

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-2025

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) Rezoning a portion of the subject lands shown as “Subject Lands” on Schedule “1” attached hereto from “RE(EN) Estate Residential Zone (Established Neighbourhood)” to “OS1 Public Open Space Zone” in the manner shown on Schedule “1”.
 - b) Deleting the “Applicable Parent Zone” in Subsection 14.940 and replacing it with the following:

“Applicable Parent Zone: EP, OS1, RE”.
 - c) Deleting the “Legal Description” in Subsection 14.940 and replacing it with the following:

“Municipal Address: 131-189 Richard Lovat Court, 30-131 Mizuno Court, Block 22, Plan 65M-4129”.
 - d) Deleting the first sentence of Subsection 14.940.1 and replacing it with the following:

“1. The following lot and building requirements shall apply to the lands zoned RE Estate Residential, as shown on Figure E-1431:”.
 - e) Deleting Figure E-1431 and substituting therefore Figure E-1431 attached

hereto as Schedule “1”.

f) Amending Map 194 in Schedule A in the form attached hereto as Schedule “2”.

g) Amending Map 195 in Schedule A in the form attached hereto as Schedule “3”.

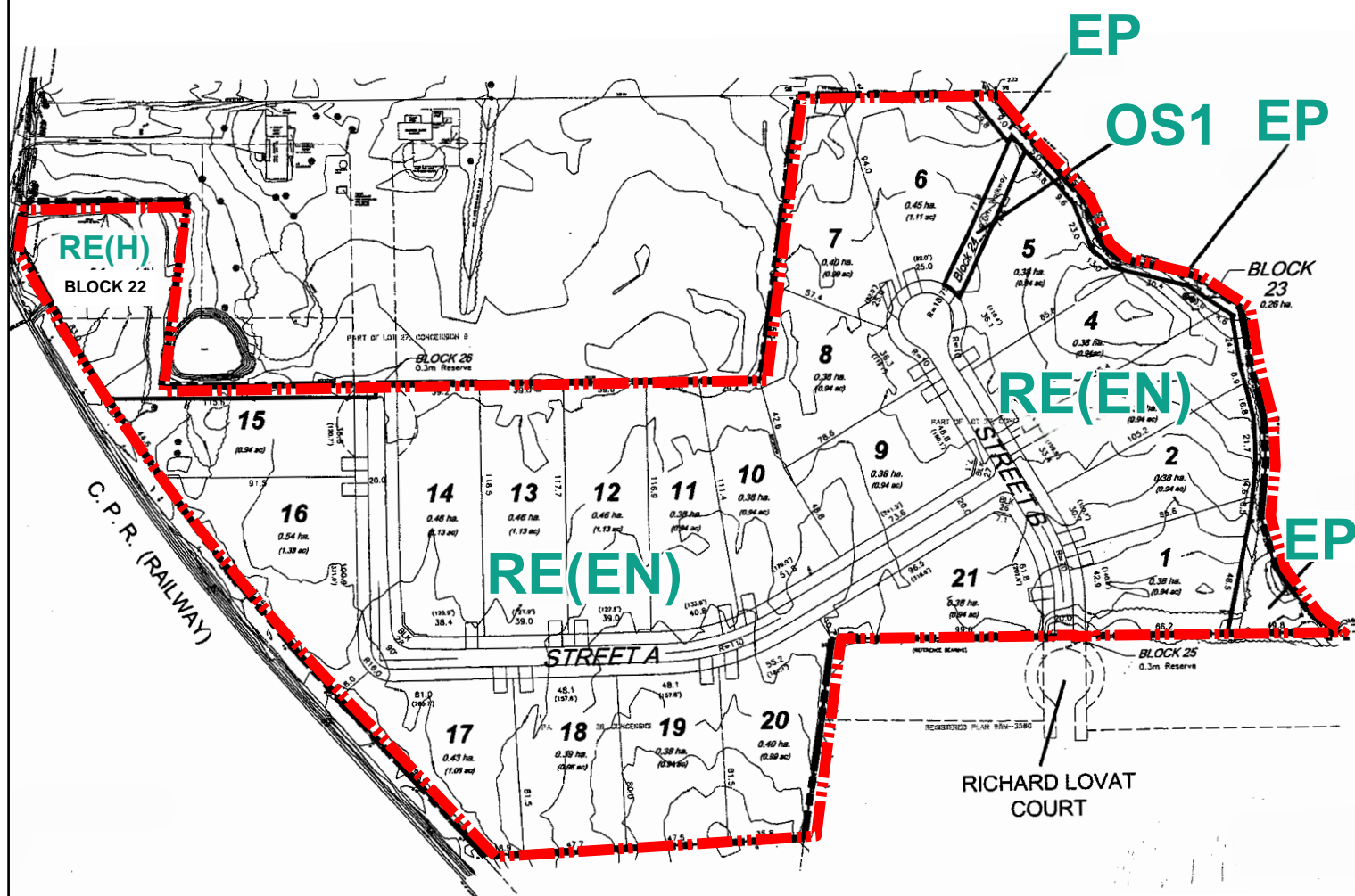
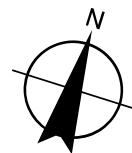
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

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


Steven Del Duca, Mayor

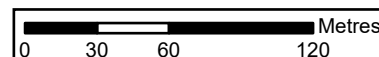
Todd Coles, City Clerk

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



This is Figure 'E-1431'
To By-Law 001-2021
Subsection 14.940

 Subject Lands



This is Schedule '1'
To By-Law 211-2025
Passed the 22nd Day of September, 2025

File: Z.25.005
Location: Part of Lots 26 and 27, Concession 9
131-189 Richard Lovat Court; 30-131 Mizuno Court;
Block 22, Plan 65M-4129
Applicant: City of Vaughan
City of Vaughan

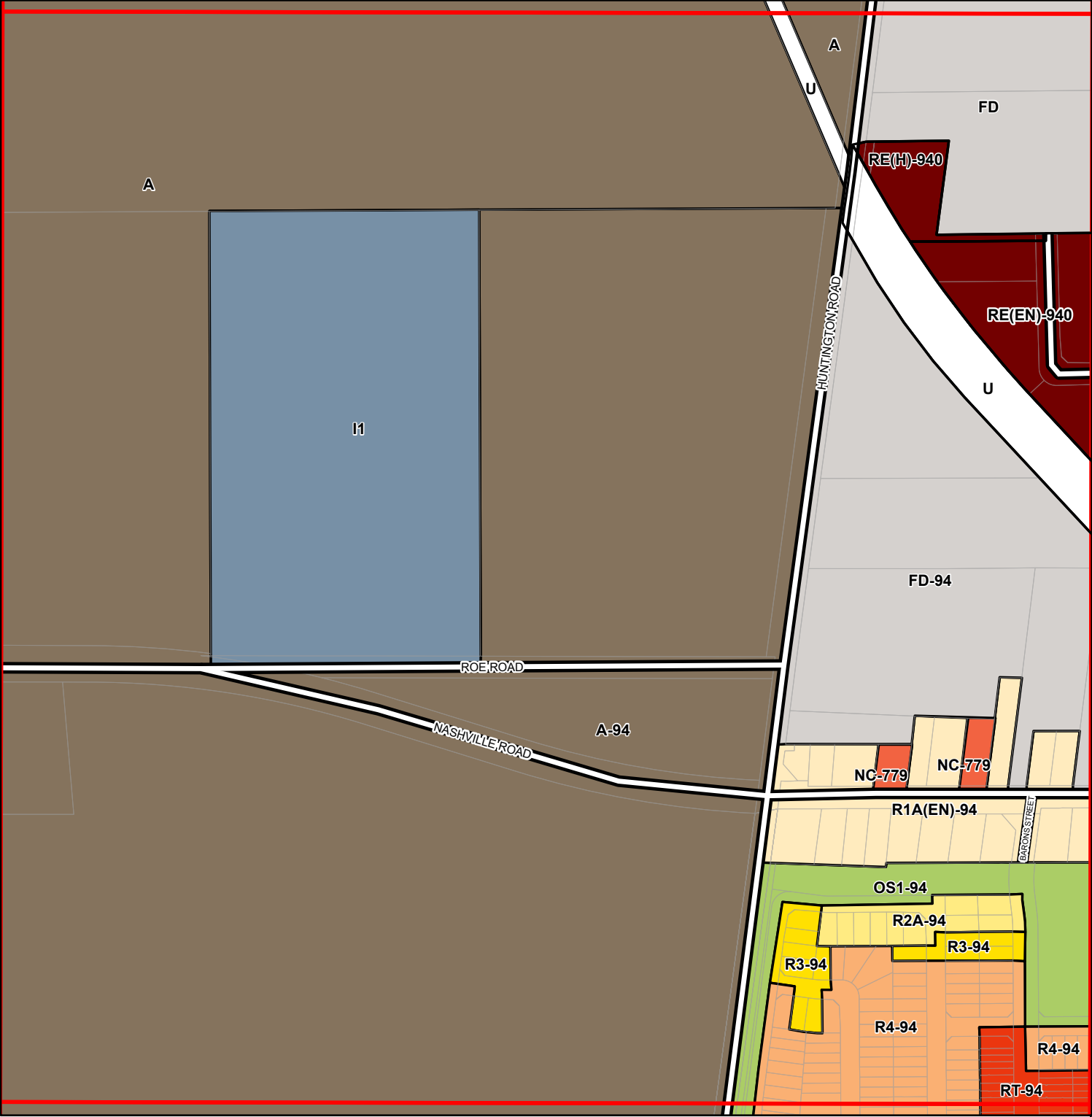
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 194



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)
- 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

Legend

232	233	234	235	236
212	213	214	215	216
192	193	194	195	196
172	173	174	175	176
153	154	155	156	157

1:5,060
September 2025

This is Schedule '2'
To By-Law 211-2025
Passed the 22nd Day of September, 2025

File: Z.25.005
Location: Part of Lots 26 and 27, Concession 9
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Block 22, Plan 65M-4129
Applicant: City of Vaughan
City of Vaughan

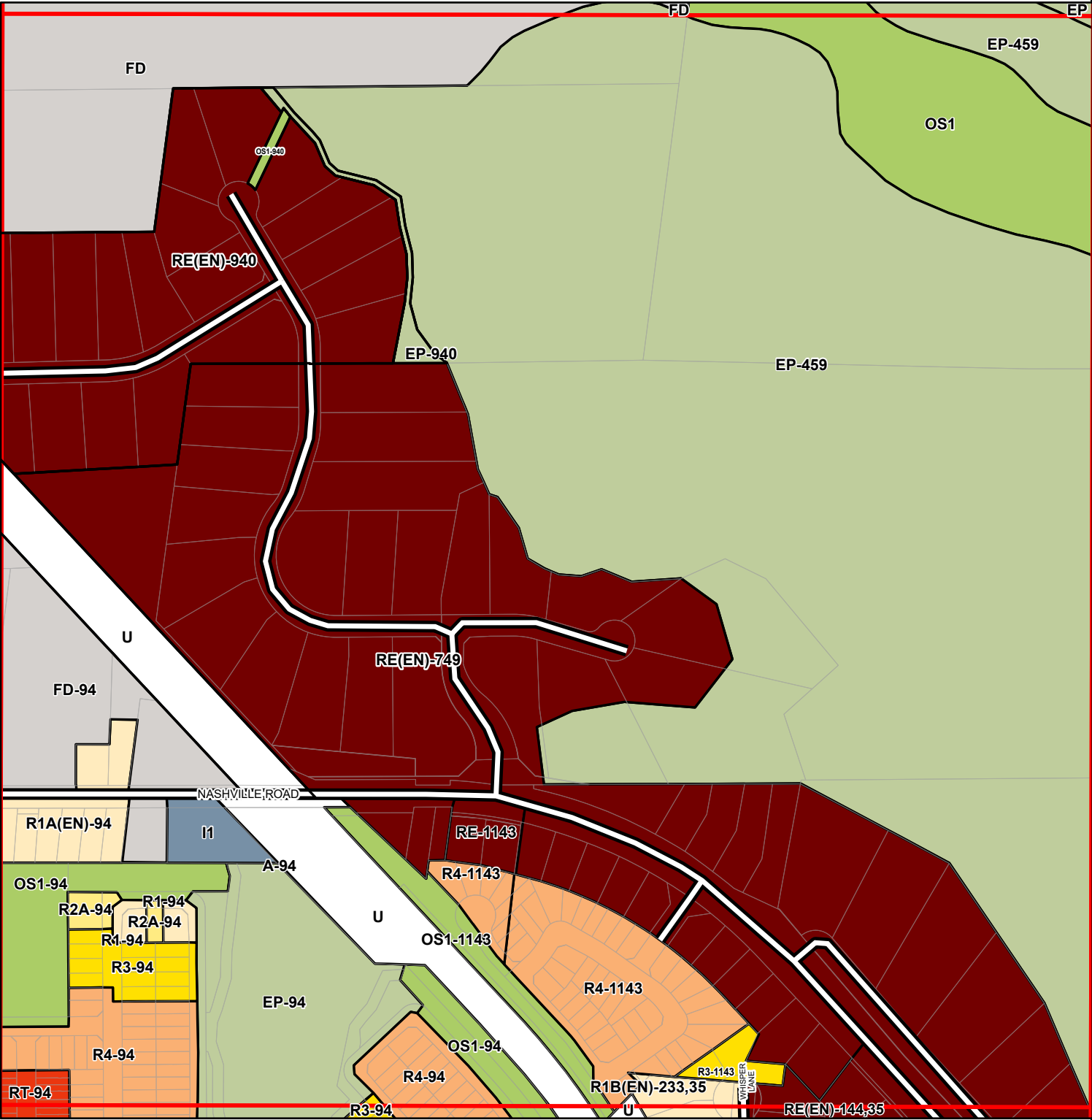
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 195



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
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193	194	195	196	197
173	174	175	176	177
154	155	156	157	158

1:5,060
September 2025

This is Schedule '3'
To By-Law 211-2025
Passed the 22nd Day of September, 2025

File: Z.25.005

Location: Part of Lots 26 and 27, Concession 9
131-189 Richard Lovat Court; 30-131 Mizuno Court;
Block 22, Plan 65M-4129

Applicant: City of Vaughan

City of Vaughan

Signing Officers

Mayor

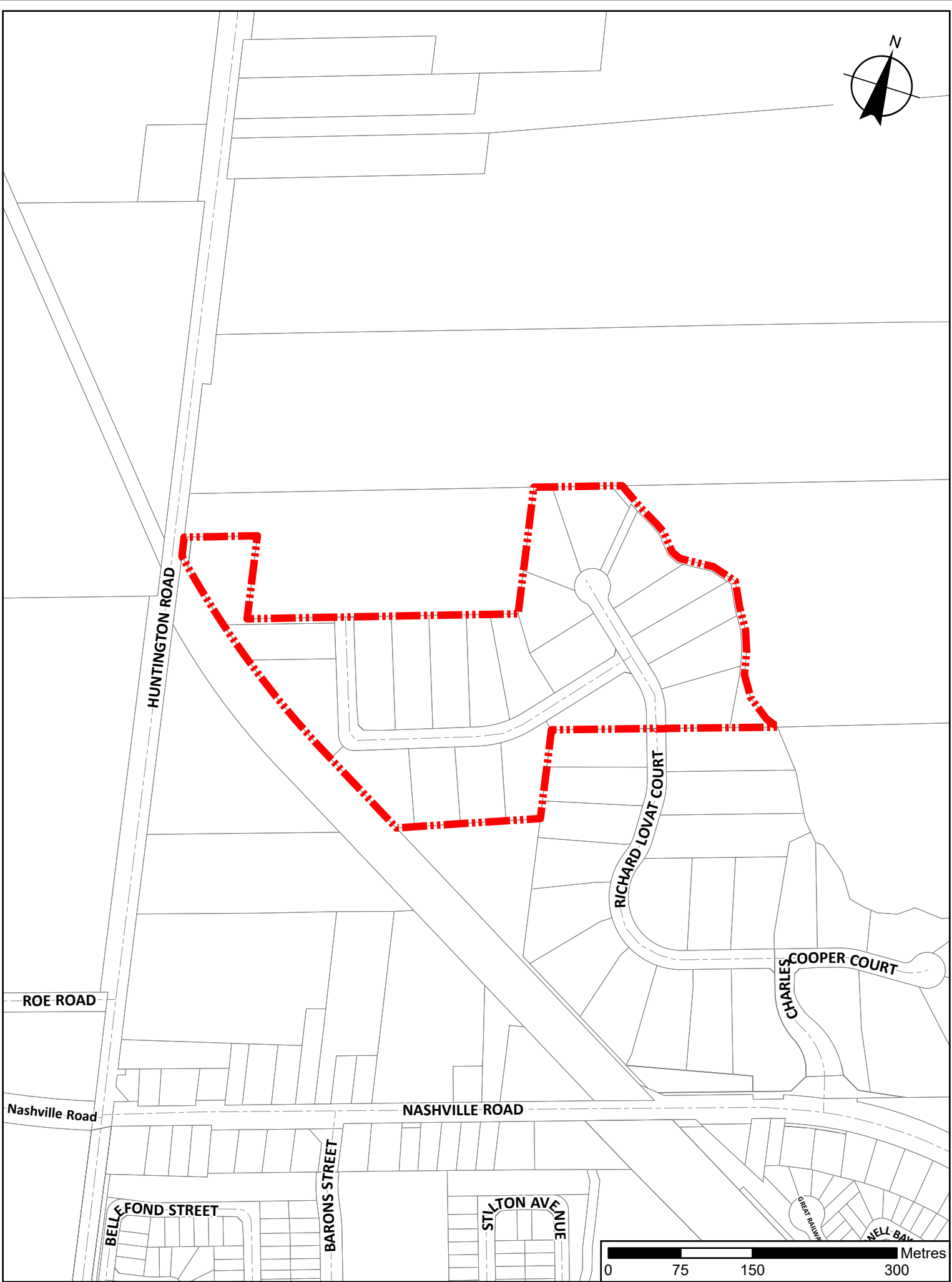
Clerk

SUMMARY TO BY-LAW 211-2025

The lands subject to this By-law are located on the east side of Huntington Road and north of Nashville Road, being Part of Lots 26 & 27, Concession 9, City of Vaughan, Regional Municipality of York.


The purpose of this By-law is to amend Maps 194 and 195 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to replace references to site-specific exception 14.749 incorrectly applied to the subject lands with references to site-specific exception 14.940.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by rezoning a portion of a public pathway which was erroneously zoned RE(EN) Estate Residential (Established Neighbourhood) Zone to OS1 Public Open Space Zone, updating the municipal address section and applicable parent zone section of site-specific exception 14.940, and by updating the zone references and symbols from Zoning By-law 1-88 in site-specific exception 14.940 and on Figure E-1431 to the applicable zone references and symbols in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map To By-Law 211-2025

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Block 22, Plan 65M-4129
Applicant: City of Vaughan
City of Vaughan

 Subject Lands