

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 230-2025

A By-law to amend City of Vaughan By-law 1-88, as amended.

WHEREAS pursuant to section 47(1) of the *Planning Act*, a Minister's Zoning Order ('MZO'), being Ontario Regulation ('O. Reg.') No. 644/20, was issued for all of the lands identified within Map No. 249 of O. Reg. 644/20,

AND WHEREAS O.Reg 644/20 prevails over a by-law in effect under section 34 or 38 of the *Planning Act*;

AND WHEREAS pursuant to Section 47(4) of the *Planning Act* and Section 6 of O. Reg. 644/20, notwithstanding the above, the MZO is deemed to be a zoning by-law passed by the Council of the City of Vaughan pursuant to Section 34 of the *Planning Act* and may therefore be amended;

AND 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the Zoning Boundary of lands shown as "Subject Lands" on Schedule "1" attached hereto from "Low-Rise Residential Zone", "Mid-Rise Residential Zone", and "Mid-Rise Mixed-Use Zone" to "RD4 Residential Detached Zone Four Zone", "RT1 Residential Townhouse Zone", "RA1 Apartment Residential Zone", and "OS1 Open Space Conservation Zone" in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1593)” A. The following provision shall apply to lots 48 to 127, Block 198 to 204, and Blocks 219 to 221 on Schedule “E-1815” and the Draft Plan of Subdivision for Development File No. 19T-24V010 zoned with the Holding Symbol “(H)” as shown on Schedule “1”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

- a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 230-2025.
- b. Removal of the Holding Symbol “(H)” from Blocks 48 to 127, Block 198 to 204, and Blocks 219 to 221 or a portion or phase thereof shall be contingent on the following:
 - i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the subject lands.

B. notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsections 4.1.7 respecting Uses Permitted, 4.26 respecting Permitted Uses in the RD4 Zone, 4.29 respecting Permitted Uses in RT1 Zone, 4.10 respecting Permitted Uses in RA1 Zone, and 7.1 respecting Permitted Uses in Open Space Zones & 7.2 respecting Permitted Uses in OS1 Zone;
- c) Schedule ‘A’ and Schedule ‘A3’ respecting lot and building requirements in the RD4, RT1, and RA1 Zones;
- d) Subsections 3.8 respecting Parking Requirements, 3.13 respecting Minimum Landscape Area, 4.1.4 respecting Parking and Access Requirements, 4.1.6 respecting Minimum Amenity Area, Schedule ‘A3’ Specific Zone Notes respecting

requirements for detached garages located in the rear yard and TransCanada PipeLine Limited required setbacks from the pipeline easement.

- e) Subsection 4.22 respecting encroachments into required yards.

The following provisions shall apply to lands shown as “Subject Lands” on Schedule “E-1815”:

- ai) DWELLING, SINGLE DETACHED – means a detached building containing a principal dwelling unit.
- a ii) DWELLING, SEMI-DETACHED – means a building divided vertically side by side into two individual dwelling units, each unit having direct pedestrian access from the exterior of the building.
- a iii) DWELLING, TOWNHOUSE - means a building divided vertically side by side into three or more dwelling units, each unit having a direct pedestrian access from the exterior of the building.
- a iv) DWELLING, MULTIPLE UNIT – means a building other than a townhouse dwelling containing four or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
- a v) STREET – means a public or private roadway or lane.
- a vi) PORCH – means a structure abutting the main wall of a building having a roof and is open to the air on at least one side.
- Avii) PARKING SPACE – means a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading hereto.
- bi) The following uses shall be permitted in all residential zones

- i. Model Home
 - ii. Temporary Sales Office
 - iii. Public Recreation Facility
 - iv. Recreational Use
 - v. Public Use
 - vi. Day Nursery
 - vii. Public or Private School
 - viii. Personal Service Shops
 - ix. Retail Store
 - x. Townhouse Dwelling subject to RT1 Zone requirements on Table 1
 - xi. Multiple-Unit Dwelling subject to RT1 Zone requirements on Table 1
- bii) The following uses shall be permitted in the RD4 Zone:
 - i. Single Detached Dwelling
 - ii. Semi-Detached Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- biii) The following uses shall be permitted in RT1 Zone:
 - i. Townhouse Dwelling
 - ii. Multiple-Unit Dwelling
 - iii. Independent Living Facility
 - iv. Supportive Living Facility
 - v. Long-term Care Facility
 - vi. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
 - vii. Apartment Dwellings on Blocks 219 as shown on Schedule "E-1815".
- biv) The following uses shall be permitted in RA1 Zone:

- i. Apartment Dwelling
 - ii. Multiple Unit Dwelling
 - iii. Art Gallery
 - iv. Dry Cleaning Depot
 - v. Eating Establishment, including Convenience Eating Establishment, Outdoor Patio and Take-out Eating Establishment
 - vi. Financial Institution
 - vii. Health Centre
 - viii. Hotel
 - ix. Business and Professional Office
 - x. Parking Garage
 - xi. Pet Grooming Establishment
 - xii. Pharmacy
 - xiii. Place of Entertainment
 - xiv. Technical or Commercial School
 - xv. Veterinary Clinic
 - xvi. Independent Living Facility
 - xvii. Supportive Living Facility
 - xviii. Long-term Care Home
 - xix. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- bv) Nothing except for trails and landscape buffers shall be permitted in OS1 Zone subject to approval from TransCanada PipeLine Limited, and setbacks provided on Table “1” attached here to as Schedule ‘3’.
- ci) The Lot and Building requirements for RD4, RT1 and RA1 zones shall be provided on Table ‘1’ attached here to as Schedule ‘3’;
- di) The minimum landscaped strip width shall be as follows:

- a. All uses except for single detached dwellings, townhouse dwellings and multiple unit dwellings abutting a residential lot line or a street is 3.0 metres;
 - b. A commercial use lot line abutting a street is 1.5 metres.
- dii) In the RD4 and RT1 Zone the following requirements apply to a front yard and exterior side yard in which a driveway is located:
 - a. Where the lot frontage is less than 12.0 metres, the minimum landscape shall be 33%, of which 50% shall be soft landscape.
 - b. Where the lot frontage is 12.0 metres or greater, the minimum landscape shall be 45%, of which 50% shall be soft landscape.
- diii) The minimum width of a driveway shall be 2.7 metres.
- div) The maximum permitted width of a driveway shall be as follows and subject to the provision of dii) above:
 - a. For a Lot with a Lot Frontage of less than 8.0 metres, the maximum width of the driveway shall be 4.0 metres.
 - b. For a Lot where a Lot Frontage is between 8.0 metres and less than 11.9 metres, the maximum width of a driveway shall be 6.5 metres.
 - c. For a Lot with a Lot Frontage of 12.0 metres or greater, the maximum width of a driveway shall be 9.0 metres.
- dv) For a single detached dwelling the following interior garage width dimension requirements shall apply:
 - a. The maximum interior garage width for a lot with a Lot Frontage of 8.0 metres or greater shall be 6.1 metres.
- dvi) The minimum amenity area shall be provided as follows:
 - a. For Lots accessed by rear lane with a lot frontage of

8.0 metre or greater, a minimum outdoor amenity area of 3.3 metres by 4.5 metres is required.

b. For Apartment Dwelling located within Block 219 of Draft Plan as shown on Schedule E-1815, the following shall apply:

a. Minimum 8 m² per unit for the first 8 units;

b. Minimum of 5 m² per unit for each additional unit.

c. For Multiple-unit Dwellings, the amenity area requirements shall not apply.

ei) A porch, including access stairs from grade shall be no closer than 0.6 m to the applicable lot line

eii) Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and windows, provided however, that the same shall not project more than 0.7 metres into a required yard.

c) Adding Schedule "E-1815" attached hereto as Schedule "1".

d) Deleting Key Map 6F and substituting therefor key Map 6F attached hereto as Schedule "2".

e) Adding Table 1: Lot and Building Requirements attached here to as Schedule "3".

