

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 200-2025

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 the “Legal Description” description in Subsection 14.519 and replacing it with the following:

“Municipal Address: 11-19 Fieldcrest Court, 11-72 Alpha Court, 17-39, 85, 89, 93, 97, 103, 109-141 Appian Way, 241-372 Crofter’s Road, 2-98 Harvester Crescent”.
 - b) Amending Map 104 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.

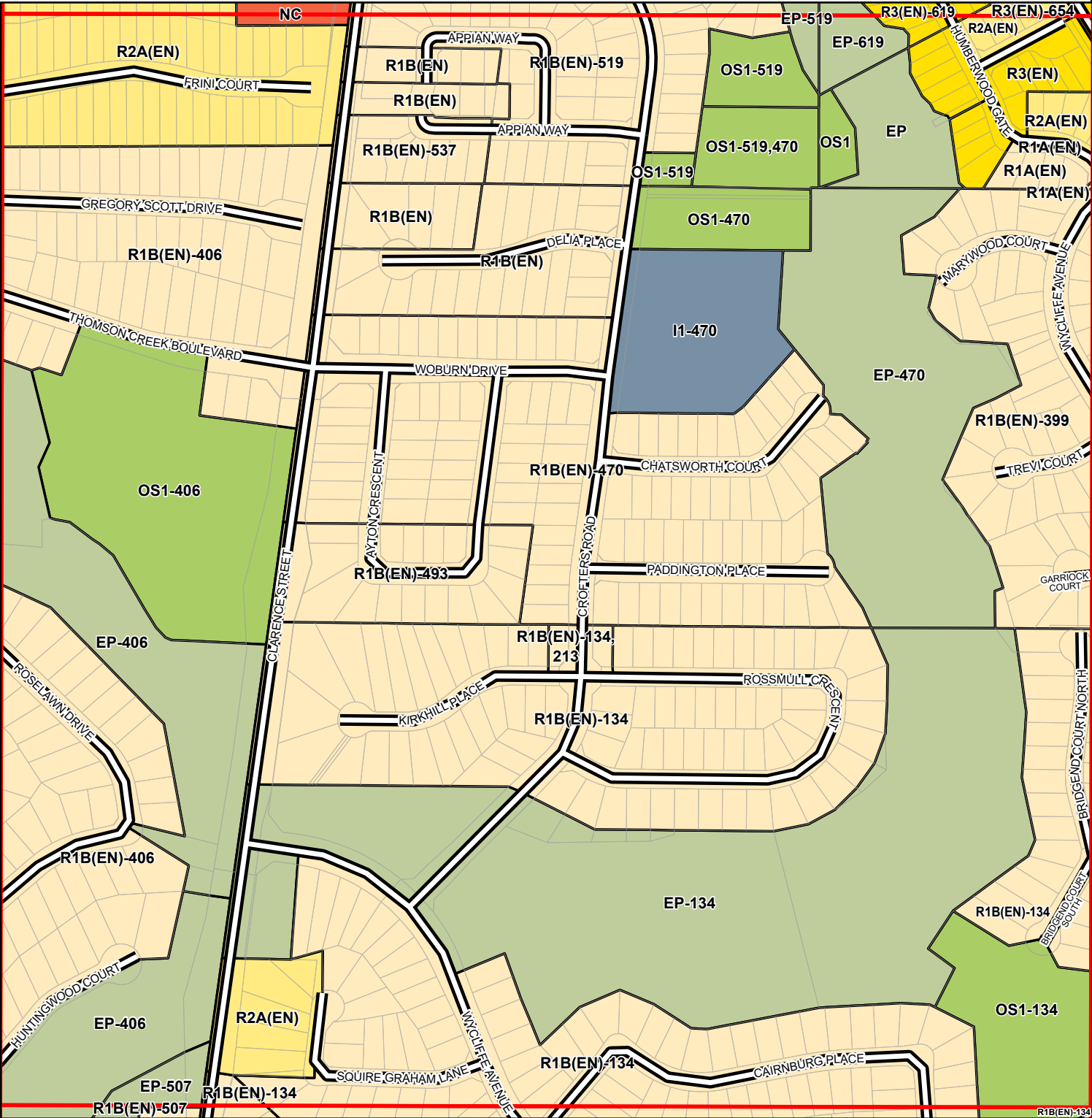
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
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 104



Conservation, OpenSpace and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

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

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone; R4A(H))
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone; RT1(H))
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- 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

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

138	139	140	141	142	
120	121	122	123	124	
102	103	104	105	106	
84	85	86	87	88	
64	65	66	67	68	
June 2025					

1:5,060

This is Schedule '1'
To By-Law 200-2025
Passed the 22nd Day of September, 2025

File: Z.25.005

Location: Part of Lots 15, Concession 7
81, 100, 106, and 110 Appian Way

Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

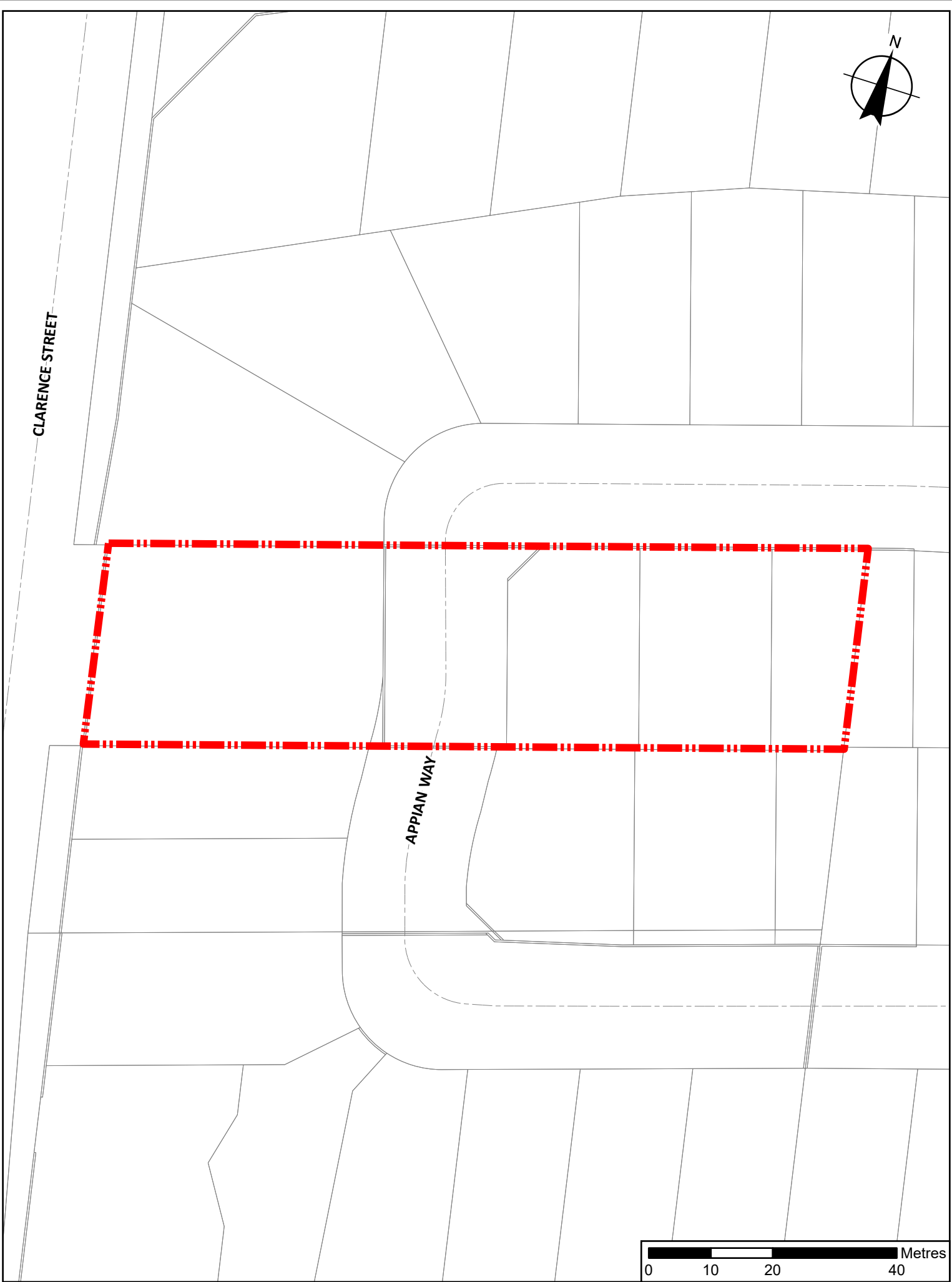
Clerk

SUMMARY TO BY-LAW 200-2025

The lands subject to this By-law are located east of Clarence Street and south of Rutherford Road, municipally known as 81, 100, 106, and 110 Appian Way, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 104 in Schedule A of the City of Vaughan Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.519 incorrectly applied to the subject lands.

The purpose of this By-law is also to make an administrative correction to Zoning By-law 001-2021 by updating the municipal address section of site-specific exception 14.519 to reflect the changes made to Map 104 in Schedule A of Zoning By-law 001-2021. The administrative correction to Zoning By-law 001-2021 is considered to be a correction to a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map
To By-Law 200-2025

File: Z.25.005

Location: Part of Lots 15, Concession 7
81, 100, 106, and 110 Appian Way

Applicant: City of Vaughan
City of Vaughan



Subject Lands