

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 013-2026

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “A Agriculture Zone” to “RM1 Multiple Unit Residential Zone” and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1243, as follows:

Exception Number 1243	Municipal Address: 2057 Major Mackenzie Drive West
Applicable Parent Zone: RM1, EP	
Schedule A Reference: 168	
By-law 193-2022, 013-2026	
14.1243.1 Permitted Uses	
<p>1. The following additional <u>uses</u> shall be permitted on the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:</p> <p>a. <u>Semi-detached dwelling</u>.</p>	
14.1243.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:</p> <p>a. The minimum <u>front yard</u> abutting Petticoat Road shall be:</p> <p>i. 3 m for Block 3; and</p> <p>ii. 4 m for Block 4.</p> <p>b. The minimum <u>rear yard</u> abutting Major Mackenzie Drive shall be 3 m for Block 1.</p> <p>c. The maximum permitted <u>height</u> shall be:</p> <p>i. 14.2 m for Block 1;</p> <p>ii. 11.4 m for Block 2;</p> <p>iii. 13.6 m for Block 3; and</p> <p>iv. 12.62 m for Block 4.</p> <p>d. The minimum <u>landscape</u> strip width along a <u>lot line</u> adjacent to a <u>street line</u> shall be:</p> <p>i. 0.6 m (Major Mackenzie Drive); and</p> <p>ii. 1.5 m (Petticoat Road).</p> <p>e. The minimum <u>landscape</u> strip width on the easterly <u>interior side lot line</u> shall be 0 m.</p> <p>f. The maximum width of the front <u>main wall</u> of a block of <u>multiple-unit townhouse dwellings</u> for Block 1 shall be 45 m.</p> <p>2. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1827:</p> <p>a. The minimum required <u>setback</u> to the railway corridor on the west side of the Subject Lands to a <u>dwelling</u> shall be 26.46 m.</p>	

14.1243.3	Parking
<div>1. The following parking requirements shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:<div>a. The minimum parking rate for all residential <u>dwellings</u> shall be 1.15 <u>parking spaces per dwelling unit</u>.</div></div> <div>2. The following provision shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:<div>a. The maximum <u>driveway</u> width shall be 7.6 m.</div></div>	
14.1243.4	Other Provisions
<div>1. The following provisions shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential Zone, as shown on Figure E-1827:<div>a. The <u>front lot line</u> shall be deemed to be Petticoat Road;</div><div>b. The <u>rear lot line</u> shall be deemed to be Major Mackenzie Drive;</div><div>c. The maximum canopy encroachment into any required yard shall be 1.0 m;</div><div>d. The minimum required <u>setback</u> from a below-<u>grade parking structure</u> shall be 0.0 m to any <u>street line</u>;</div><div>e. The access staircase shall have a minimum <u>setback</u> of 0.6 m to the <u>rear lot line</u>;</div><div>f. A <u>waste storage enclosure</u> shall have a minimum <u>rear yard</u> of 0.9 m;</div><div>g. An <u>accessory structure</u> shall be permitted in all <u>yards</u>;</div><div>h. The maximum <u>height</u> of a retaining wall constructed on a <u>lot line</u> shall be 1.94 m with a minimum <u>setback</u> of 0.0 m; and</div><div>i. The maximum <u>height</u> of a <u>waste storage enclosure</u> shall be 4.83 m.</div></div>	
14.1243.5	Figures
Figure E-1827	

- c) Adding a new Figure E-1827 in Subsection 14.1243 attached hereto as Schedule “1”.

d) Amending Map 168 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. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
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 Schedule '1'
To By-Law 013-2026
Passed the 27th Day of January, 2026