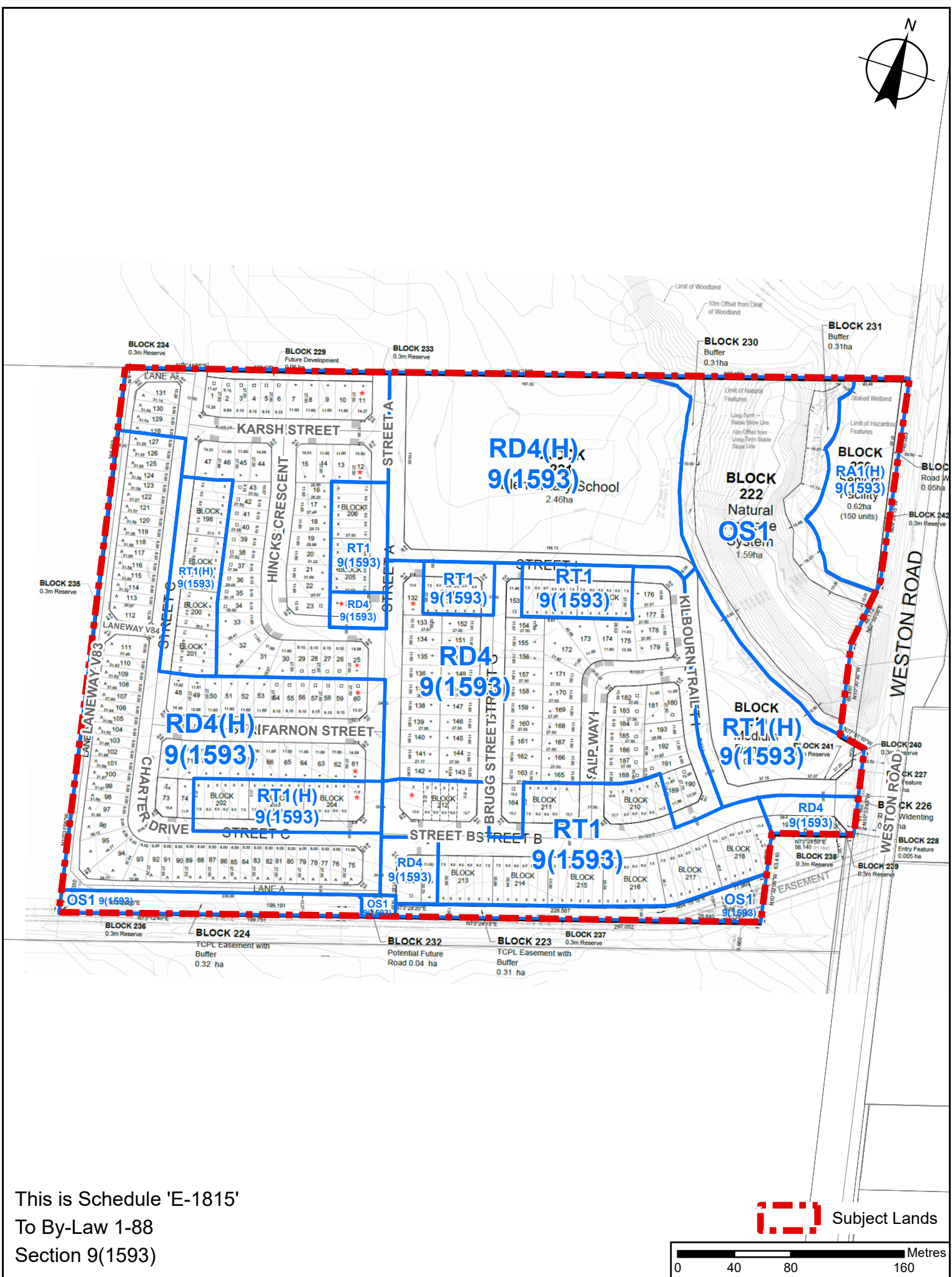
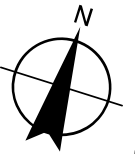
2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28th day of October, 2025.

Steven Del Duca, Mayor

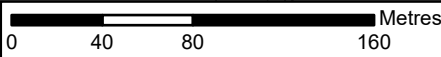
Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 34 of the Committee of Whole.
Report adopted by Vaughan City Council on October 28, 2025.
City Council voted in favour of this by-law on October 28, 2025.
Approved by Mayoral Decision MDC 016-2025 dated October 28, 2025.
Effective Date of By-Law: October 28, 2025



This is Schedule 'E-1815'
To By-Law 1-88
Section 9(1593)

 Subject Lands



This is Schedule '1'
To By-Law 230-2025
Passed the 28th Day of October, 2025

File: Z.24.035
Related File: 19T-24V010
Location: 11260 Weston Road
Part of Lot 29, Concession 6, Being Parts 1, 2
& 3 on 65R-4437
Applicant: AMMP Holdings Inc. c/o Hil Group
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 230-2025

The lands subject to this By-law are located on the west side of Weston Road known as 11260 Weston Road, in City of Vaughan. Legally described as Part of Lot 29, Concession 6, being Part 1, 2 and 3 on 65R-4437 of City of Vaughan.

