

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 012-2026**

**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) Deleting the “Legal Description” in Subsection 14.779 and replacing it with the following:

“Municipal Address: 926 Nashville Road”.
  - b) Deleting the “Applicable Parent Zone” description in Subsection 14.779 and replacing it with the following:

“Applicable Parent Zone: NC, FD”.
  - c) Deleting Figure E-1232 in Exception 14.779 and replacing it with Figure E-1232 attached hereto as Schedule “1”.
  - d) Amending Map 194 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 27<sup>th</sup> day of January, 2026.

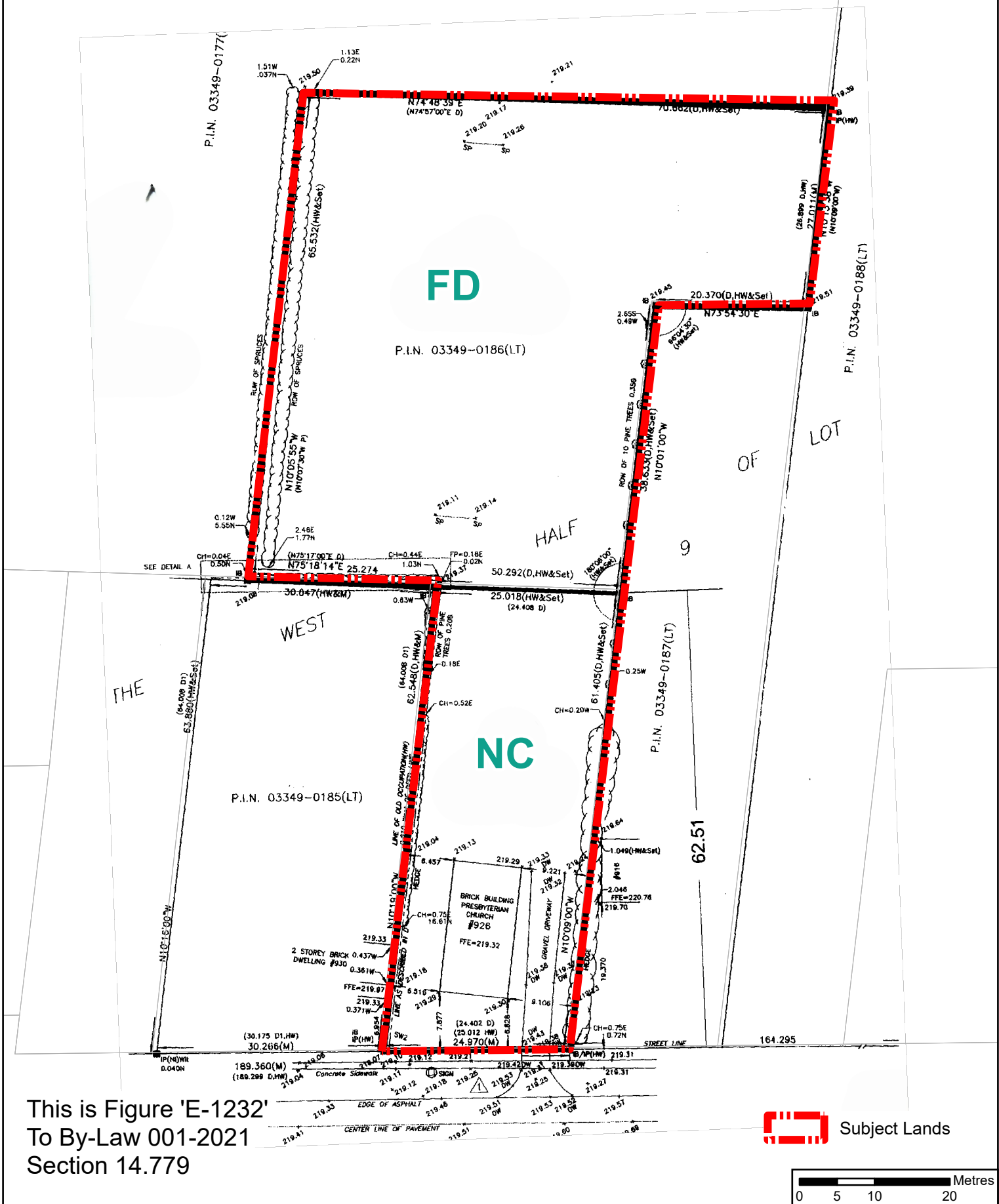
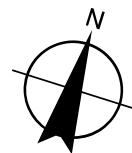
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Steven Del Duca, Mayor

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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 January 27, 2026.  
Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.  
**Effective Date of By-Law: January 27, 2026**



This is Figure 'E-1232'  
To By-Law 001-2021  
Section 14.779



Subject Lands

0 5 10 20 Metres

This is Schedule '1'  
To By-Law 012-2026  
Passed the 27th Day of January, 2026

Signing Officers

File: Z.25.005

Location: 926 Nashville Road

Part of Lot 26, Concession 9

Applicant: City of Vaughan

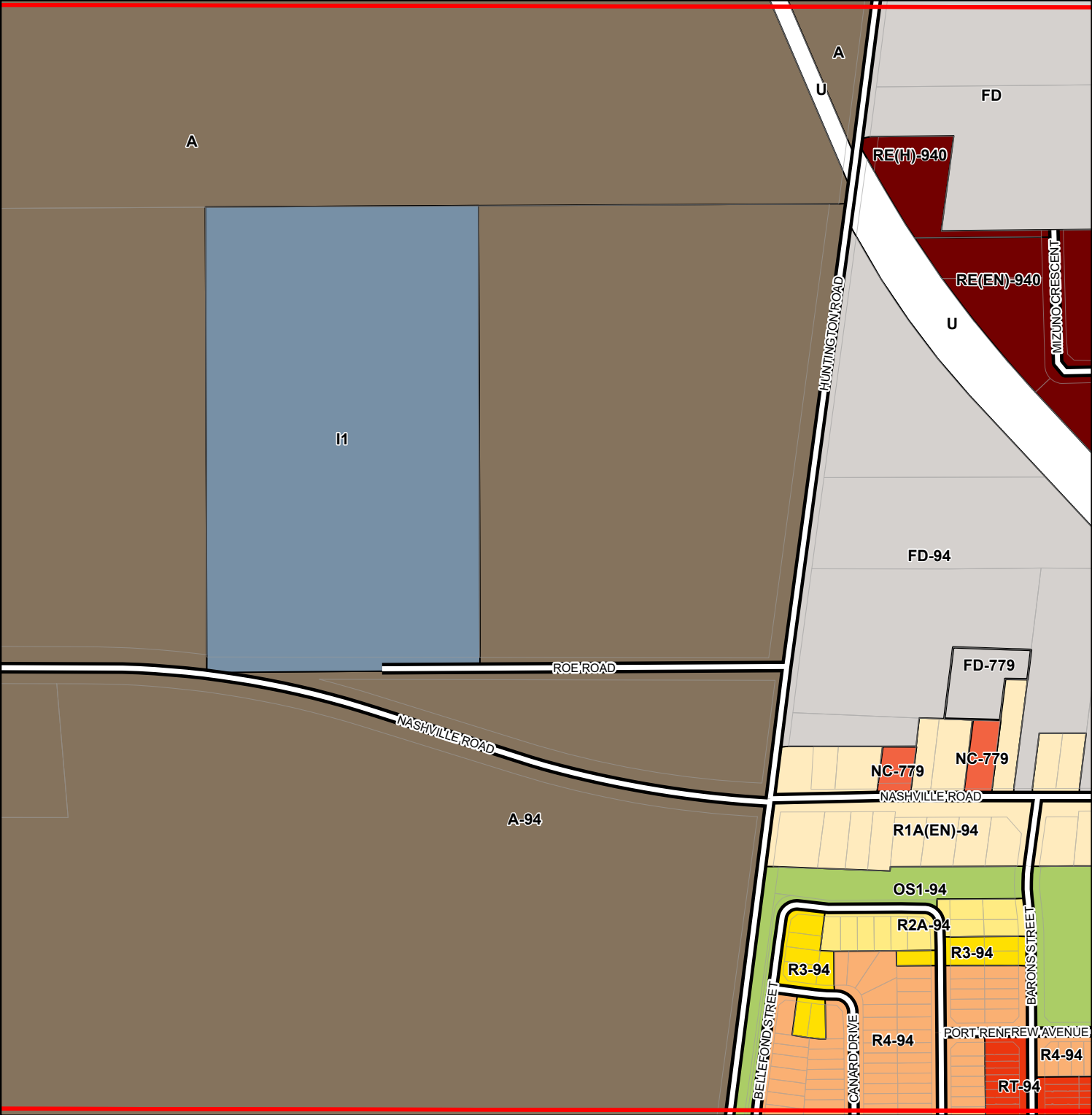
City of Vaughan

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

VAUGHAN					
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	
January 2026					

1:5,000

This is Schedule '2'  
To By-Law 012-2026  
Passed the 27th Day of January, 2026

Signing Officers

File: Z.25.005

Location: 926 Nashville Road  
Part of Lot 26, Concession 9

Applicant: City of Vaughan  
City of Vaughan

Mayor

Clerk

## **SUMMARY TO BY-LAW 012-2026**

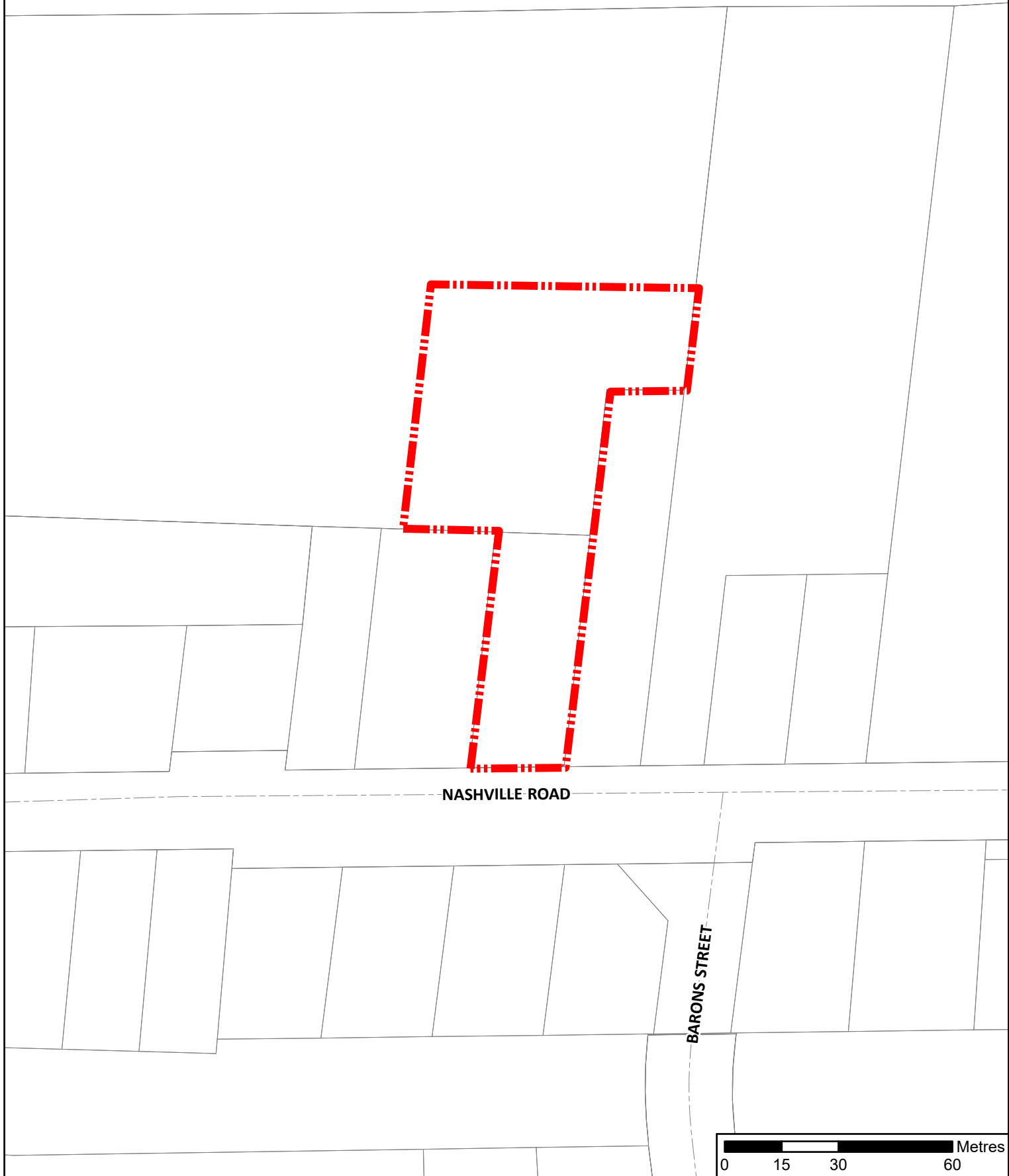
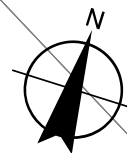
The lands subject to this By-law are located on the north side of Nashville Road, east of Huntington Road, municipally known as 926 Nashville Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 194 in Schedule A of City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.94 on a portion of the Subject Lands and add references to site-specific exception 14.779, which applies to the entirety of the Subject Lands.

This By-law also makes the following administrative corrections to Zoning By-law 001-2021:

- updating the “Applicable Parent Zone” section in site-specific exception 14.779 by adding the “FD” Zone;
- updating the “Municipal Address” section in site-specific exception 14.779 with the correct address; and
- updating the Zoning By-law 1-88 zone symbols on Figure E-1232 in site-specific exception 14.779 with the applicable zone 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 012-2026

**File:** Z.25.005  
**Location:** 926 Nashville Road  
Part of Lot 26, Concession 9  
**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands