

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 190-2024**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Amending Map 37 in Schedule A in the form attached hereto as Schedule “1”.
  - b) Amending Map 38 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 19<sup>th</sup> day of November, 2024.

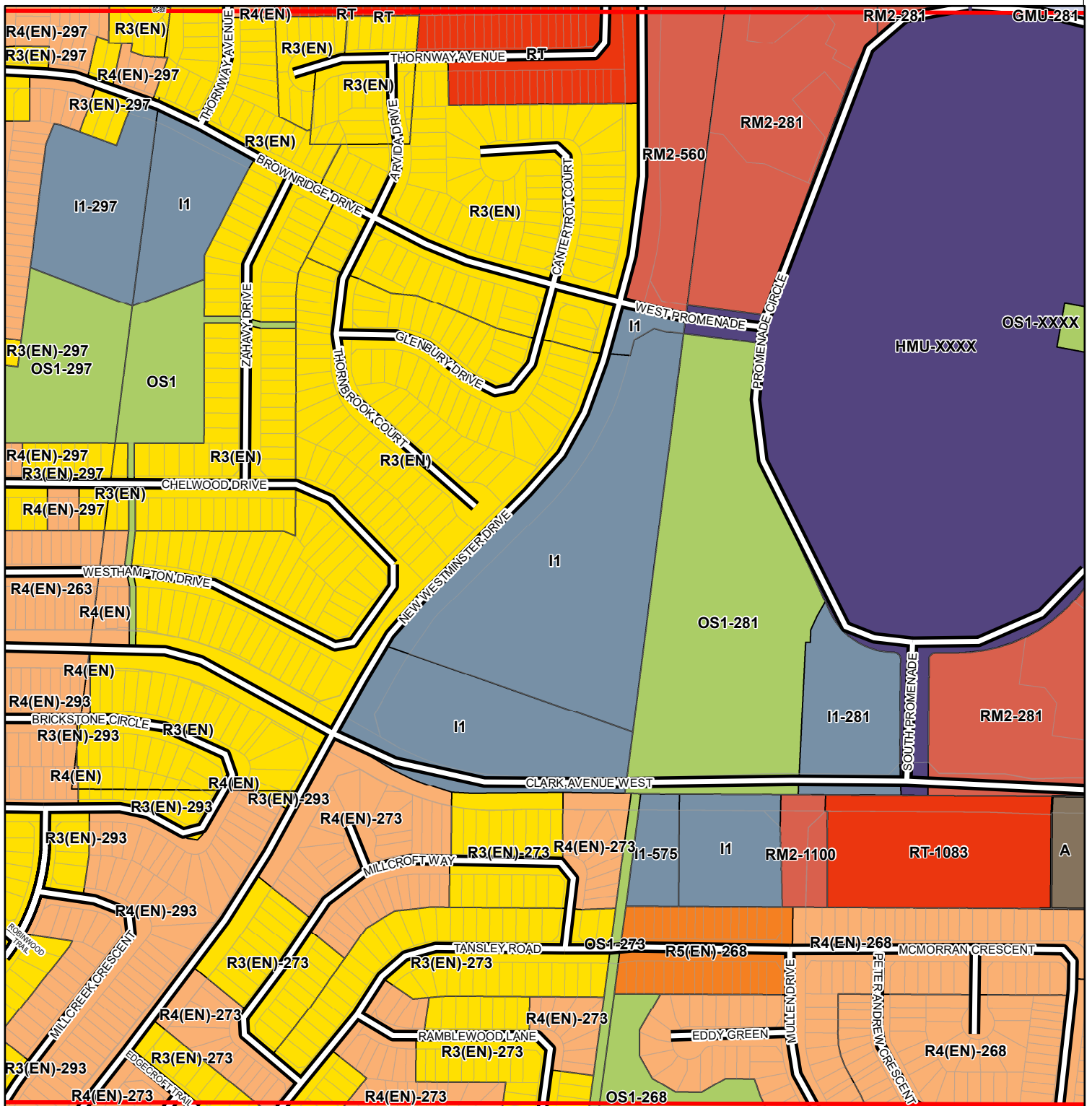
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on November 19, 2024.  
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.  
**Effective Date of By-Law: November 19, 2024**

# Zoning By-law 001 - 2021

## Schedule A | Map 37



**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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- 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**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

