

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 203-2025**

**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) Amending Map 57 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 22<sup>nd</sup> day of September, 2025.

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Steven Del Duca, Mayor

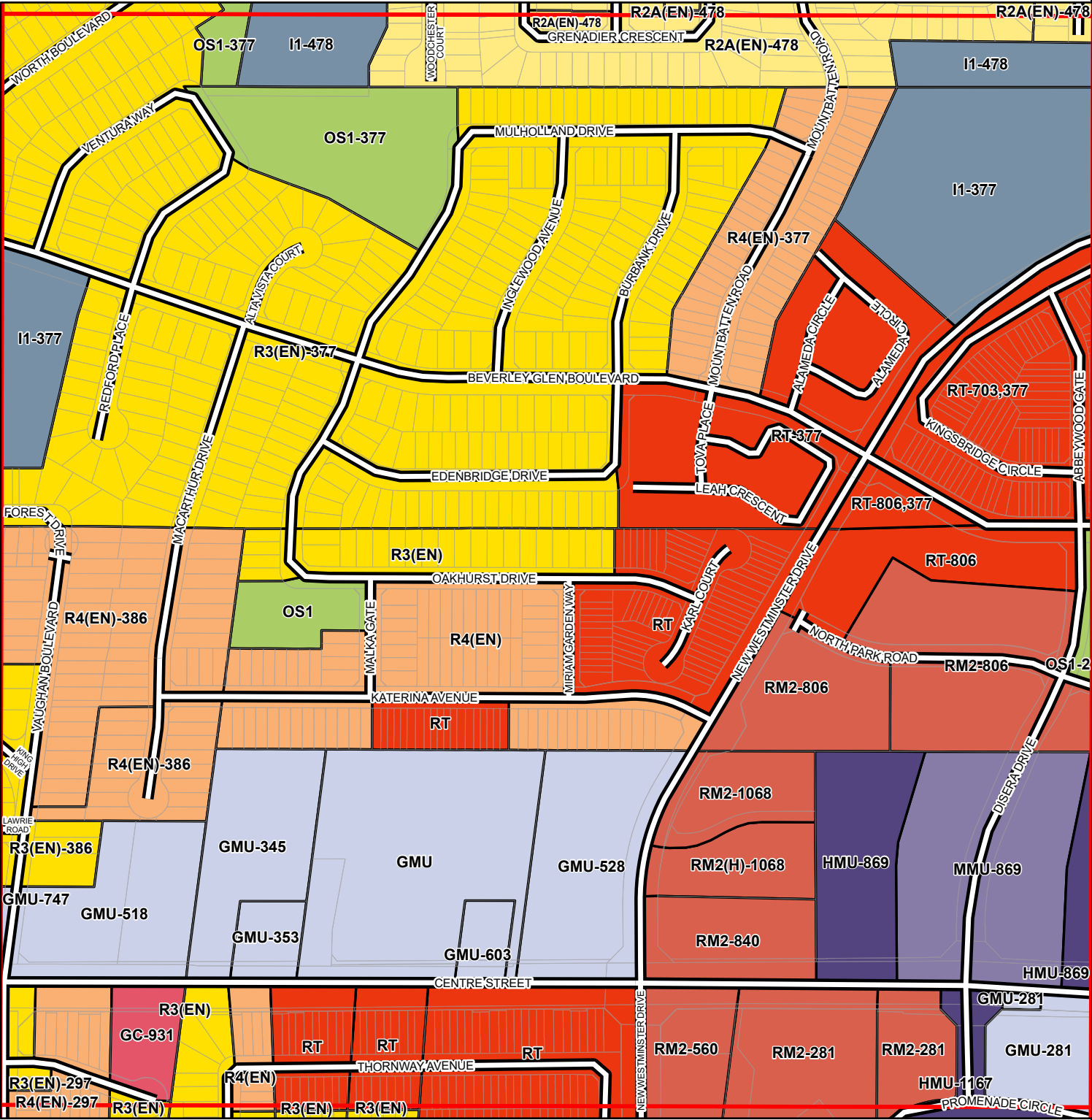
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Todd Coles, City Clerk

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 57



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)
- 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)

VAUGHAN

95	96	97	98	
75	76	77	78	79
55	56	57	58	59
35	36	37	38	39
15	16	17	18	19

July 2025

This is Schedule '1'  
To By-Law 203-2025  
Passed the 22nd Day of September, 2025

File: Z.25.005  
Location: Part of Lot 6, Concession 2  
1054 Centre Street  
Applicant: City of Vaughan  
City of Vaughan

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

### **SUMMARY TO BY-LAW 203-2025**


The lands subject to this By-law are located on the north side of Centre Street, west of New Westminster Drive, municipally known as 1054 Centre Street, 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 amend Map 57 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.603 incorrectly applied to the subject lands.



Location Map  
To By-Law 203-2025

**File:** Z.25.005  
**Location:** Part of Lot 6, Concession 2  
1054 Centre Street  
**Applicant:** City of Vaughan  
**City of Vaughan**

 Subject Lands