

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 008-2026

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 47 in Schedule A in the form attached hereto as Schedule "1".
 - b) Amending Map 67 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 27th day of January, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 28 of the Committee of the Whole.

Report adopted by Vaughan City Council on September 22, 2025.

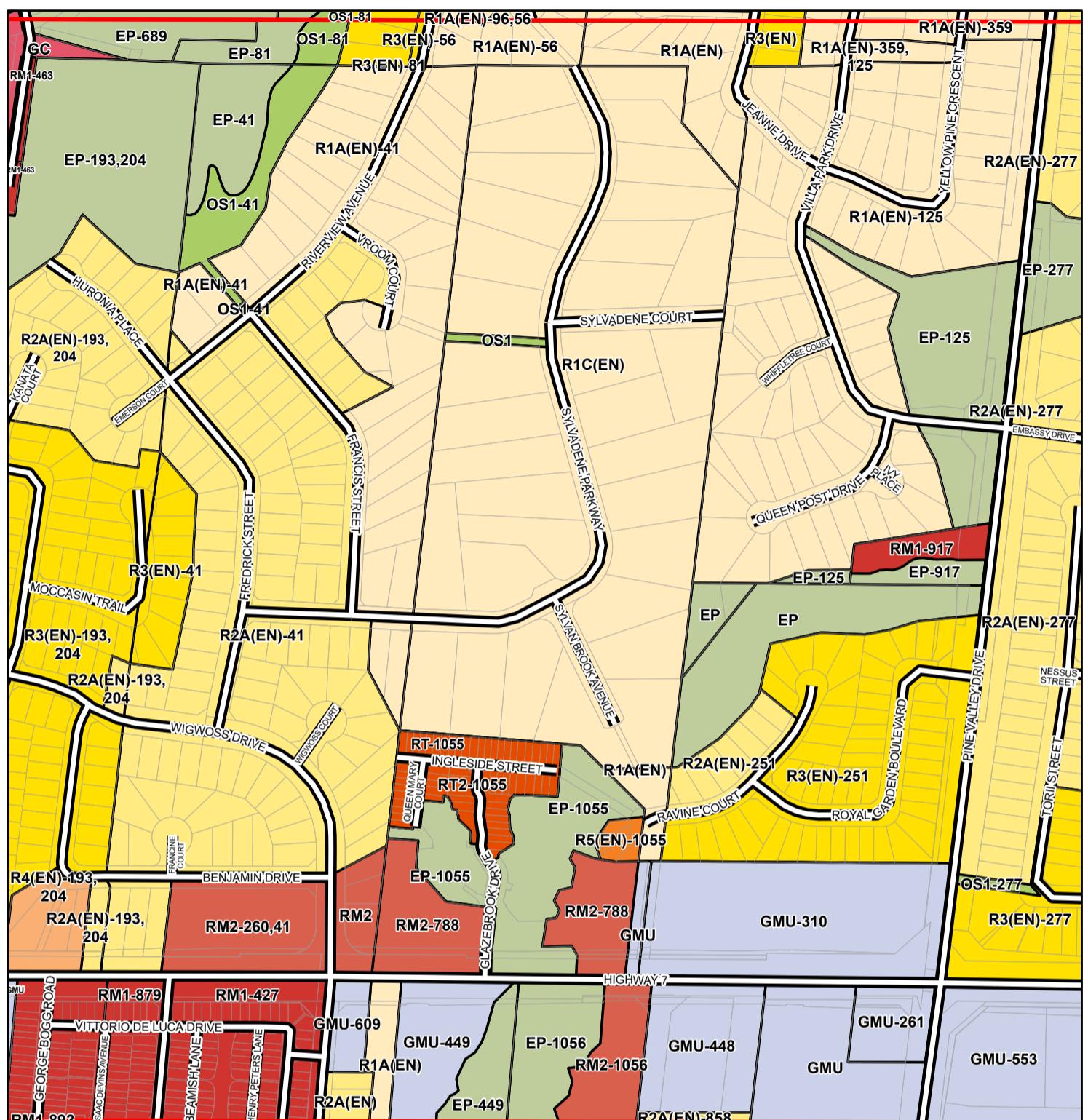
City Council voted in favour of this by-law on January 27, 2026.

Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.

Effective Date of By-Law: January 27, 2026

Zoning By-law 001 - 2021

Schedule A | Map 47



Conservation, Open Space and Agricultural Zones

A (Agriculture Zone)
OS1 (Public Open Space Zone)
OS2 (Private Open Space Zone)
EP (Environmental Protection Zone)

Residential Zones

R1 (First Residential Zone)
R2 (Second Residential Zone)
R3 (Third Residential Zone)
R4 (Fourth Residential Zone)
R5 (Fifth Residential Zone)

Commercial Zones

GC (General Commercial Zone)
NC (Neighbourhood Commercial Zone)
CC (Convenience Commercial Zone)
SC (Service Commercial Zone)

Other Zones

EMU (Employment Commercial Mixed-Use Zone)
KMS (Main Street Mixed-Use - Kleinburg Zone)
MMS (Main Street Mixed-Use - Markham Zone)
WMS (Main Street Mixed-Use - Woodbridge Zone)

Vaughan Metropolitan Centre Zones

V1 (Station Precinct Zone)
V2 (South Precinct Zone)
V3 (Neighbourhood Precinct Zone)
V4 (Employment Precinct Zone)

Mixed-Use Zones

RT (Townhouse Zone)
RM1 (Multiple Residential Zone 1)
RM2 (Multiple Residential Zone 2)
RE (Estate Residential Zone)

Employment Zones

EM1 (Prestige Employment Zone)
EM2 (General Employment Zone)
EM3 (Mineral Aggregate Operation Zone)

