

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 215-2025**

**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 in Exception 14.189 and replacing it with the following:

“Municipal Address: 46 Centre Street”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1228, as follows:

Exception Number 14.1228	Municipal Address: 38 Centre Street
Applicable Parent Zone: R1A	
Schedule A Reference: 60	
By-law 215-2025	
14.1228.1 Permitted Uses	
<div>1. The following uses shall be permitted on the lands zoned First Density Residential Zone (R1A), as shown on Figure E-1808:</div> <div><div>a. Residential <u>Dwelling Unit</u>; and</div><div>b. One <u>Veterinary Clinic</u> restricted to a maximum <u>Gross Floor Area</u> of 120 m<sup>2</sup> and two professional veterinarians on-site.</div></div>	
14.1228.2 Lot and Building Requirements	
<div>1. The following provisions shall apply to the entirety of the lands identified as “Subject Lands”, as shown on Figure “E-1808”:</div> <div><div>a. The minimum <u>Lot Area</u> shall be 493 m<sup>2</sup>;</div><div>b. The minimum <u>Lot Frontage</u> shall be 12 m;</div><div>c. The minimum <u>Front Yard Setback</u> shall be 5 m; and</div><div>d. The minimum <u>Interior Side (Eastern) Yard Setback</u> shall be 0.87 m;</div></div>	
14.1228.3 Parking	
<div>1. The following parking requirements shall apply entirety of the lands identified as “Subject Lands”, as shown on Figure E-1808:</div> <div><div>a. The minimum width of the <u>driveway</u> access shall be 2.5 m.</div></div>	
14.1228.4 Other Provisions	
<div>1. The following provision shall apply entirety of the lands identified as “Subject Lands”, as shown on Figure E-1808:</div> <div><div>a. Minimum <u>landscape</u> shall be comprised of the <u>soft landscape</u> areas shown on Figure E-1808.</div></div>	
14.1228.5 Figures	
Figure E-1808	

- a) Adding a new Figure E-1808 in Subsection 14.1228 attached hereto as Schedule “1”.
- b) Amending Map 60 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.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

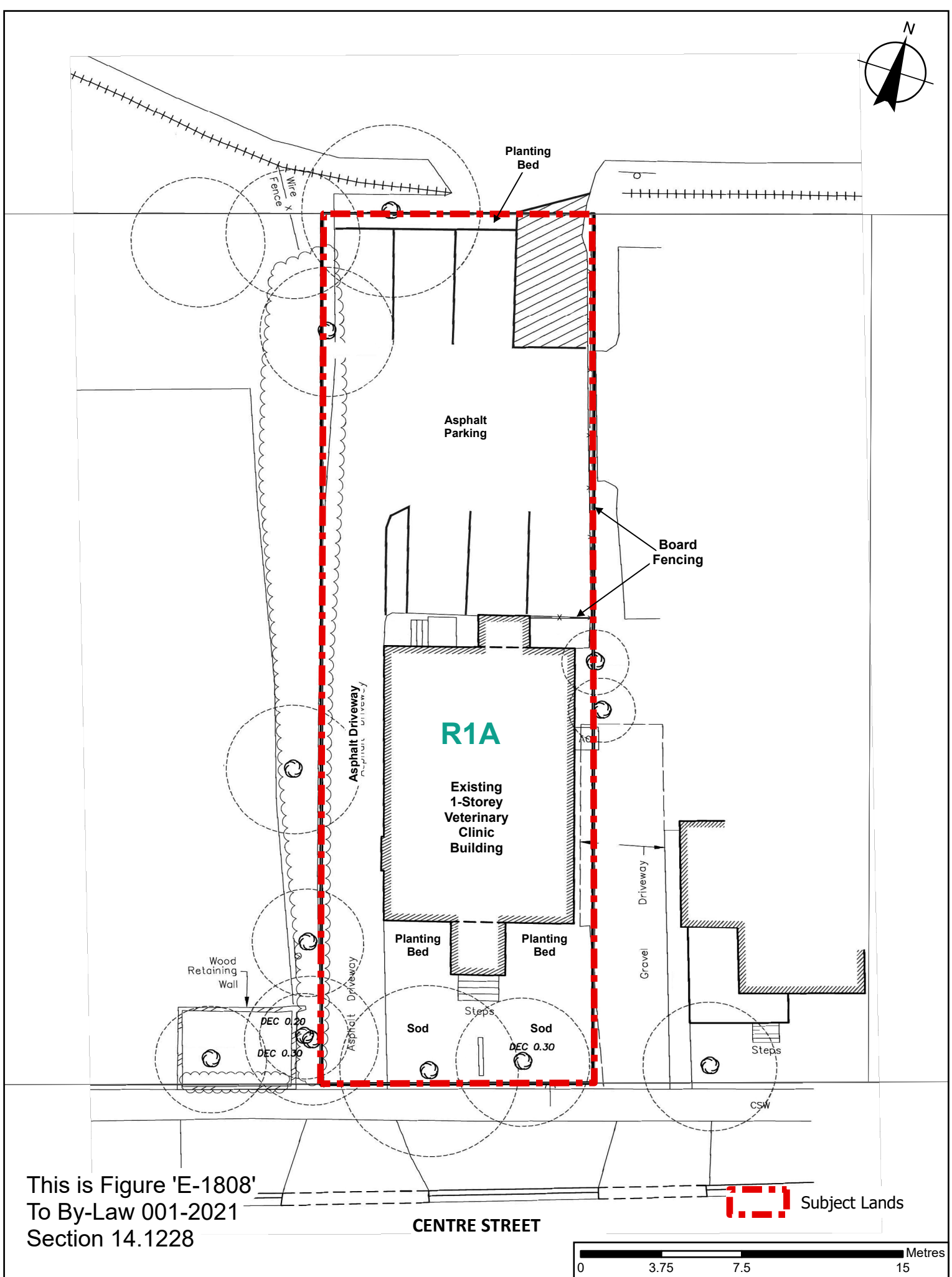
Authorized by Item No. 2 of Report No. 28 of the Committee of Whole.  
Report adopted by Vaughan City Council on September 22, 2025.  
City Council voted in favour of this by-law on September 22, 2025.  
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.  
**Effective Date of By-Law: September 22, 2025**

## **SUMMARY TO BY-LAW 215-2025**

The lands subject to this By-law are located on north side of Centre Street and west of Yonge Street, being municipally known as 38 Centre Street and legally described as Part of Lot 31, Concession 1, 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 permit existing residential uses and one Veterinary Clinic limited to a maximum gross floor area of 120 m<sup>2</sup> as previously approved through By-law 251-98 in Zoning By-law 1-88 and increase the maximum veterinarian practitioners from 1 to 2.

The purpose of this is also to make an administrative correction to Zoning By-law 001-2021 by updating the municipal address in site-specific exception 14.189. The administrative correction to Zoning By-law 001-2021 is considered to a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