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

1:5,000 November 2024

**THIS IS SCHEDULE '1'  
TO BY-LAW 190-2024  
PASSED THE 19TH DAY OF NOVEMBER, 2024**

**FILE:** Z.21.052

**LOCATION:** 835 Clark Avenue,  
Part of Lot 3, Concession 28

**APPLICANT:** City of Vaughan  
**CITY OF VAUGHAN**

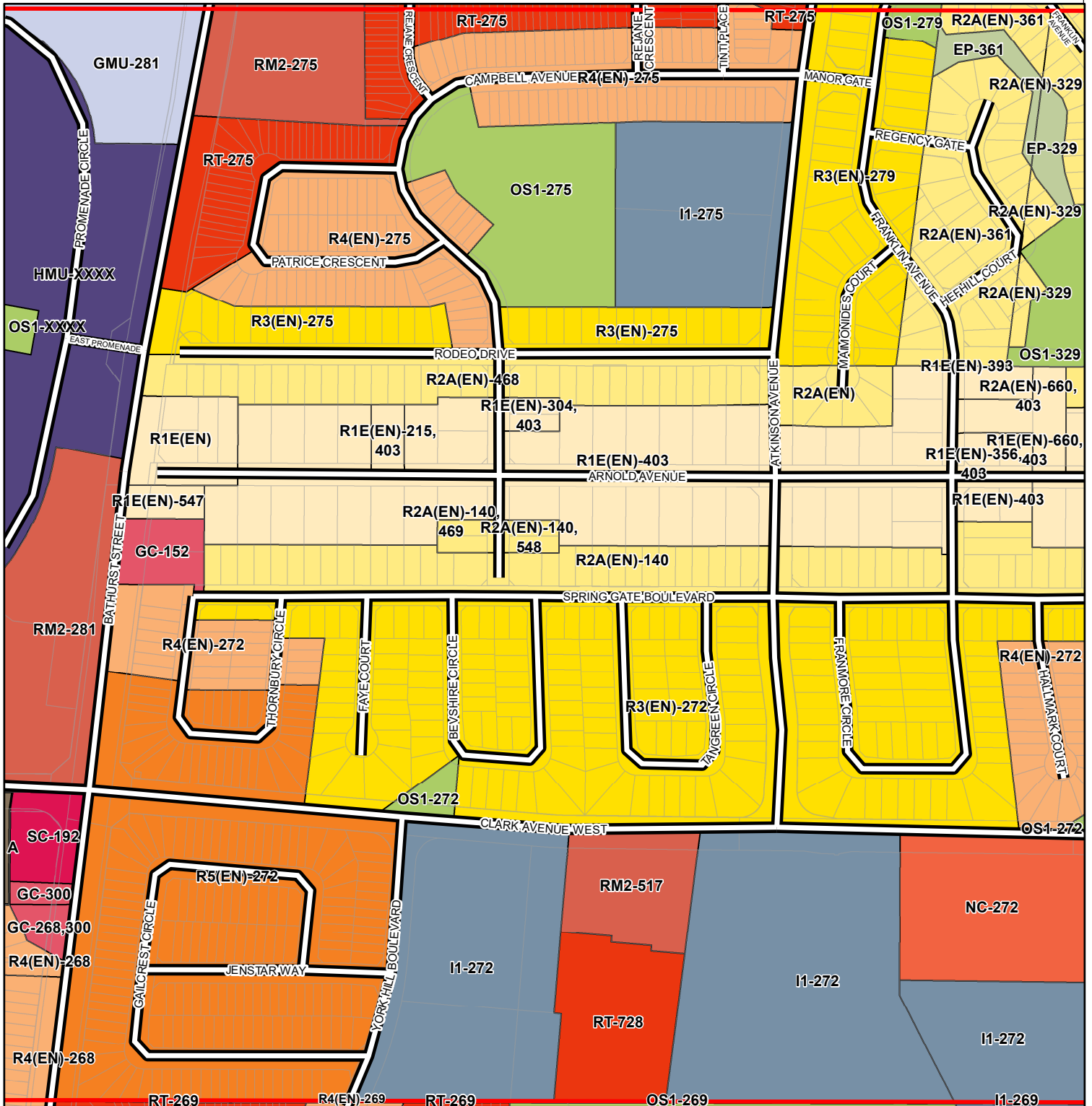
**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 38



**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)
- R5 (Fifth Density Residential Zone)
- RT (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)

**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)

1:5,000

November 2024

76	77	78	79	80
56	57	58	59	60
36	37	38	39	40
16	17	18	19	20

THIS IS SCHEDULE '2'  
TO BY-LAW 190-2024  
PASSED THE 19TH DAY OF NOVEMBER, 2024

**FILE:** Z.21.052  
**LOCATION:** 835 Clark Avenue,  
Part of Lot 3, Concession 28  
**APPLICANT:** City of Vaughan  
**CITY OF VAUGHAN**