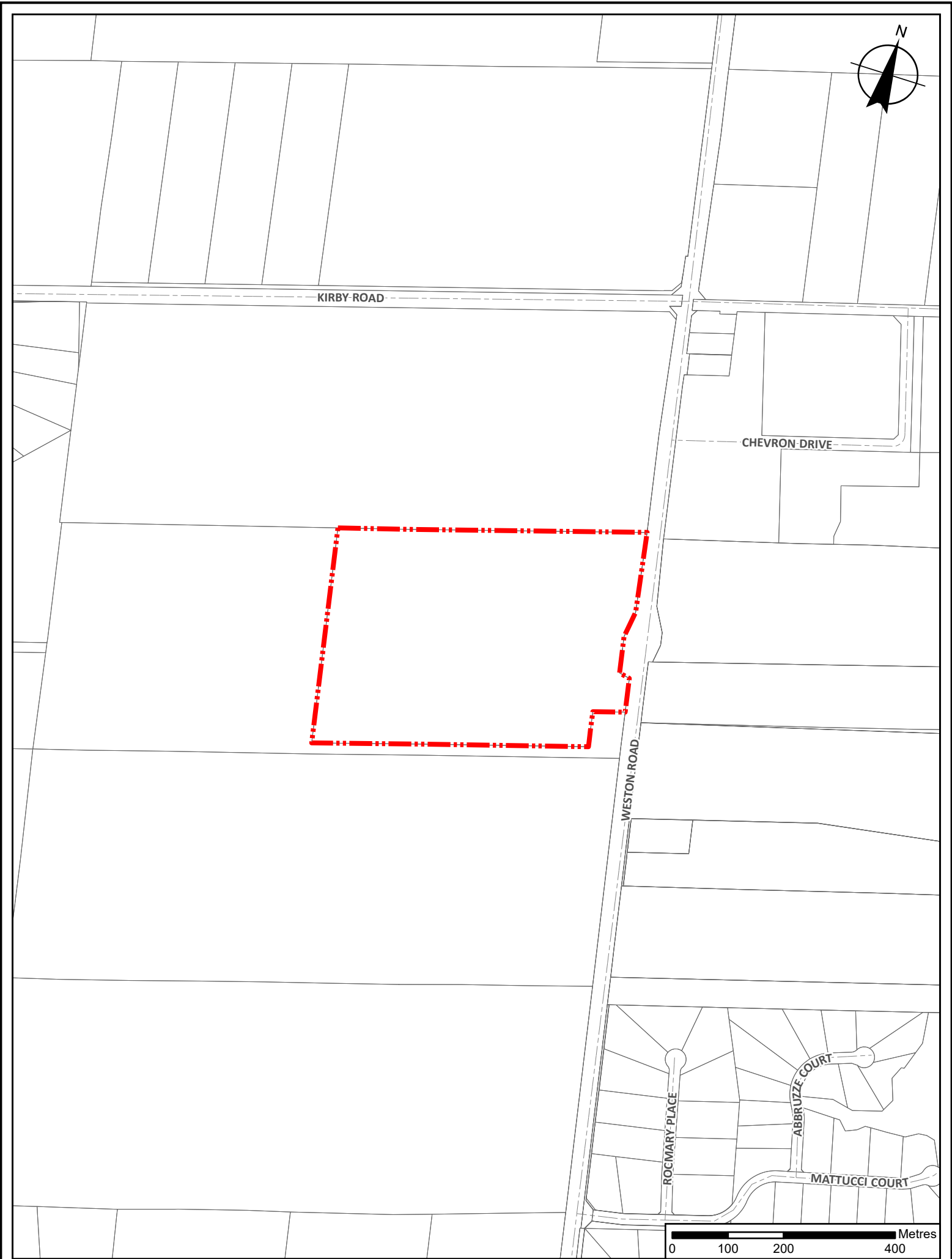
The purpose of this by-law is to rezone the lands subject to this By-law from “Low-Rise Residential Zone”, “Mid-Rise Residential Zone” and “Mid-Rise Mixed-Use Zone” to “RD4 Residential Detached Zone Four Zone”, “RT1 Residential Townhouse Zone”, “RA1 Apartment Residential Zone” and “OS1 Open Space Conservation Zone” with a Holding Symbol on lots identified below in the Draft Plan of Subdivision File 19T-24V010.

The By-law includes the Holding Symbol “(H)” for residential lots 48 to 127, Block 198 to 204, and Blocks 219, 220 and 221 of the Draft Plan of Subdivision File 10T-24V010 zoned “RD4 Residential Detached Zone”, “RT1 Residential Townhouse Zone”, and “RA1 Apartment Residential Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the subject lands.

This By-law also provides for site-specific development standards including exceptions to minimum lot frontages, lot areas, yard setbacks and building height, maximum lot coverage, building height and floor area, minimum landscape strips and areas, minimum interior garage widths, minimum and maximum driveway widths, minimum parking standards, minimum amenity area requirements, permitted encroachments in required setbacks, and required setbacks for TransCanada PipeLine Limited Easement and Lands.

The purpose of this By-law is to also make an administrative correction to Zoning By-law 1-88 by rezoning Block 222 of Draft Plan of Subdivision File 19T-24V010 from “A Agriculture Zone” to “OS1 Public Open Space Zone” as shown Figure E-1815, as Block 222 was erroneously identified as being rezoned to the “EP Environmental Protection Zone”. The administrative correction to Zoning By-law 1-88 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 230-2025

File: Z.24.035
Related File: 19T-24V010
Location: Part of Lot 29, Concession 6
11260 Weston Road
Applicant: AMMP Holdings Inc. c/o Hill Group
City of Vaughan

 Subject Lands

Schedule “3”

Refer to By-law: 230-2025

Table 1: Lot and Building Requirements

Zone	Permitted Use Category	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. yards (metres)				Max. Building Height (m)	Max. Number of Storeys	Min. Parking spaces per Unit
				Front	Rear	Int.	Ext.			
RD4	Residential Single Detached									
	Standard Lot ⁽¹⁾⁽¹⁵⁾	7.5	200	3.0 ⁽²⁾⁽¹¹⁾⁽¹⁴⁾	6.0 ⁽¹⁴⁾	1.2 ⁽⁵⁾⁽⁶⁾⁽¹⁴⁾	3.5 ⁽²⁾⁽¹¹⁾⁽¹⁴⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾⁽¹⁵⁾	7.5	200	3.0 ⁽²⁾⁽⁷⁾⁽¹¹⁾	6.0 ⁽³⁾⁽⁴⁾⁽¹²⁾	1.2 ⁽⁵⁾⁽⁶⁾	3.5 ⁽²⁾⁽¹¹⁾	13	3	2
RD4	Residential Semi-Detached									
	Standard Lot ⁽¹⁾	7.5	200	4.5 ⁽²⁾⁽¹¹⁾	7.0	1.0 ⁽⁶⁾⁽⁸⁾	3.0 ⁽²⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾	7.5	200	4.5 ⁽²⁾⁽¹¹⁾	7.0 ⁽³⁾⁽⁴⁾⁽¹²⁾	1.0 ⁽⁶⁾⁽⁸⁾	3.0 ⁽²⁾⁽¹¹⁾	13	3	2
RT1	Residential Townhouse									
	Standard Lot ⁽¹⁾⁽¹⁰⁾⁽¹⁵⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹¹⁾	6.0	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽²⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾⁽¹⁰⁾⁽¹⁵⁾	4.5/ unit	110	3.0 ⁽²⁾⁽⁷⁾⁽¹¹⁾	6.0 ⁽³⁾⁽⁴⁾⁽¹²⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽²⁾⁽¹¹⁾	13	3	2
RT1	Residential Multiple-Unit									
	Standard Lot ⁽¹⁾⁽¹⁵⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹¹⁾	6.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽²⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹¹⁾	6.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽²⁾⁽¹¹⁾	13	3	2
	On a Block ⁽¹⁾	6.0/ unit	70/ unit	3.0 ⁽²⁾⁽¹¹⁾	6.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽²⁾⁽¹¹⁾	13	3	1 resident space per dwelling unit 0.2 visitor spaces per dwelling unit
RT1	Apartment Dwellings		Min. Unit Size					Min/Max Building Height (m)	Min/Max. Number of Storeys	
		30	65	1	7.5	3.5	7.5	Min 22.5	Min 6	1 resident space per dwelling unit

Zone	Permitted Use Category	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. yards (metres)				Max. Building Height (m)	Max. Number of Storeys	Min. Parking spaces per Unit
				Front	Rear	Int.	Ext.			
								Max 30	Max 8	0.2 visitor spaces per dwelling unit
RA1	Apartment Dwellings		Min. Unit Size					Min/Max Building Height (m)	Min/Max. Number of Storeys	
		30	65	1	7.5	3.5	7.5	Min 22.5	Min 6	1 resident space per dwelling unit
								Max 36	Max 10	0.2 visitor spaces per dwelling unit
All Zones	Institutional									
		30	1500	3	7.5	4.5	3	22	-	Refer to Note 13
All Zones	Public Recreation Facilities and Recreation Uses:								Lot coverage	
		12	-	-	-	-	-	-	10%	4.5 per 100 m ² of GFA
All Zones	Commercial ⁽¹⁵⁾							Min/Max Building Height (m)	Min/Max. Number of Storeys	
		20		1.5	3	3	1.5	Min 13	Min 2	

Notes to Table-1

1. The following setbacks shall apply to all zones abutting the TransCanada PipeLine Limited Easement and Lands:
 - a. A minimum setback of 7.0 metres shall be required from any part of a building or structure (excluding a chain-link fence) to the edge of the TCPL pipeline easement.
 - b. A minimum setback of 7.0 metres shall be required from the edge of the TCPL pipeline easement to any parking area or loading area, including any parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.

2. The minimum front yard or exterior side yard setback to a garage that faces a street line shall be 5.8 metres.
3. The minimum rear yard setback to an attached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to an attached garage containing 2 parking spaces accessed by a rear street line.
4. The minimum rear yard setback to a detached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to detached garage containing 2 parking spaces accessed by rear street line.
5. The minimum interior side yard setback may be reduced to 0.6 metres on one side.
6. The minimum interior side yard setback abutting a walkway, greenway or stormwater management pond, shall be 3.5 metres.
7. Where an attached or detached garage is located in the rear yard and is accessed by a lane, the minimum front yard setback may be reduced to 2.0 metres.
8. Where an attached pair of dwelling units share a common side wall above or below grade, the minimum interior side yard setback shall be 0 metres.
9. Where an attached pair of dwelling units share a common rear wall above or below grade, the minimum rear yard setback shall be 0 metres.
10. A maximum of six townhouse dwelling units shall be constructed in a row.
11. The minimum setback to a sight triangle shall be 1.2 metres.
12. Where a detached garage is located in the rear yard and is accessed by a lane, the minimum rear yard setback to the dwelling shall be 11.5 metres.
13. Parking rates for Institutional uses shall be as follows:
 - a. Community Centre: Minimum 8 parking spaces per 100 m² of GFA
 - b. Day Nursery: Minimum 6 parking spaces per 100 m² of GFA
 - c. For Independent Living Facilities, Supportive Living Facility, Long-term Care Facility, Public and Private Schools: 1 parking space per 100 m² of GFA
 - d. For any uses not listed under this By-law, refer to Section 3.8 of By-law 1-88.
14. Lots 196 and 197 on Schedule 'E-1815' shall be as follows:
 - a. Minimum Front Yard shall be 3.0 m
 - b. Minimum Rear Yard shall be 1.3 m
 - c. Minimum Interior Side Yard shall be
 - i. 5.0 m abutting a Townhouse Block
 - ii. 4.0 m but may be reduced to 0.6 m on one side where abutting interior side yard is 0.6 m or greater
 - iii. 3 m to any entry feature
15. Following requirements shall apply to Commercial Uses:

- a. The maximum lot coverage shall be 50%.
- b. The minimum setback for any building or structure to a lot line abutting a residential use other than an apartment dwelling, an institutional use or an agricultural use shall be 12 metres.
- c. The maximum gross floor area for personal service shops and a retail store in RD4 and RT1 Zones shall be 185 m².
- d. All personal service shop and retail store located in RD4 and RT1 Zones is only permitted on a corner lot abutting a collector road or an arterial road.
- e. The maximum gross floor area for a business or professional office and retail store in RA1 Zone shall be 7,500 m².