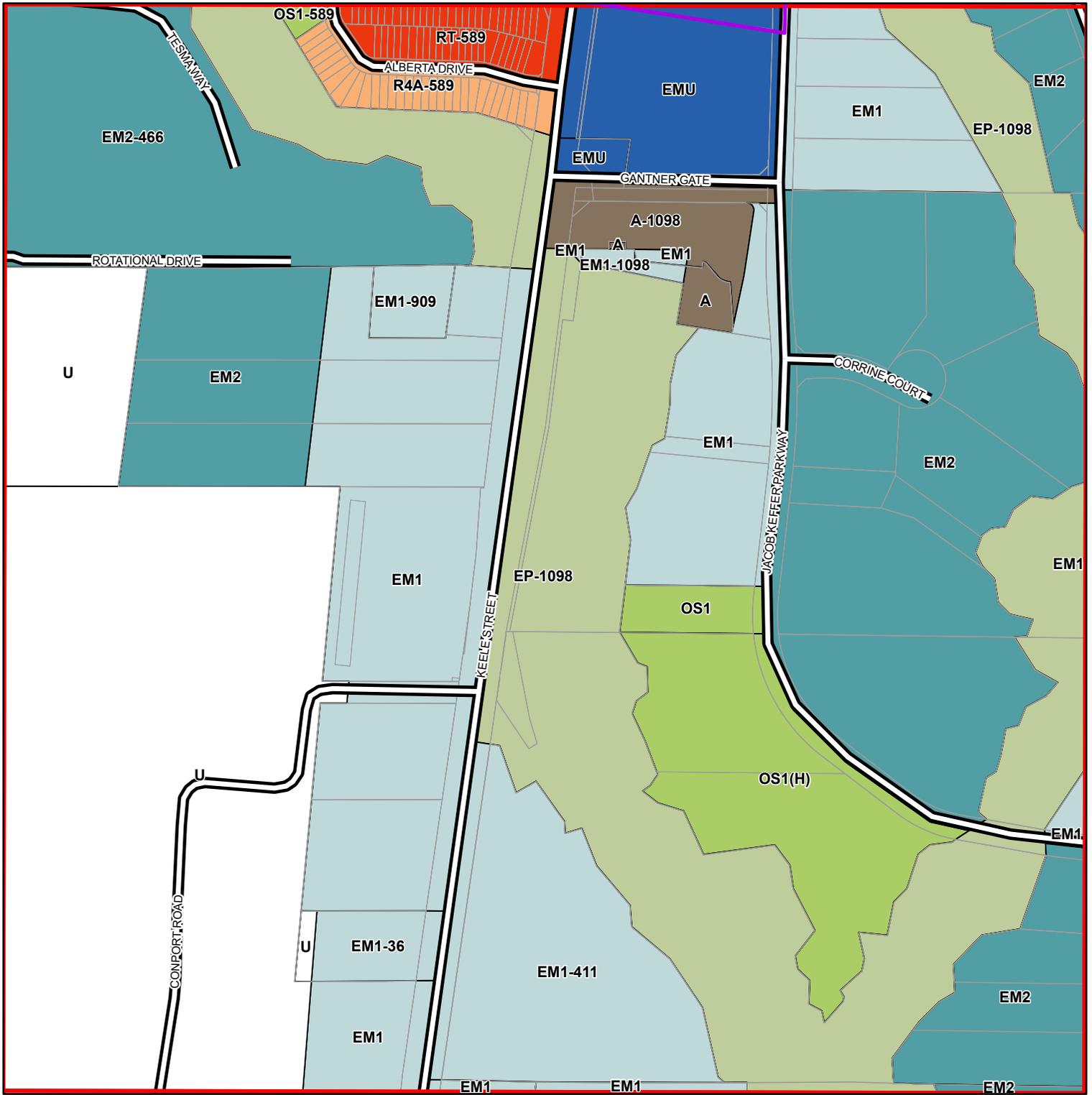
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# Zoning By-law 001 - 2021

Schedule A | Map 112



- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
  - OS1 (Open Space Zone)
  - OS2 (Open Space Zones)
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- Vaughan Metropolitan Centre Zones**
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- Residential Zones**
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**Schedule A index and PMTSA boundary map**

146	147	148	149	150
128	129	130	131	132
110	111	112	113	114
92	93	94	95	96
72	73	74	75	76

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**VAUGHAN** September 2024

This is Schedule '1'  
To By-Law 179-2024  
Passed the 29<sup>th</sup> Day of October, 2024

File: Z.24.011

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City of Vaughan

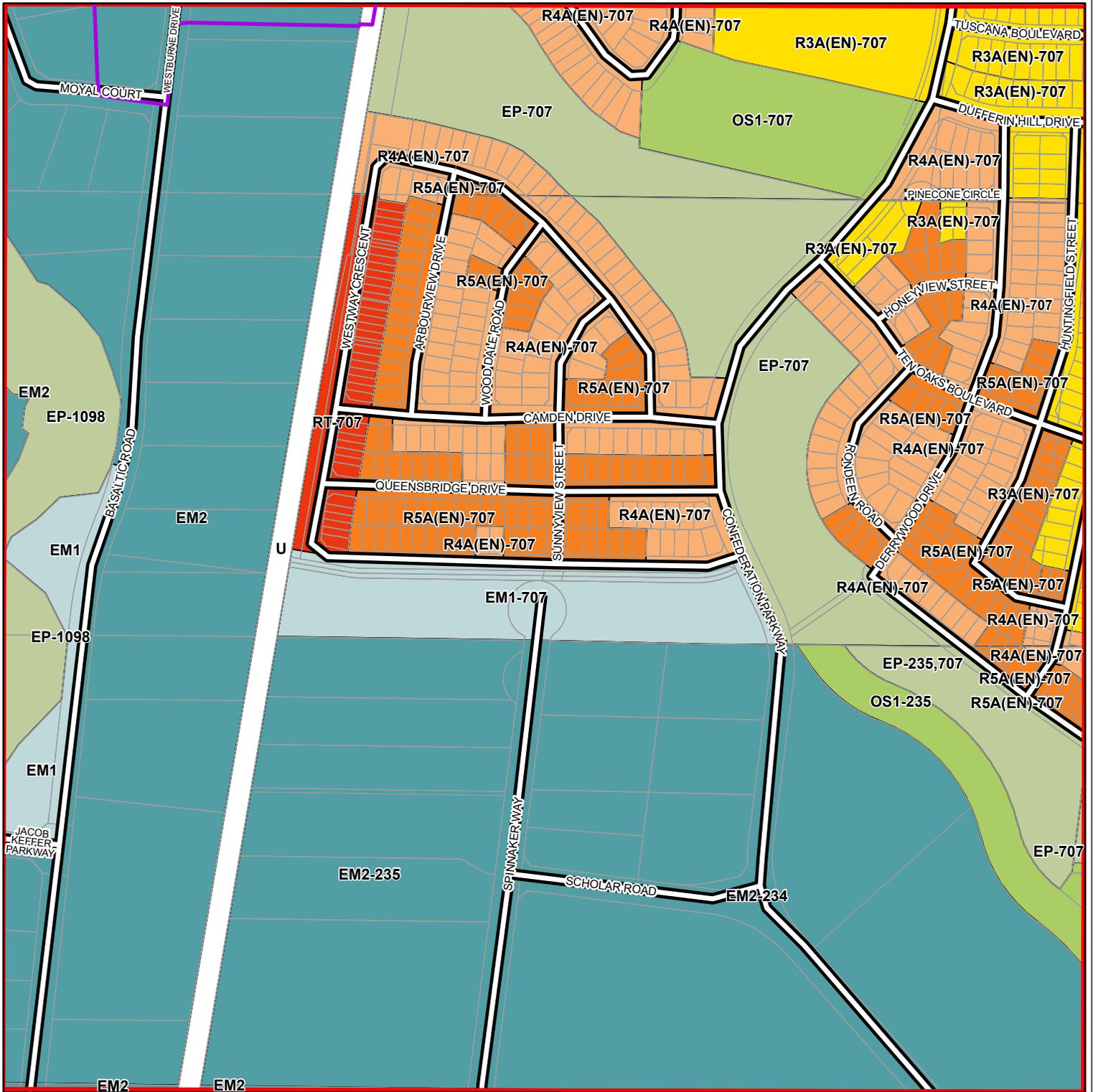
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CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 113



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul> <p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>	<p><b>Schedule A index and PMTSA boundary map</b></p> <table border="1"> <tr><td>147</td><td>148</td><td>149</td><td>150</td><td>151</td></tr> <tr><td>129</td><td>130</td><td>131</td><td>132</td><td>133</td></tr> <tr><td>111</td><td>112</td><td>113</td><td>114</td><td>115</td></tr> <tr><td>93</td><td>94</td><td>95</td><td>96</td><td>97</td></tr> <tr><td>73</td><td>74</td><td>75</td><td>76</td><td>77</td></tr> </table> <p>1:5,000</p> <p><b>VAUGHAN</b> September 2024</p>	147	148	149	150	151	129	130	131	132	133	111	112	113	114	115	93	94	95	96	97	73	74	75	76	77
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File: Z.24.011

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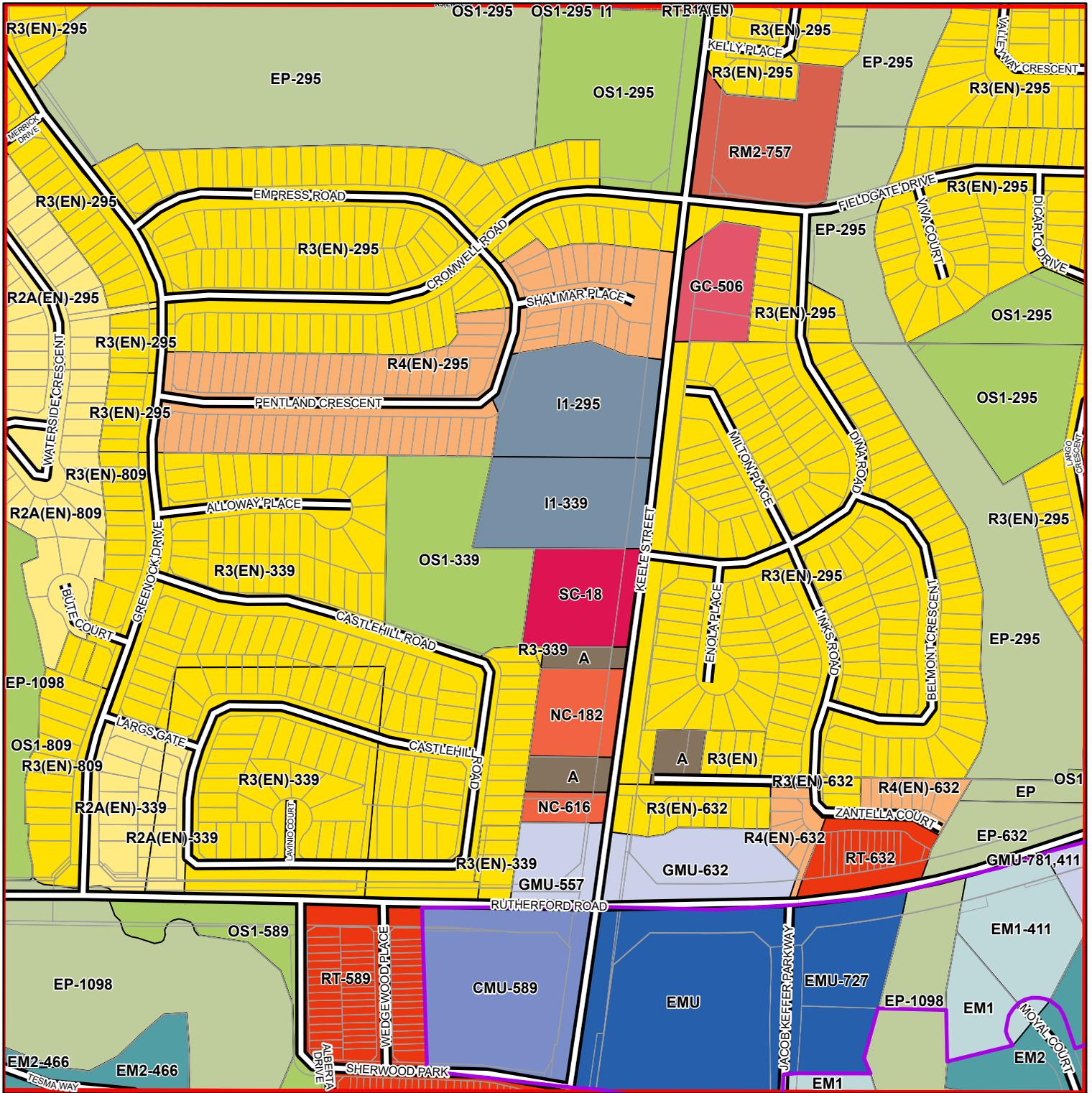
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# Zoning By-law 001 - 2021

## Schedule A | Map 130



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zones)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone); R1A(H)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> <li>HMU (High-Rise Mixed-Use Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> <li>Protected Major Transit Station Area (PMTSA)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>GMU (General Mixed-Use Zone)</b></p> <p><b>CMU (Community Commercial Mixed-Use Zone)</b></p> <p><b>EMU (Employment Commercial Mixed-Use Zone)</b></p> <p><b>KMS (Main Street Mixed-Use - Kleinburg Zone)</b></p> <p><b>MMS (Main Street Mixed-Use - Maple Zone)</b></p> <p><b>WMS (Main Street Mixed-Use - Woodbridge Zone)</b></p>
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**VAUGHAN** September 2024

**Schedule A index and PMTSA boundary map**

165	166	167	168	169
146	147	148	149	150
128	129	130	131	132
110	111	112	113	114
92	93	94	95	96

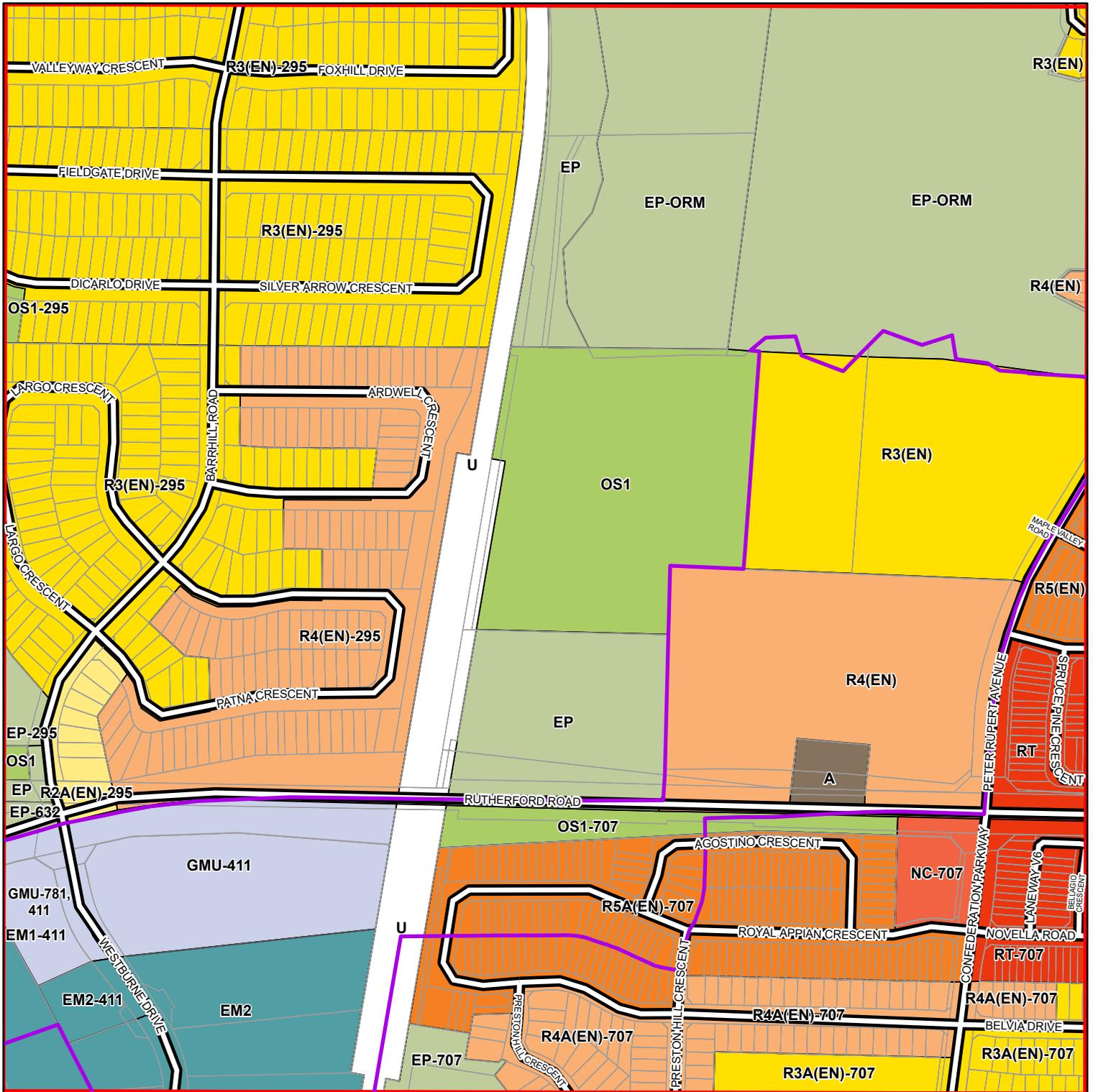
This is Schedule '1'  
 To By-Law 179-2024  
 Passed the 29<sup>th</sup> Day of October, 2024

**File:** Z.24.011  
**Related File:** 26.18  
**Location:** City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.  
**Applicant:** City-initiated  
**City of Vaughan**

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 131



### 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); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- 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)
- 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)
- HMU (High-Rise Mixed-Use 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
- Protected Major Transit Station Area (PMTSA)

### Schedule A index and PMTSA boundary map

166	167	168	169	170
147	148	149	150	151
129	130	131	132	133
111	112	113	114	115
93	94	95	96	97

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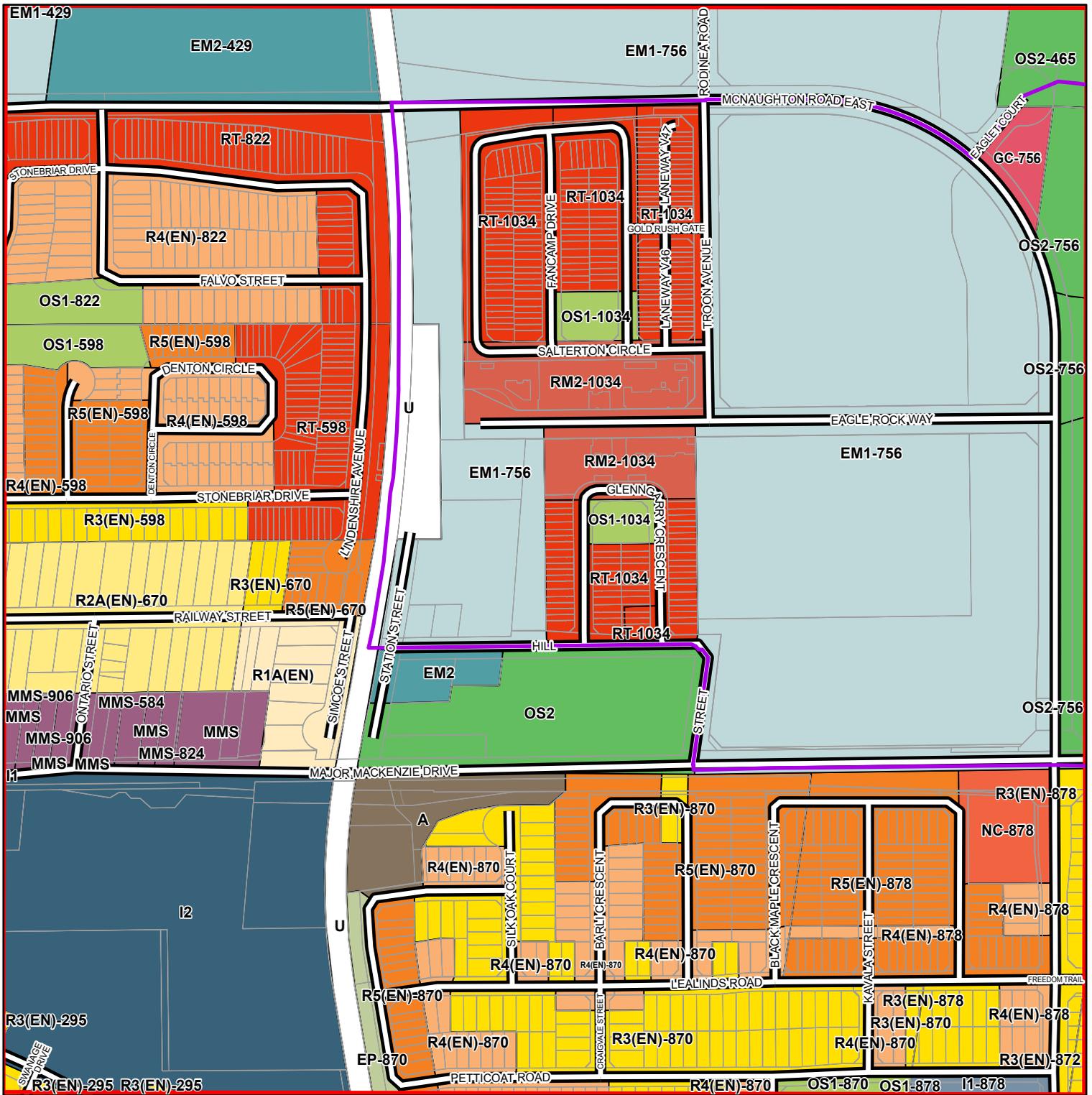
MAYOR

CLERK



# Zoning By-law 001 - 2021

Schedule A | Map 168



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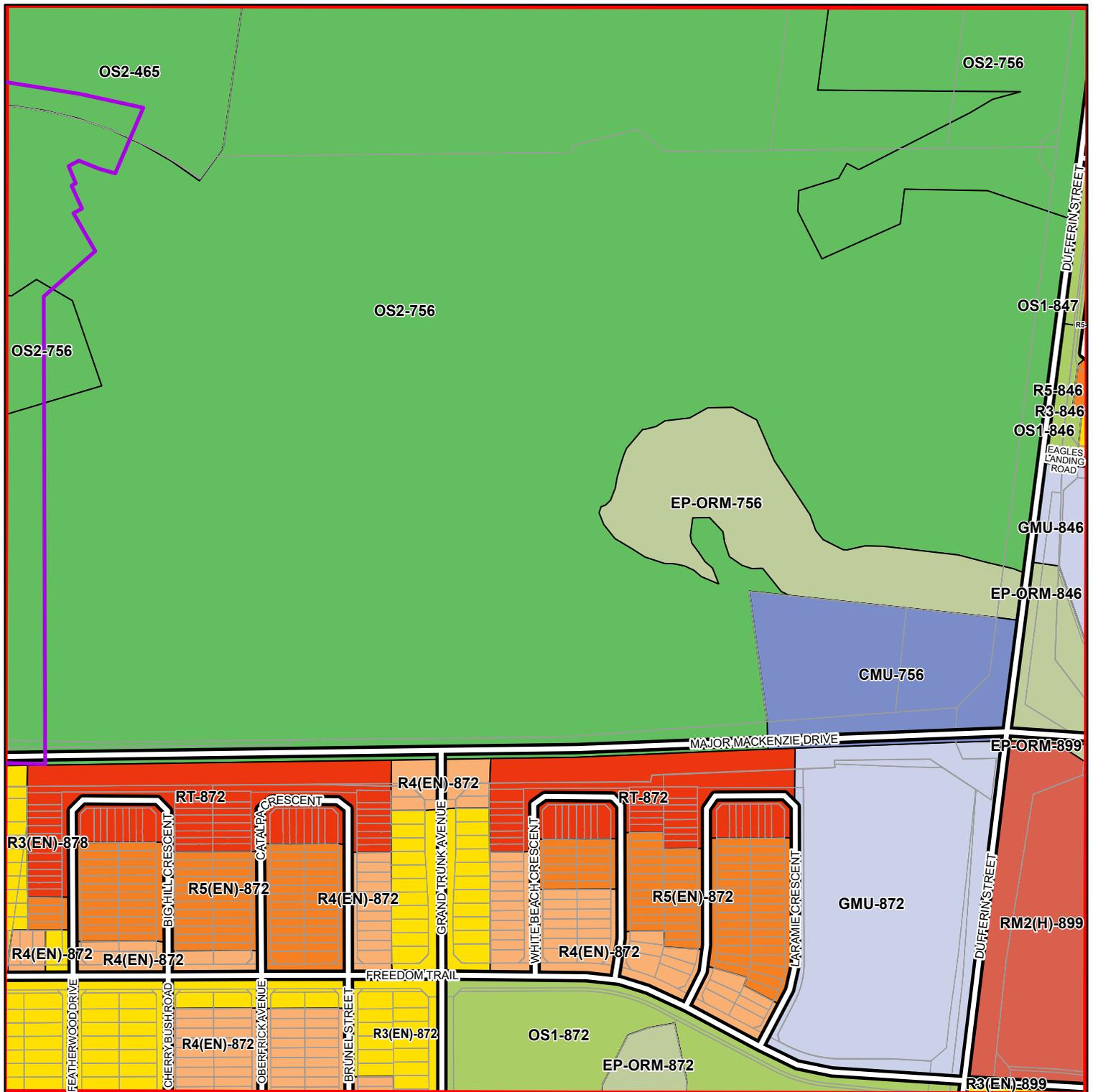
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Schedule A | Map 169



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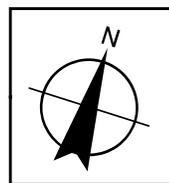
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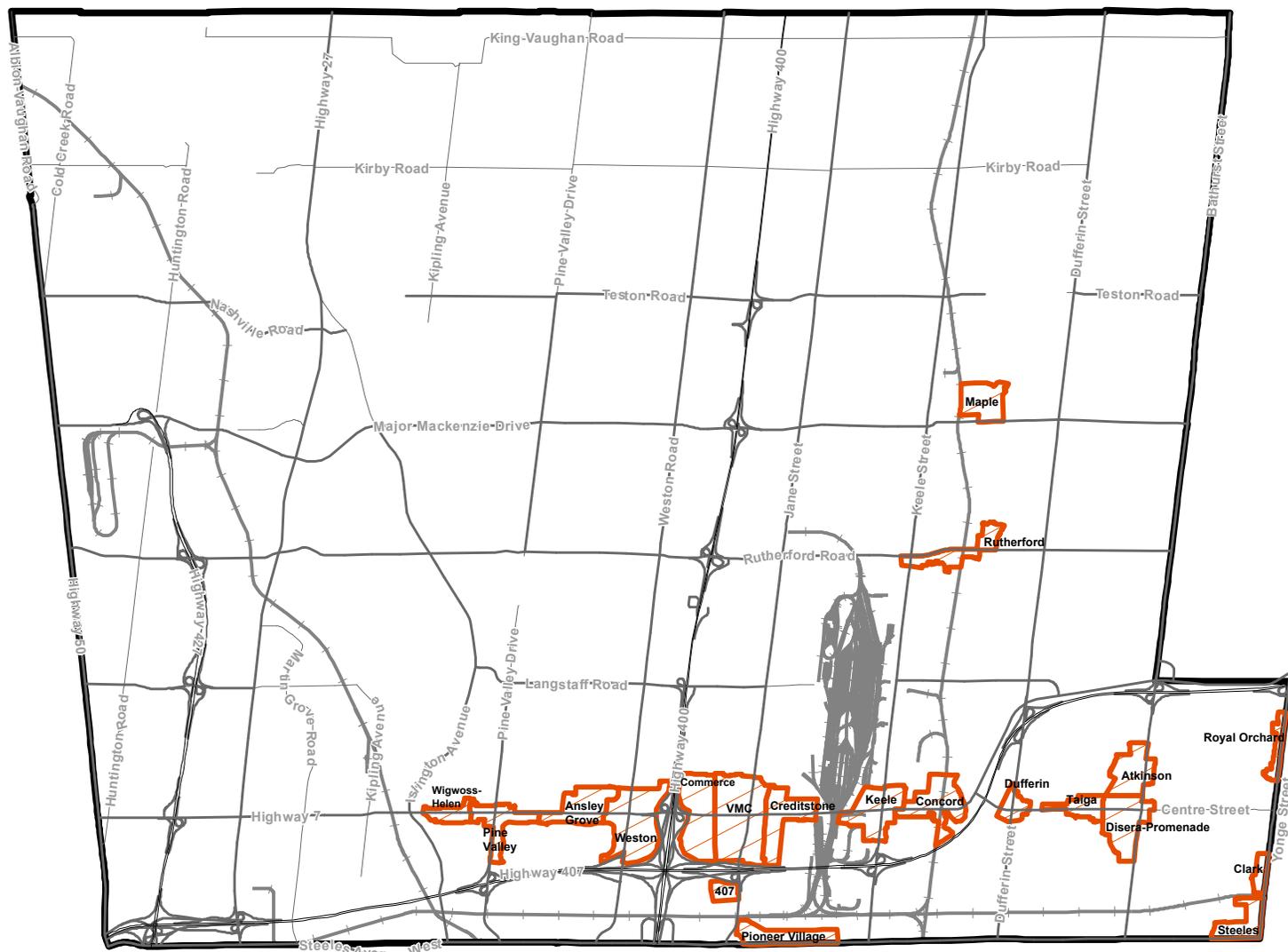
## **SUMMARY TO BY-LAW 179-2024**

The lands subject to this By-law are all 20 of the Protected Major Transit Station Areas (“PMTSA”) in the City of Vaughan, as shown on the Location Map attached and Schedule 1C of the Vaughan Official Plan 2010.

The purpose of this By-law is to provide a new definition of PMTSA, delineate the PMTSA boundaries in the City of Vaughan to conform with the November 23, 2023, Regionally approved Official Plan Amendment No. 101 to the Vaughan Official Plan 2010, and remove vehicular parking rate requirements for lands within a PMTSA in accordance with subsection 34(1.1) of the *Planning Act*.



# Location Map Protected Major Transit Station Areas in Vaughan



-  PMTSA
-  Railway
-  Road Network
-  Municipal Boundary

# Location Map To By-Law 179-2024

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