This is Figure 'E-1808'  
To By-Law 001-2021  
Section 14.1228

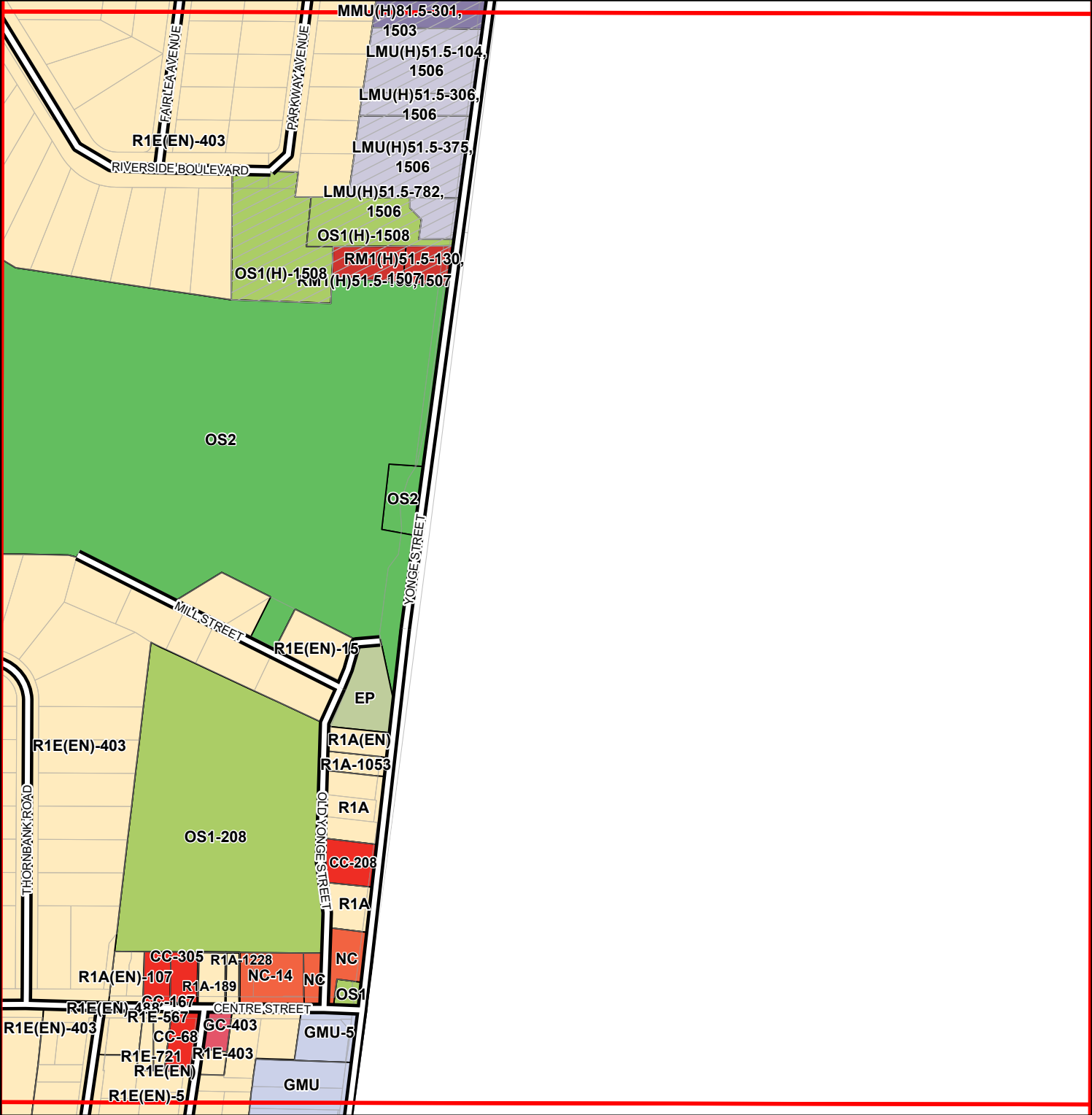
This is Schedule '1'  
To By-Law 215-2025  
Passed the 22nd Day of September, 2025

**File:** Z.25.001  
**Location:** 38 Centre Street  
Part of Lot 31, Concession 1  
**Applicant:** P3 Real Estate Limited  
**City of Vaughan**

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

Zoning By-law 001 - 2021

Schedule A | Map 60



**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**

98		
78	79	80
58	59	60
38	39	40
18	19	20

August 2025

This is Schedule '2'  
To By-Law 215-2025  
Passed the 22nd Day of September, 2025

File: Z.25.001  
Location: 38 Centre Street  
Part of Lot 31, Concession 1  
Applicant: P3 Real Estate Limited  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk