

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 202-2025**

**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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1232, as follows:

Exception Number 14.1232	Municipal Address: 1-41 Highland Creek Court, Block 13, Plan 65M-3844
Applicable Parent Zone: R1B, EP	
Schedule A Reference: 158	
By-law 049-2004, 202-2025	
14.1232.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure “E-1812”:</p> <p>a. All <u>structures</u> and <u>swimming pools</u> shall be located a minimum of 5 m from the EP Environmental Protection Zone for Lots 1 through 4; and</p> <p>b. All <u>structures</u> and <u>swimming pools</u> shall be located a minimum of 7.5 m from the EP Environmental Protection Zone for Lots 5 and 6.</p>	
14.1232.2 Figures	
Figure E-1812	

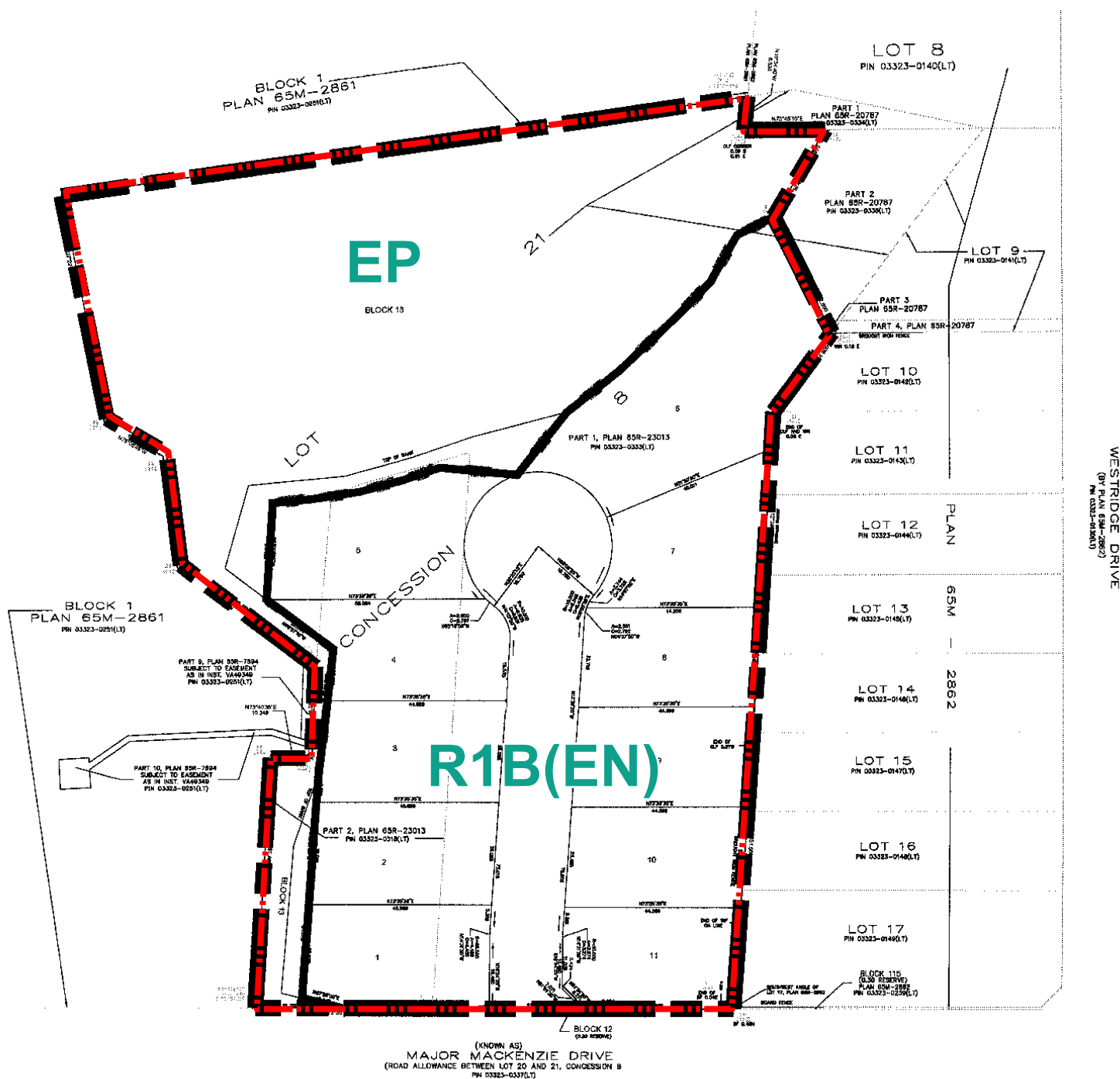
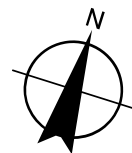
- b) Adding a new Figure E-1812 in Subsection 14.1232 attached hereto as Schedule “1”.
- c) Amending Map 158 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22<sup>nd</sup> 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**



This is Figure 'E-1812'  
To By-Law 001-2021  
Subsection 14.1232

 Subject Lands

0 12.5 25 50 Metres

This is Schedule '1'  
To By-Law 202-2025  
Passed the 22nd Day of September, 2025

**File:** Z.25.005  
**Related Files:** Z.01.008, 19T-01V02  
**Location:** Part of Lots 21, Concession 8  
1-41 Highland Creek Court and Block 13, Plan 65M-3844  
**Applicant:** City of Vaughan  
**City of Vaughan**

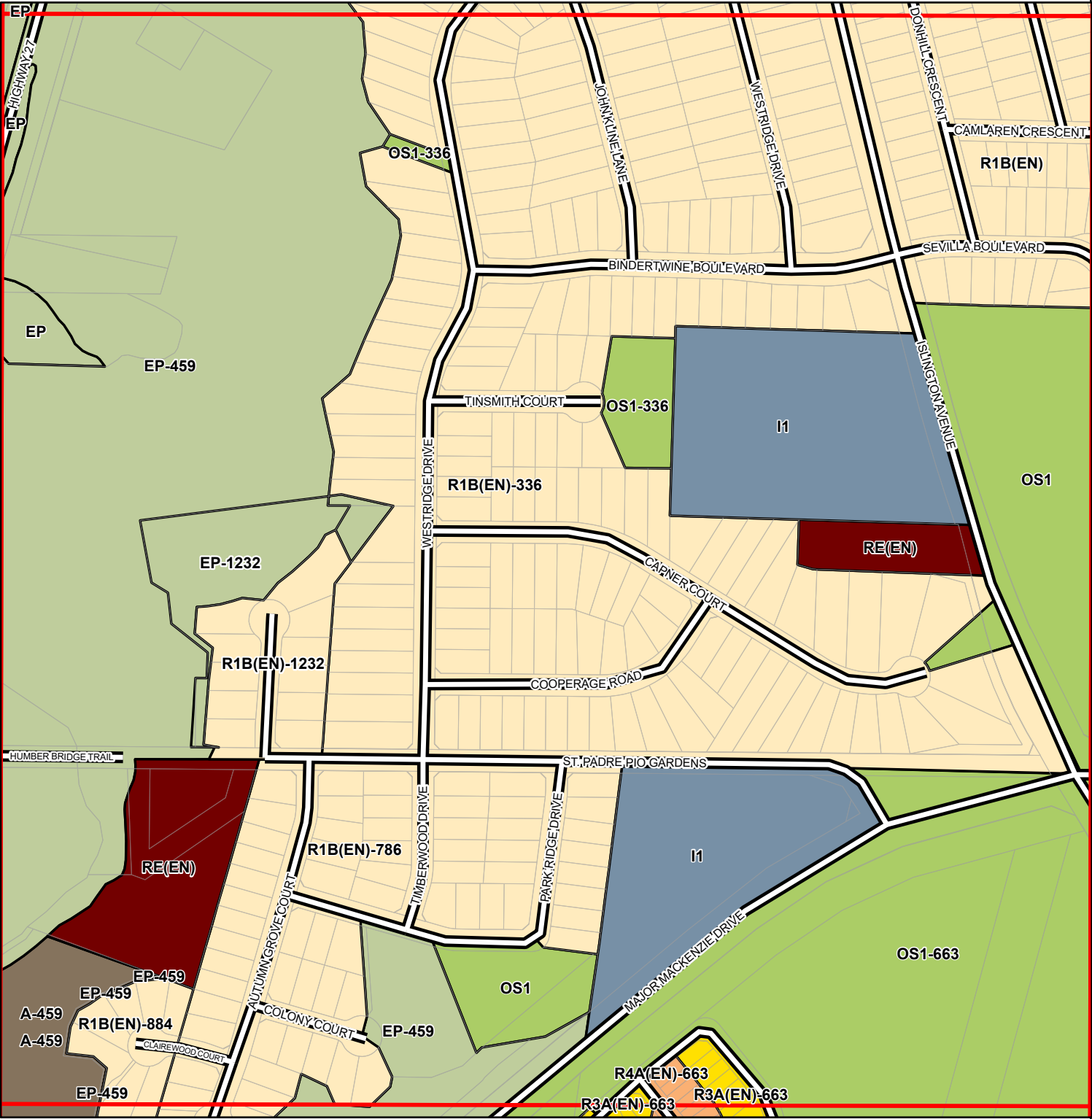
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 158



**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)
- 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)
- 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)
- 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)

**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

195	196	197	198	199
175	176	177	178	179
156	157	158	159	160
137	138	139	140	141
119	120	121	122	123

1:5,060  
September 2025

This is Schedule '2'  
To By-Law 202-2025  
Passed the 22nd Day of September, 2025

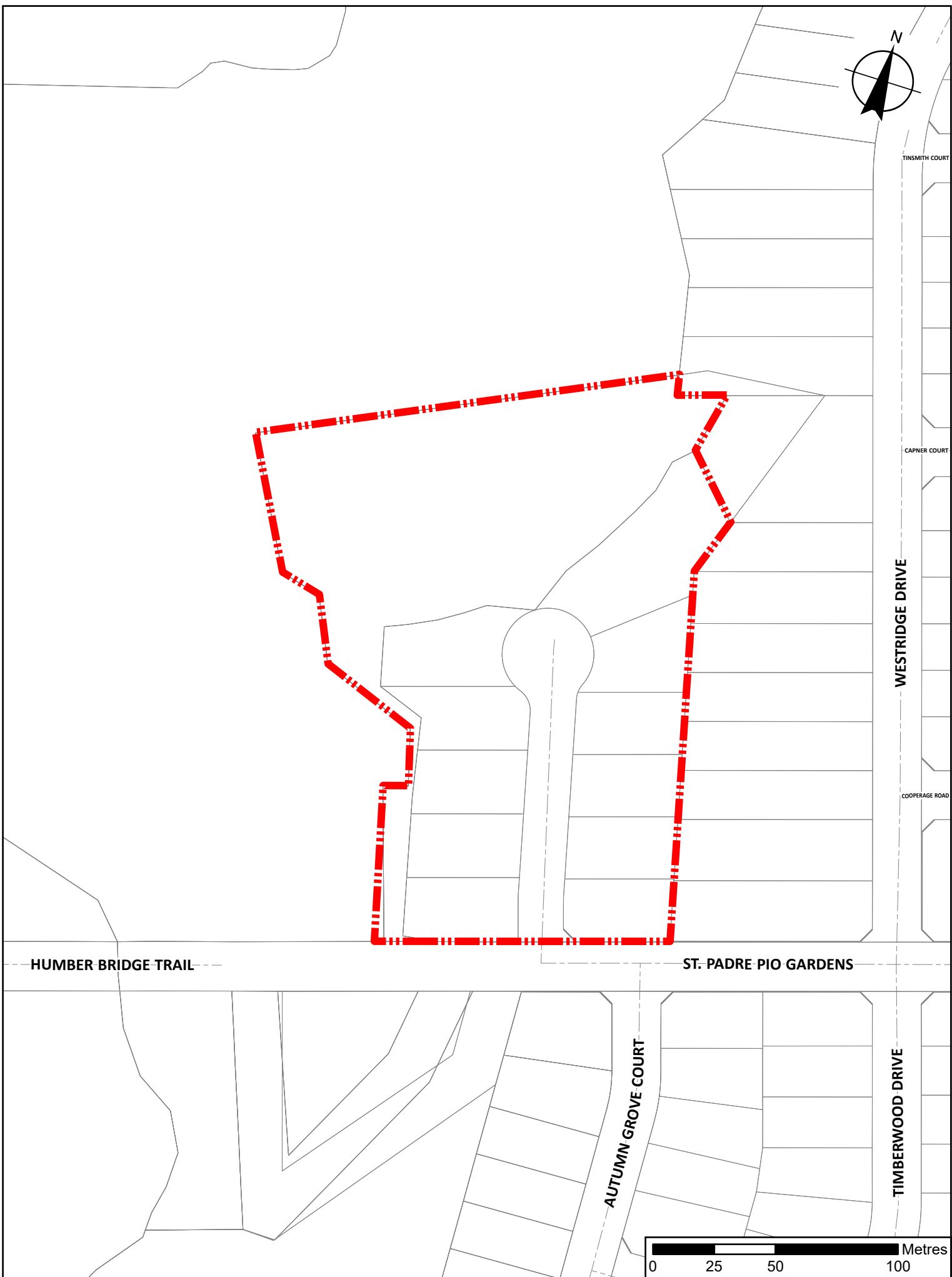
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Applicant: City of Vaughan  
City of Vaughan

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

### **SUMMARY TO BY-LAW 202-2025**


The lands subject to this By-law are located north of Major Mackenzie Drive West, between Highway 27 and Islington Avenue, municipally known as 1-41 Highland Creek Court and Block 13, Plan 65M-3844, 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 carry forward the permitted uses and development standards from site-specific exception 9(1185) in Zoning By-law 1-88, to accurately reflect the zoning applicable to the Subject Lands as approved by Council through By-law 049-2004.



# Location Map To By-Law 202-2025

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 Subject Lands