VAUGHAN

85	86	87	88	89
65	66	67	68	69
45	46	47	48	49
25	26	27	28	29
5	6	7	8	9

Final: December 2025

1:5,000

This is Schedule '1'
To By-Law 008-2026
Passed the 27th Day of January, 2026

File: Z.25.011

Signing Officers

Location: Part of Lot 8, Concession 7

Mayor

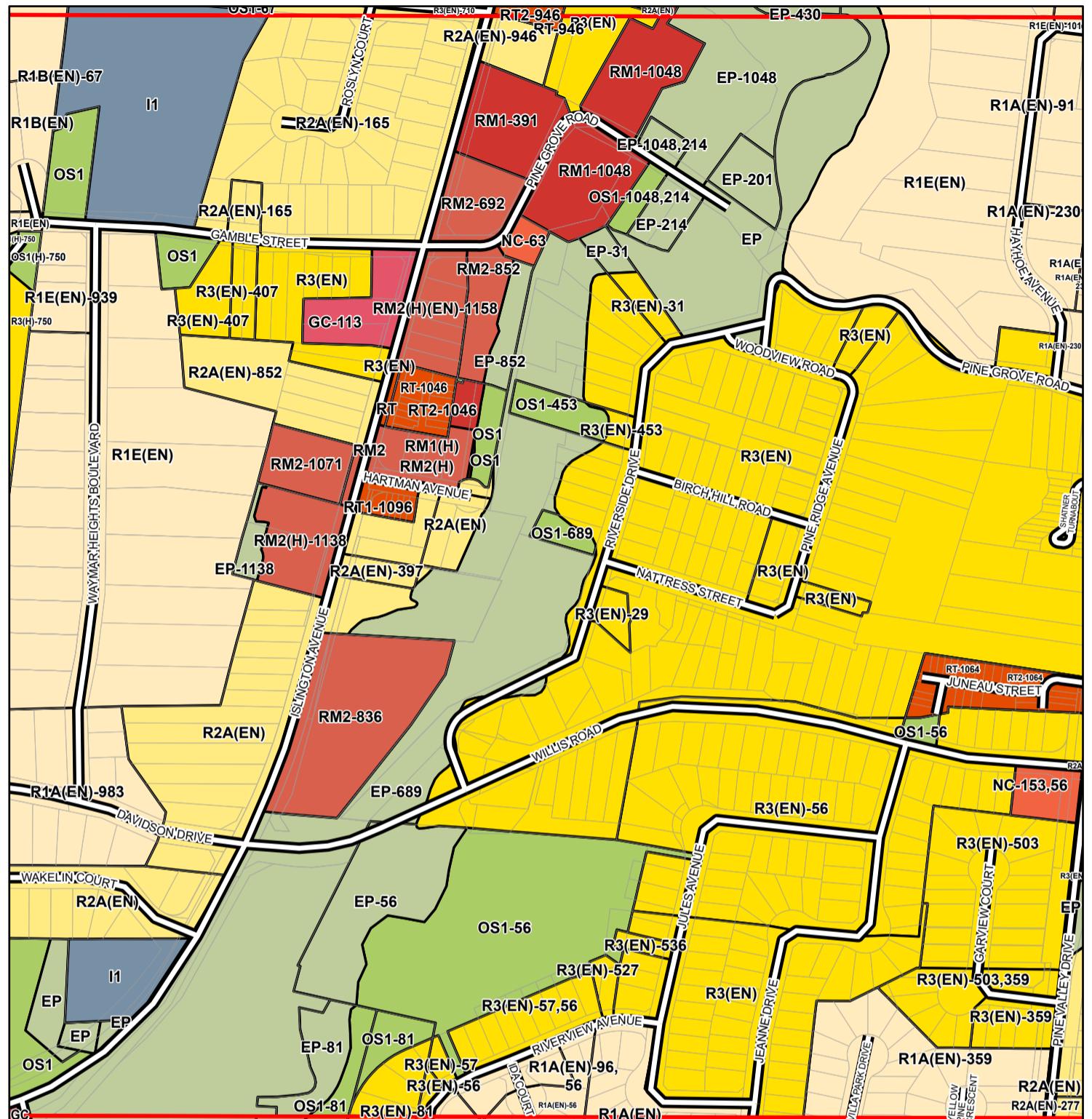
Applicant: City of Vaughan

City of Vaughan

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 67



Conservation, Open Space and Agricultural Zones	Residential Zones	Commercial Zones	
A (Agriculture Zone)	R1 (First Residential Zone)	GC (General Commercial Zone)	
OS1 (Public Open Space Zone)	R2 (Second Residential Zone)	NC (Neighbourhood Commercial Zone)	
OS2 (Private Open Space Zone)	R3 (Third Residential Zone)	CC (Convenience Commercial Zone)	
EP (Environmental Protection Zone)	R4 (Fourth Residential Zone)	SC (Service Commercial Zone)	
Vaughan Metropolitan Centre Zones			
V1 (Station Precinct Zone)	R5 (Fifth Residential Zone)	Mixed-Use Zones	
V2 (South Precinct Zone)	RT (Townhouse Zone)	LMU (Low-Rise Mixed-Use Zone)	
V3 (Neighbourhood Precinct Zone)	RM1 (Multiple Residential Zone 1)	MMU (Mid-Rise Mixed-Use Zone)	
V4 (Employment Precinct Zone)	RM2 (Multiple Residential Zone 2)	HMU (High-Rise Mixed-Use Zone)	
	RE (Estate Residential Zone)	GMU (General Mixed-Use Zone)	
		CMU (Community Mixed-Use 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)

Employment Zones

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

These lands shall not be subject to Zoning By-law 001-2021

1:5,000

Final: December 2025

This is Schedule '2'
To By-Law 008-2026
Passed the 27th Day of January, 2026

File: Z.25.011

Signing Officers

Location: Part of Lot 8, Concession 7

Applicant: City of Vaughan

Mayor

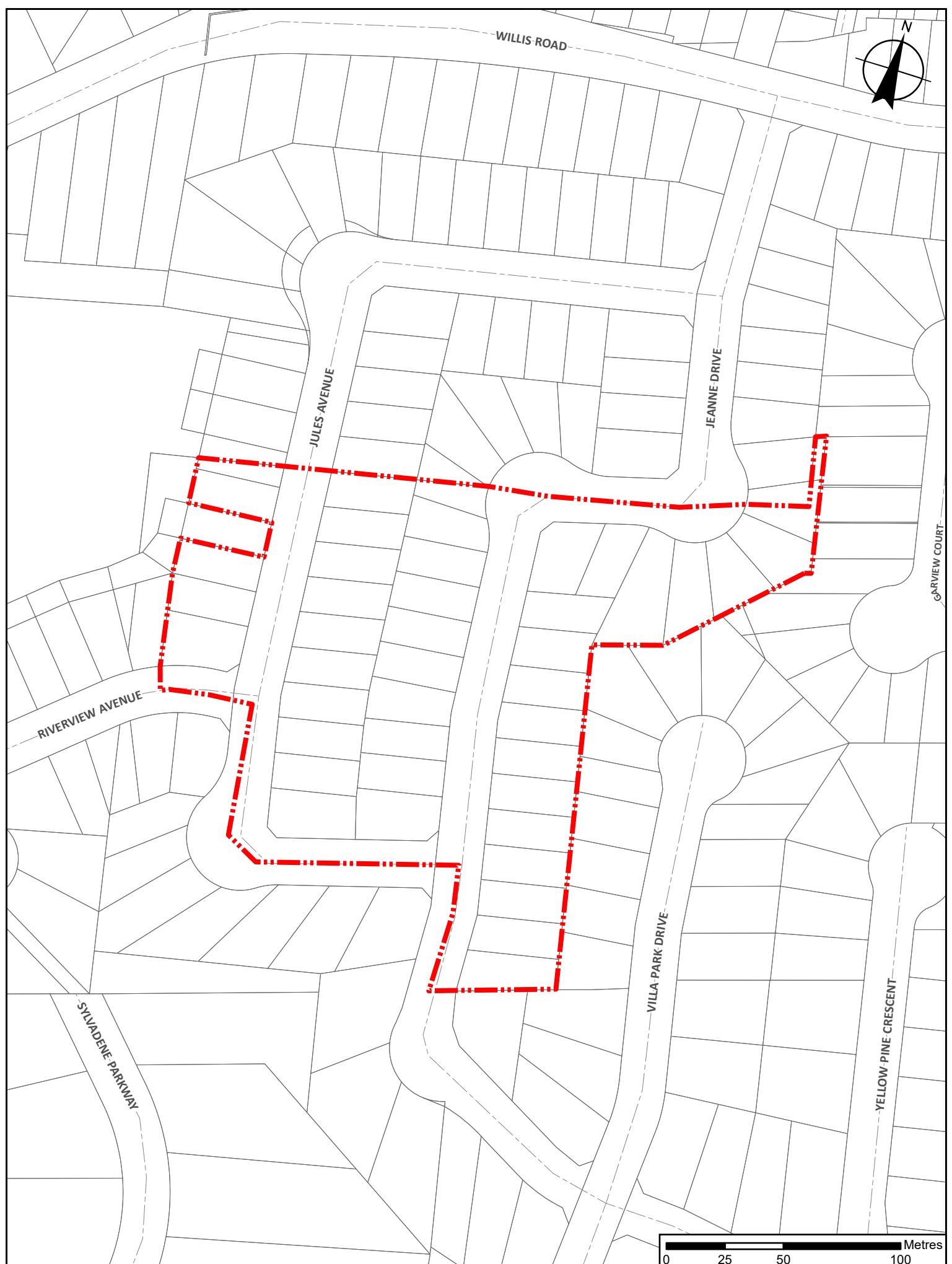
City of Vaughan

Clerk

SUMMARY TO BY-LAW 008-2026

The lands subject to this By-law are located north of Regional Road 7, between Islington Avenue and Pine Valley Drive, being Part of Lot 8, Concession 7, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Maps 47 and 67 in Schedule A of City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.536 on the Subject Lands as the exception does not apply to these lands.



Location Map To By-Law 008-2026

File: Z.25.011

Location: Part of Lot 8, Concession 7

Applicant: City of Vaughan



Subject Lands

City of Vaughan