

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 035-2026**

**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 Subsection 14.17 in Part 14 Exception Zones and replacing it with a new Subsection 14.17 as follows:

|  |  |
|--|--|
| Exception Number 14.17   | Legal Description: Part of Lot 19,<br>Registered Plan 4005 |
| Applicable Parent Zone: EP   |  |
| Schedule A Reference: 157  |  |
| By-law 4052  |  |
| 14.17.1 Permitted Uses   |  |
| <p>1. The following <u>uses</u> shall be permitted on the “Subject Lands”, as shown on Figure E-54:</p> <p>a. A frame shed may be erected, maintained or replaced and shall only be used for the purposes of storing garden equipment and picnic utensils.</p>   |  |
| 14.17.2 Lot and Building Requirements  |  |
| <p>1. The following provisions shall apply to the “Subject Lands”, as shown on Figure E-54:</p> <p>a. The maximum <u>gross floor area</u> of the shed shall be 20.9 m<sup>2</sup>;</p> <p>b. The minimum <u>front yard</u> to the shed shall be 91.44 m;</p> <p>c. The minimum westerly <u>interior side yard</u> to the shed shall be 12.19 m;</p> <p>d. The minimum easterly <u>interior side yard</u> to the shed shall be 1.52 m;<br/>and</p> <p>e. The minimum <u>rear yard</u> to the shed shall be 28.96 m.</p> |  |
| 14.17.3 Figures  |  |
| Figure E-54  |  |

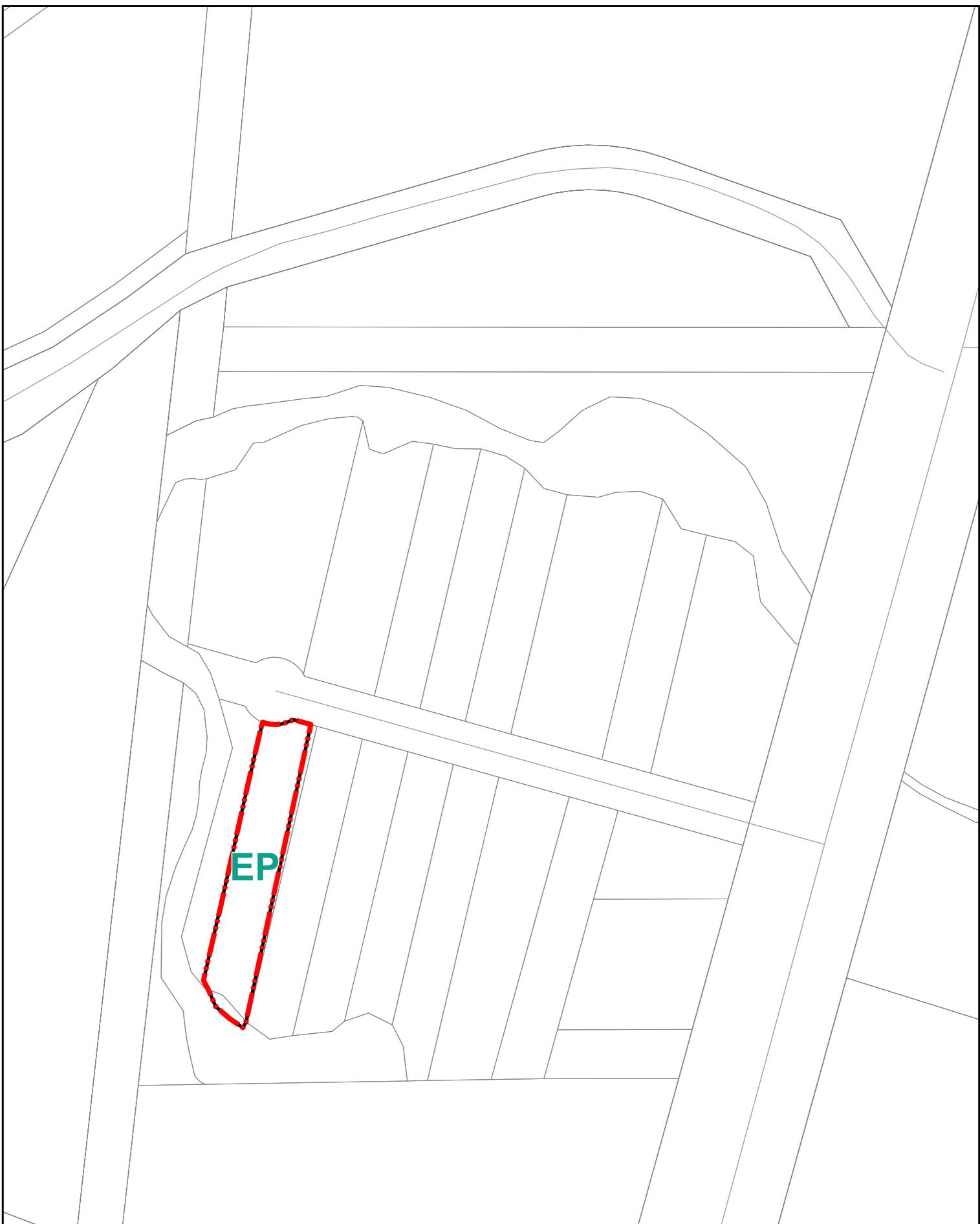
- b) Deleting Figure E-54 in Subsection 14.17 and replacing it with Figure E-54 attached hereto as Schedule “1”.
  - c) Amending Map 157 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24<sup>th</sup> day of February, 2026.

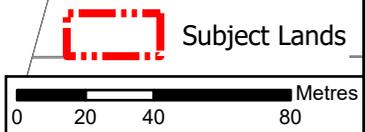
\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
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. 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 February 24, 2026.  
Approved by Mayoral Decision MDC 002-2026 dated February 24, 2026.  
**Effective Date of By-Law: February 24, 2026**



This is Figure 'E-54'  
 To By-Law 001-2021  
 Section 14.17



**This is Schedule '1'**  
**To By-Law 035-2026**  
**Passed the 24th Day of February, 2026**

**File:** Z.25.011

**Location:** 63 Broda Drive  
 Registered Plan 4005, Lot 19

**Applicant:** City of Vaughan

**City of Vaughan**

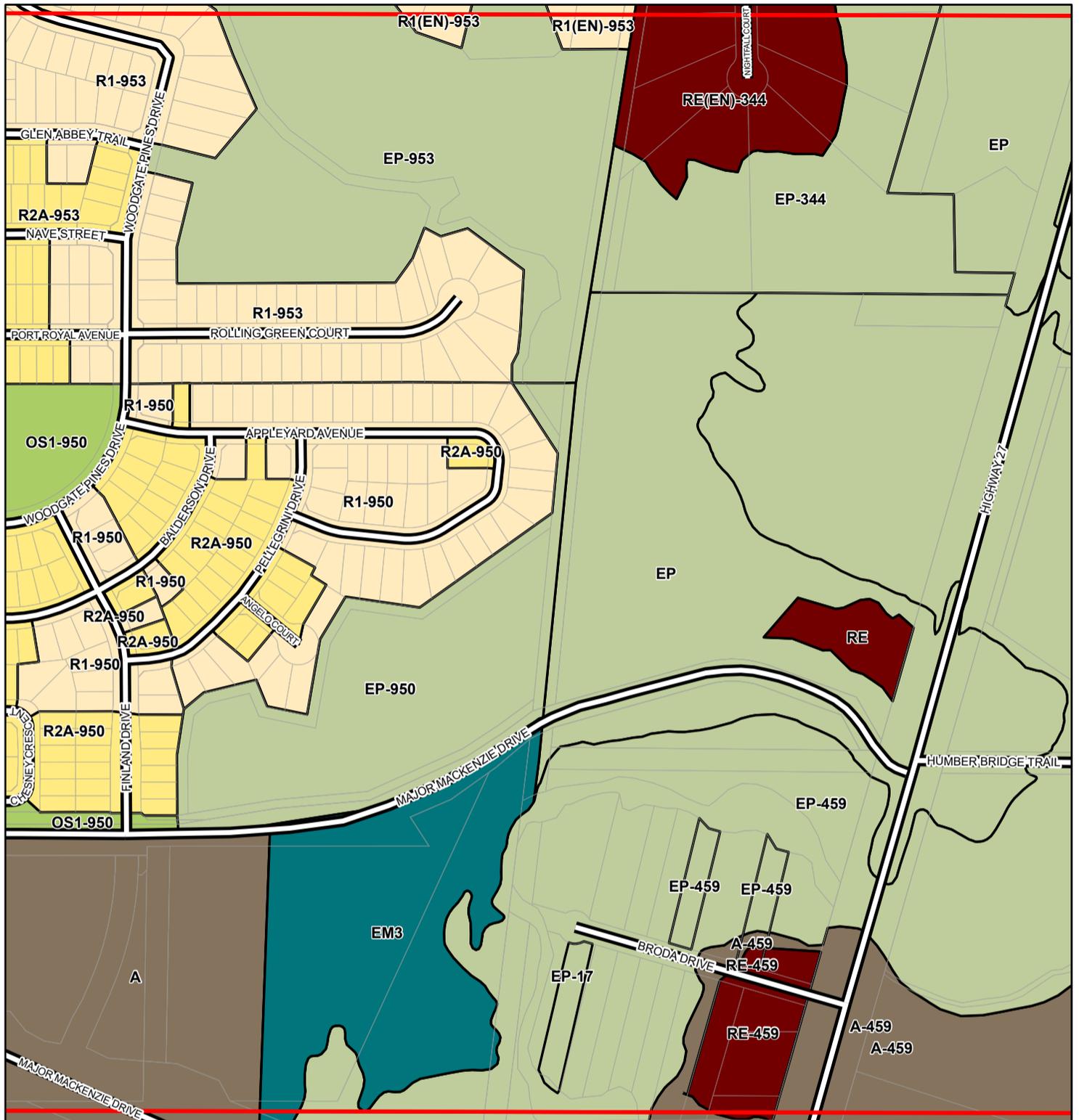
Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 157



- Conservation, Open Space and Agricultural Zones**
    - A (Agriculture Zone)
    - OS1 (Public Open Space Zone)
    - OS2 (Private Open Space Zone)
    - EP (Environmental Protection Zone)
  - Vaughan Metropolitan Centre Zones**
    - V1 (Station Precinct Zone)
    - V2 (South Precinct Zone)
    - V3 (Neighbourhood Precinct Zone)
    - V4 (Employment Precinct 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)
    - 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)
  - 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)
  - 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**

|     |     |     |     |     |
|-----|-----|-----|-----|-----|
| 194 | 195 | 196 | 197 | 198 |
| 174 | 175 | 176 | 177 | 178 |
| 155 | 156 | 157 | 158 | 159 |
| 136 | 137 | 138 | 139 | 140 |
| 118 | 119 | 120 | 121 | 122 |

Final: December 2025

This is Schedule '2'  
To By-Law 035-2026  
Passed the 24th Day of February, 2026

File: Z.25.011  
Location: 63 Broda Drive  
Registered Plan 4005, Lot 19  
Applicant: City of Vaughan  
City of Vaughan

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

## **SUMMARY TO BY-LAW 035-2026**

The lands subject to this By-law are located north of Major Mackenzie Drive West and west of Highway 27, being part of Lot 19, Registered Plan 4005, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 157 in Schedule A of City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.459 which does not apply to the Subject Lands and add references to site-specific exception 14.17 on the Subject Lands.

This By-law also makes the following administrative corrections to site-specific exception 14.17 in Zoning By-law 001-2021:

- updating the “Applicable Parent Zone” section by replacing the “C” Zone with the “EP” Zone;
- updating the “Municipal Address” section with the correct legal description;
- updating the formatting and arrangement of provisions; and
- updating Figure E-54 with the applicable zone symbol in Zoning By-law 001-2021.

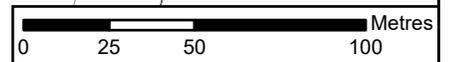
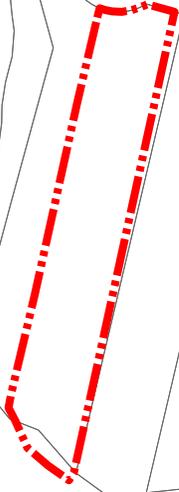
The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “formatting”, “reference errors” and alterations to the “arrangement of any provisions” under Policies 10.1.4.7.b and 10.1.4.7.c of Vaughan Official Plan, 2010.



MAJOR MACKENZIE DRIVE

BRODA DRIVE

HIGHWAY 27



## Location Map To By-Law 035-2026

**File:** Z.25.011

**Location:** 63 Broda Drive  
Registered Plan 4005, Lot 19

**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands