

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 036-2026

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 14.961 in Part 14 Exception Zones and replacing it with a new Subsection 14.961 as follows:

Exception Number 14.961	Municipal Address: 42 Broda Drive
Applicable Parent Zone: EP	
Schedule A Reference: 157	
By-law: 176-2009	
14.961.1 Permitted Uses	
<p>1. The following <u>uses</u> shall be permitted on the lands identified as “Subject Lands”, as shown on Figure E-1453:</p> <p>a. A <u>single detached dwelling</u> shall be permitted in the location identified as “Proposed Residential Building”, as shown on Figure E-1453.</p>	
14.961.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1453:</p> <p>a. The minimum <u>front yard</u> shall be 7.3 m;</p> <p>b. The minimum westerly <u>interior side yard</u> shall be 1.56 m;</p> <p>c. The minimum easterly <u>interior side yard</u> shall be 3 m; and</p> <p>d. The maximum <u>lot coverage</u> shall not apply.</p>	
14.961.3 Figures	
Figure E-1453	

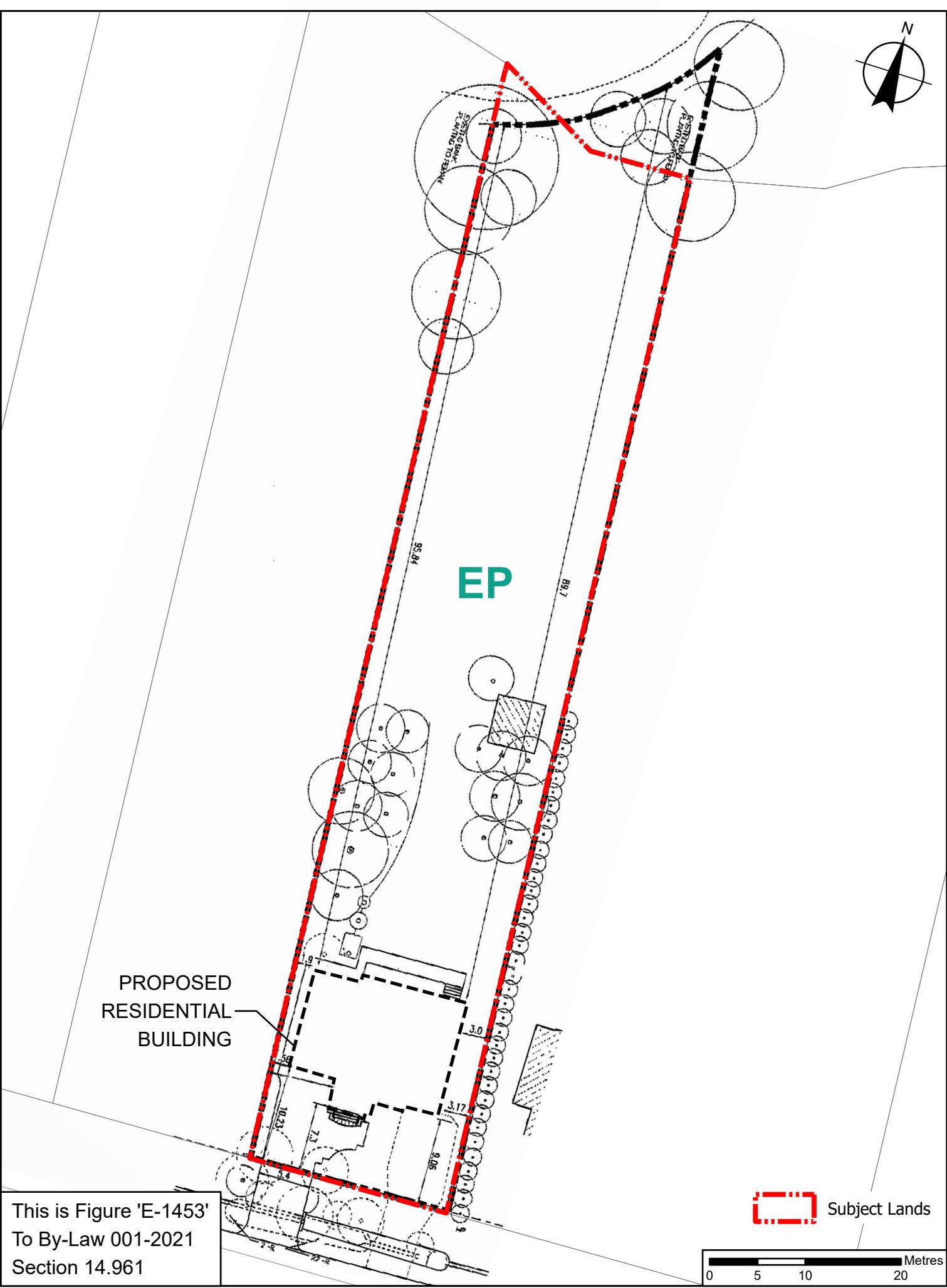
- b) Deleting Figure E-1453 in Subsection 14.961 and replacing it with Figure E-1453 attached hereto as Schedule “1”.
 - c) Amending Map 157 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

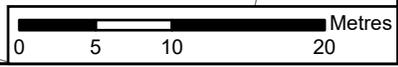
Todd Coles, City Clerk

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-1453'
To By-Law 001-2021
Section 14.961

 Subject Lands



This is Schedule '1'
To By-Law 036-2026
Passed the 24th Day of February, 2026

File: Z.25.011
Location: 42 Broda Drive
Part of Lot 20, Concession 8
Applicant: City of Vaughan
City of Vaughan

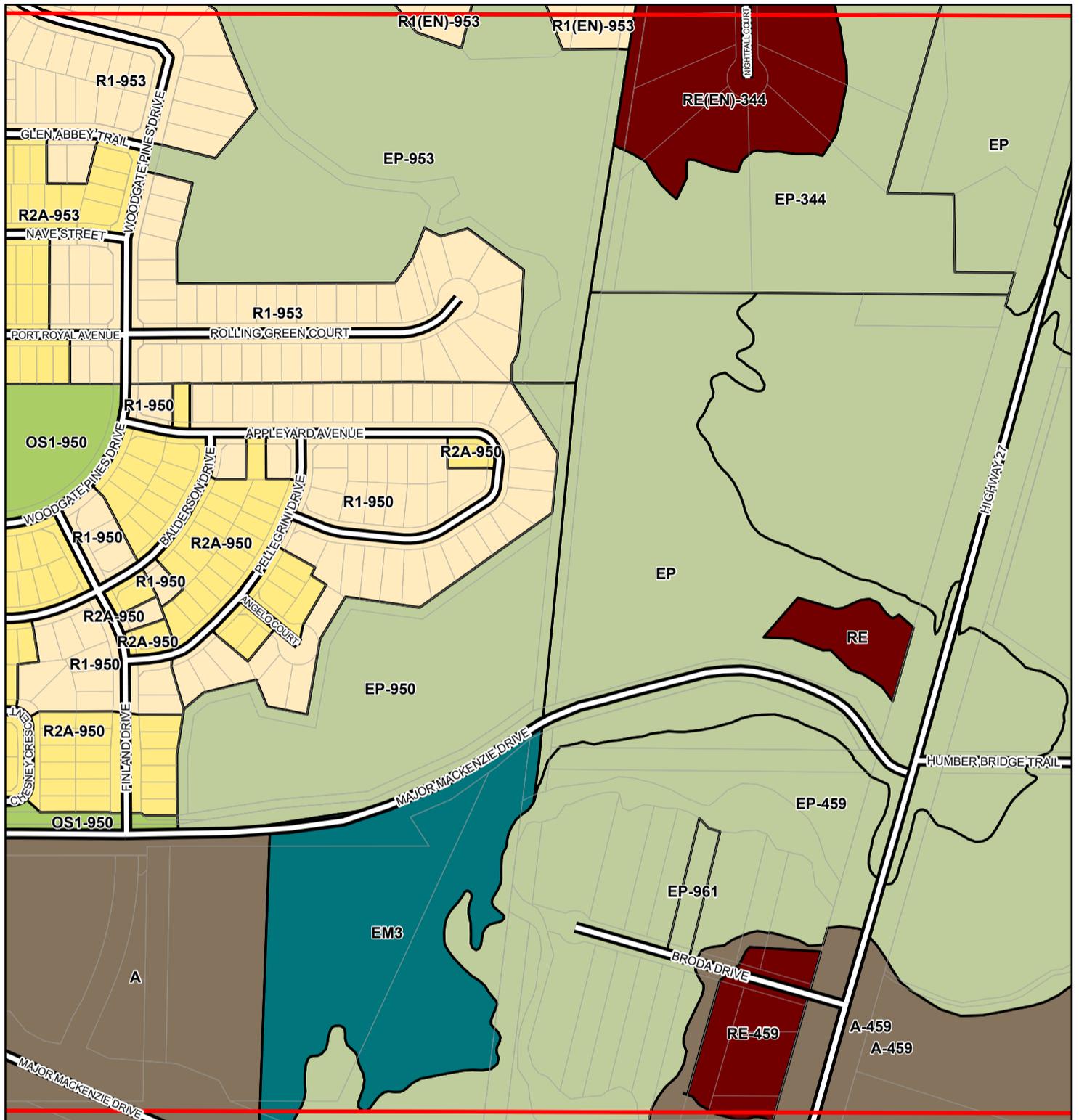
Signing Officers

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: November 2025

This is Schedule '2'
To By-Law 036-2026
Passed the 24th Day of February, 2026

File: Z.25.011
Location: 42 Broda Drive
Part of Lot 20, Concession 8
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 036-2026

The lands subject to this By-law are located north of Major Mackenzie Drive West and west of Highway 27, municipally known as 42 Broda Drive, 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 14.961 on the Subject Lands.

This By-law also makes the following administrative corrections to site-specific exception 14.961 in Zoning By-law 001-2021:

- updating the “Applicable Parent Zone” section by replacing the “C” Zone with the “EP” Zone;
- updating the formatting;
- updating Figure E-1453 with the applicable zone symbol in Zoning By-law 001-2021; and
- updating the Subject Lands boundary on Figure E-1453 to align with the current property boundaries.

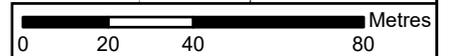
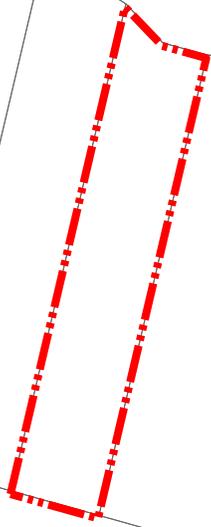
The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “formatting” and “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



MAJOR MACKENZIE DRIVE

BRODA DRIVE

HIGHWAY 27



Location Map To By-Law 036-2026

File: Z.25.011

Location: 42 Broda Drive
Part of Lot 20, Concession 8

Applicant: City of Vaughan
City of Vaughan



Subject Lands