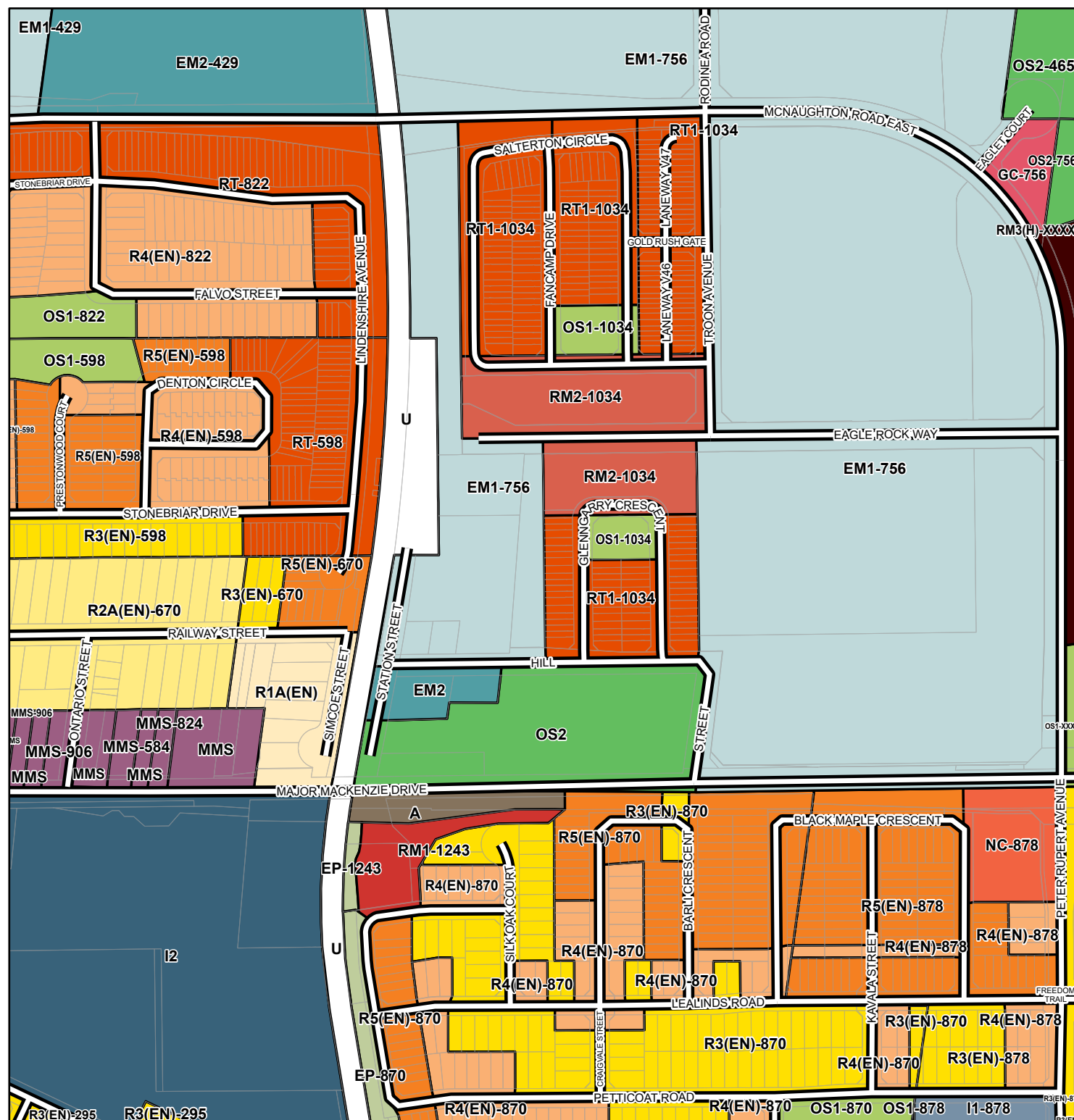
File: Z.24.018
Related File: Z.16.006 and DA.19.070
Location: 2057 Major Mackenzie Drive
Part of Lot 20, Concession 3
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk











Schedule A | Map 168







- ### 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)
 **RT** (Townhouse Zone)
 **RM1** (Multiple Residential Zone 1)
 **RM2** (Multiple Residential Zone 2)
 **RM3** (Multiple Residential Zone 3)
 **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 (Emp








-  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)

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

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 Recreation Zone)



1:5,000



205	206	207	208	209
185	186	187	188	189
166	167	168	169	170
147	148	149	150	151
129	130	131	132	133

Final: January 2026

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File: Z.24.018

Related File: Z.16.006 and DA.19.070

Location: 2057 Major Mackenzie Drive

Part of Lot 20, Concession 3

Applicant: City of Vaughan

City of Vaughan

Signing Officers

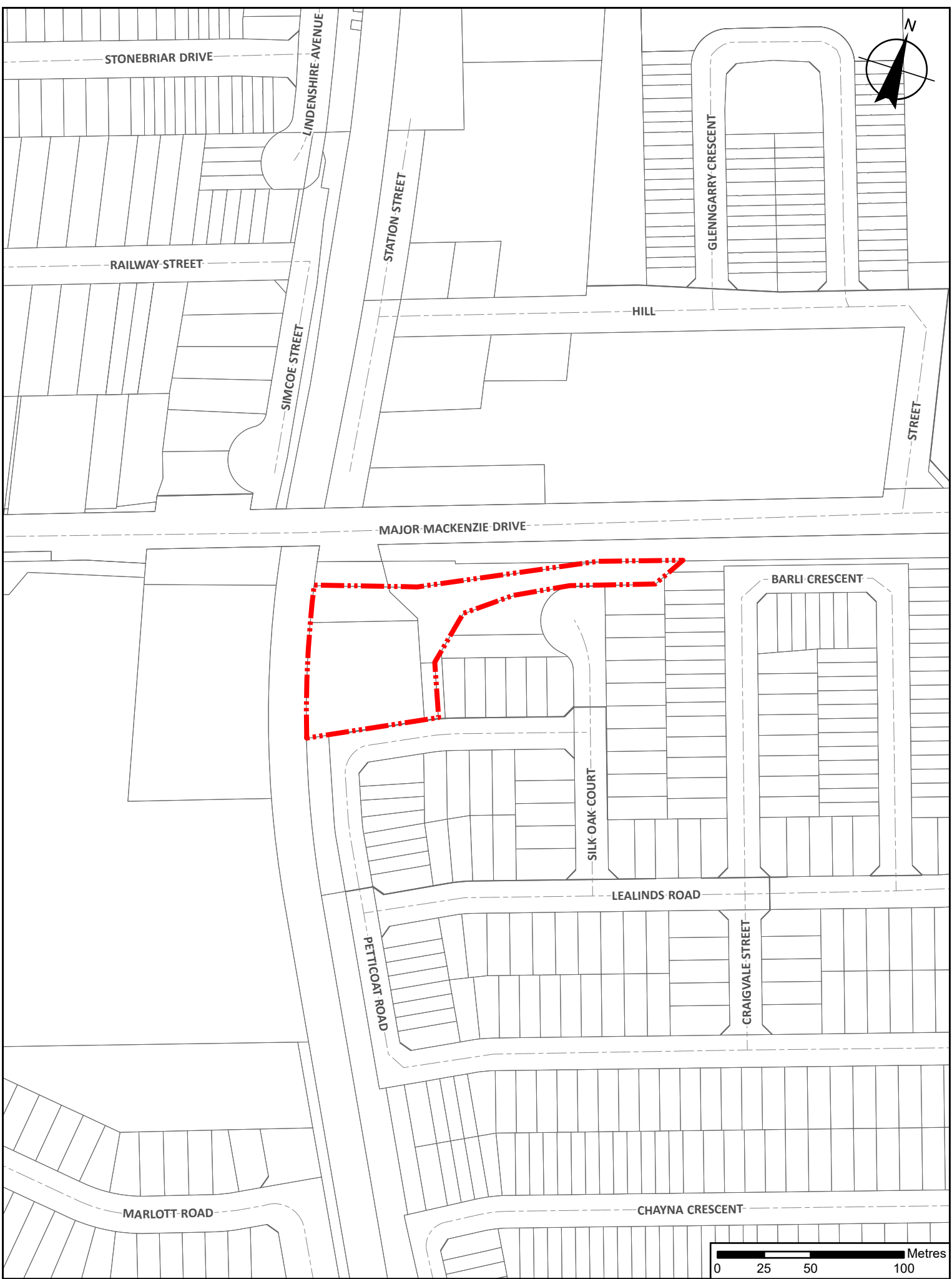
Mayor

Clerk

SUMMARY TO BY-LAW 013-2026

The lands subject to this By-law are located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, municipally known as 2057 Major Mackenzie Drive, being Part of Lot 20, Concession 3, 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 carry forward the development standards from site-specific exception 9(1549) from Zoning By-law 1-88 to accurately reflect the zoning applicable to the Subject Lands approved through By-law 193-2022.



Location Map To By-Law 013-2026

File: Z.24.018
Related File: Z.16.006 and DA.19.070
Location: 2057 Major Mackenzie Drive
Part of Lot 20, Concession 3
Applicant: City of Vaughan
City of Vaughan



Subject Lands