

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 199-2025

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) Deleting reference to “Figure E-1049” in Subsection 14.642.2.2. and replacing it with “Figure E-1049G”.
 - b) Deleting Subsection 14.642.2.3. and replacing it with the following:

“The minimum requirement of one interior side yard on the Subject Lands as shown on Figure E-1049G shall be 4.4 m.”
 - c) Deleting Subsection 14.642.3.3. and replacing it with the following:

“A barrier-free parking space is not required on the Subject Lands shown on Figure E-1049G.”
 - d) Deleting Subsection 14.642.3.5. and replacing it with the following:

“The minimum dimensions of parking spaces on the Subject Lands shown on Figure E-1049G shall be 2.7 m x 5.8 m.”
 - e) Amending Map 102 in Schedule A in the form attached hereto as Schedule “1”.
2. Schedule “1” shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

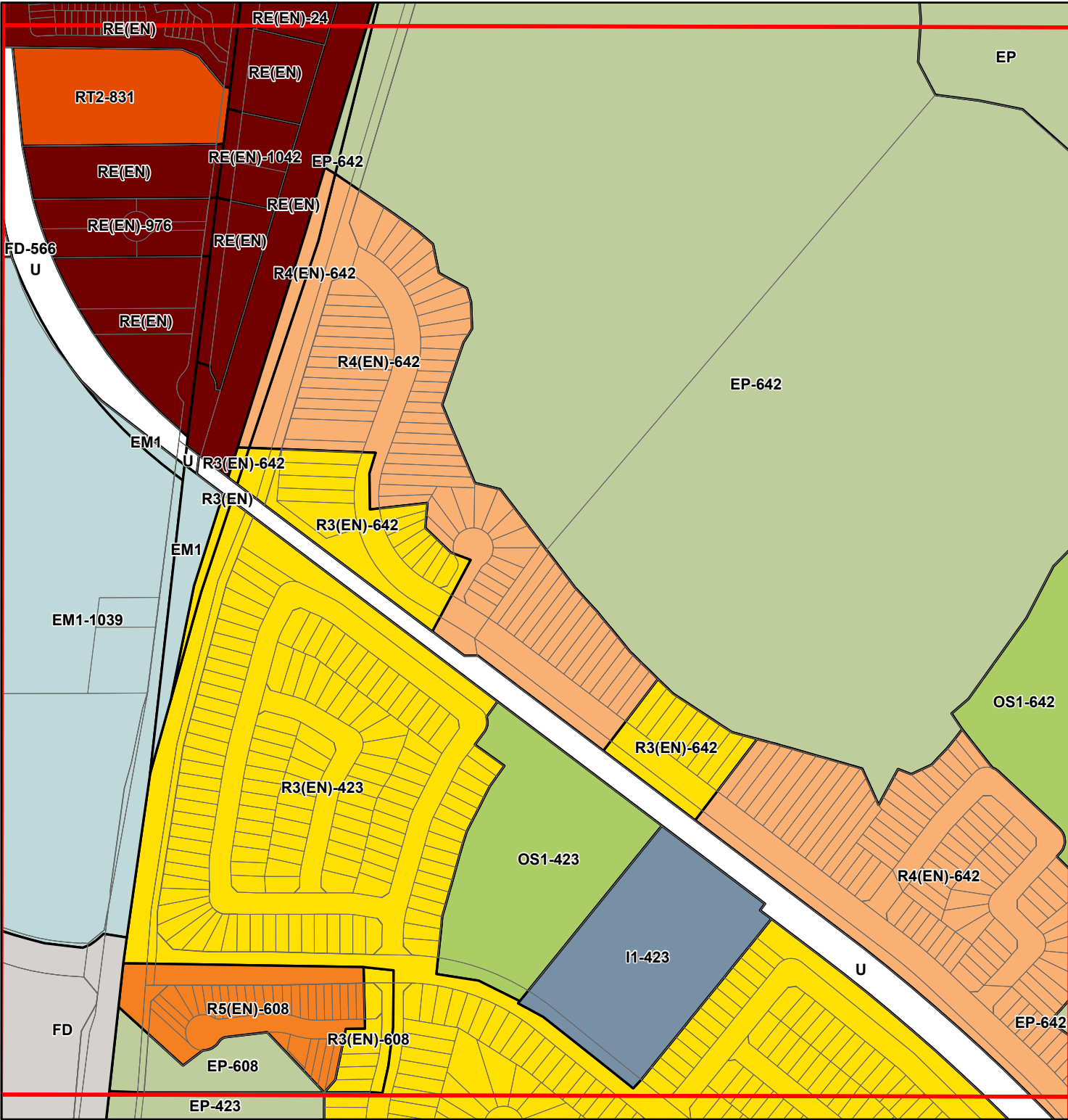
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025

Zoning By-law 001 - 2021

Schedule A | Map 102



Conservation, Open Space and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial 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)

Legend:

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge Zone)

Other:

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

Scale: 1:5,130

VAUGHAN				
136	137	138	139	140
118	119	120	121	122
100	101	102	103	104
82	83	84	85	86
62	63	64	65	66
Final: August 2025				

This is Schedule '1'
To By-Law 199-2025
Passed the 22nd Day of September, 2025

File: Z.25.005
Related Files:
Location: Part of Lots 12, 13, 14, 15 and 16, Concession 8
Applicant: City of Vaughan
City of Vaughan

Signing Officers

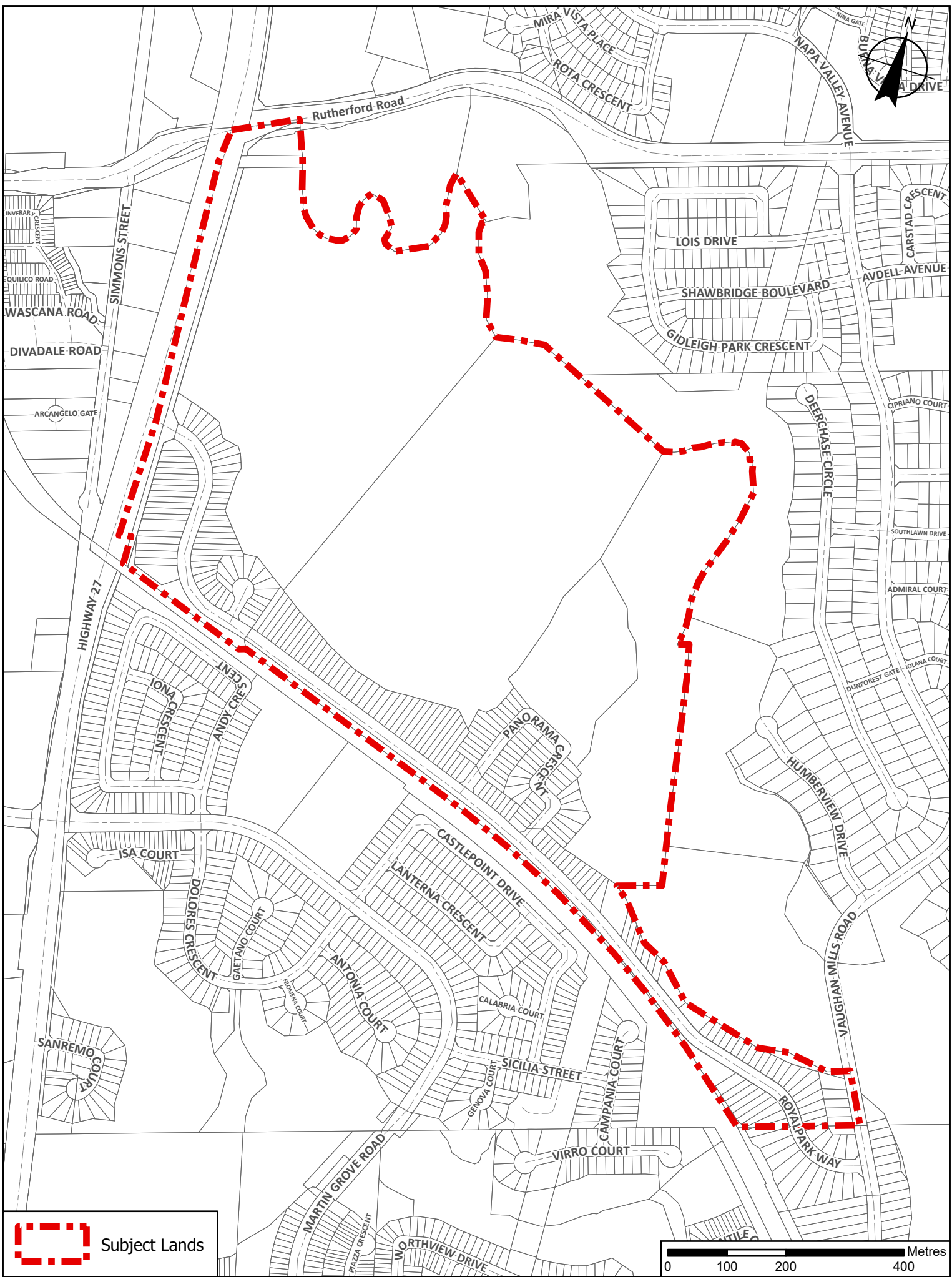
Mayor

Clerk

SUMMARY TO BY-LAW 199-2025

The lands subject to this By-law are located on the east side of Highway 27 and south of Rutherford Road, being Part of Lots 12, 13, 14, 15, and 16, Concession 8, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to replace an incorrect reference to Figure E-1049 with Figure E-1049G in subsection 14.642.2.2., to add references to Figure E-1049G in subsections 14.642.2.3., 14.642.3.3. and 14.642.3.5. which were erroneously omitted, and to amend Map 102 of Schedule A of the Comprehensive Zoning By-law 001-2021 to add missing references to site-specific exception 14.642 which were erroneously omitted.



Location Map To By-Law 199-2025

File: Z.25.005
Related Files:
Location: Part of Lots 12, 13, 14, 15 and 16, Concession 8
Applicant: City of Vaughan
City of Vaughan