SIGNING OFFICERS

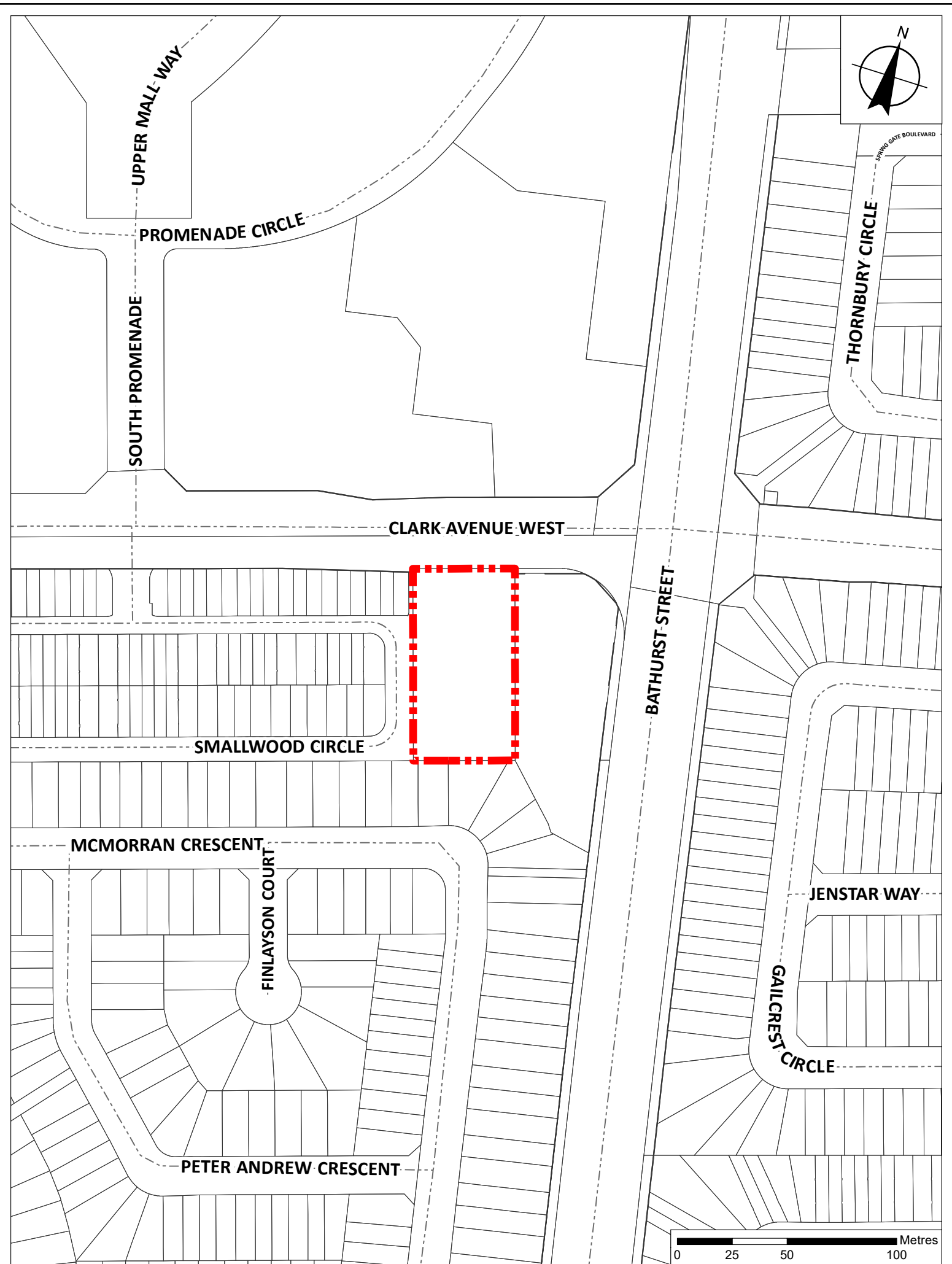
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MAYOR

\_\_\_\_\_  
CLERK

### **SUMMARY TO BY-LAW 190-2024**

The lands subject to this By-law are municipally known as 835 Clark Avenue, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Maps 37 and 38 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.192 that was incorrectly applied to the subject lands.



# LOCATION MAP TO BY-LAW 190-2024

**FILE:** Z.21.052

**LOCATION:** 835 Clark Avenue,  
Part of Lot 3, Concession 28

**APPLICANT:** City of Vaughan

**CITY OF VAUGHAN**



**SUBJECT AREA**