

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 037-2026

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 “RE Estate Residential Zone”, “A Agriculture Zone”, and “EP Environmental Protection Zone” to “RE Estate Residential Zone” and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting Subsection 14.716 in Part 14 Exception Zones and replacing it with a new Subsection 14.716 as follows:

Exception Number 14.716	Municipal Address: 14 Broda Drive
Applicable Parent Zone: RE, EP	
Schedule A Reference: 157	
By-law: 189-99	
14.716.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1147:</p> <p>a. All <u>buildings</u> and <u>structures</u> shall be located within the area identified as "Building Envelope", as shown on Figure E-1147.</p>	
14.716.2 Figures	
Figure E-1147	

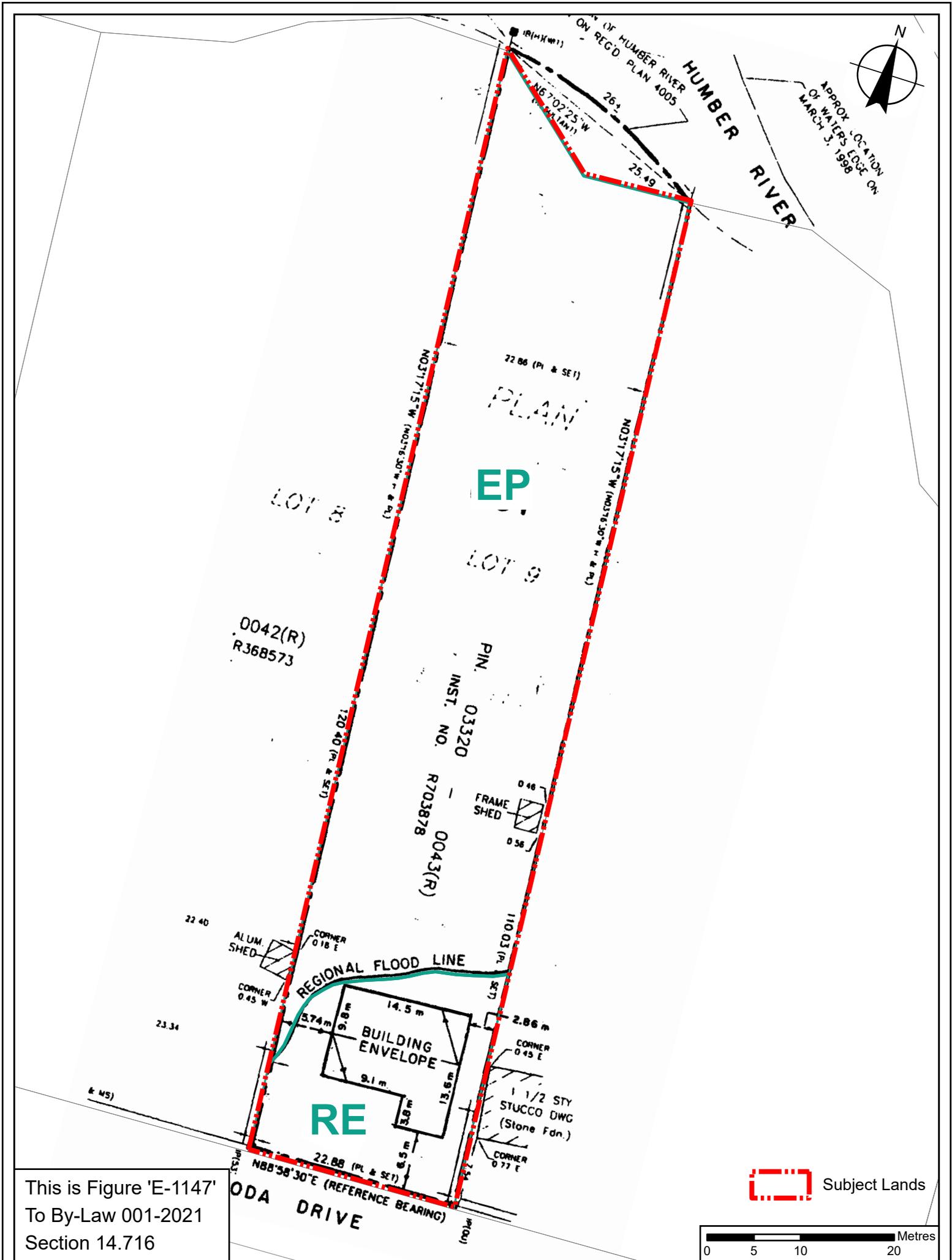
- c) Deleting Figure E-1147 in Subsection 14.716 and replacing it with Figure E-1147 attached hereto as Schedule "1".
 - d) Amending Map 157 in Schedule A in the form attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

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-1147'
To By-Law 001-2021
Section 14.716

This is Schedule '1'
To By-Law 037-2026
Passed the 24th Day of February, 2026

File: Z.25.011
Location: 14 Broda Drive
Part of Lot 20, Concession 8
Applicant: City of Vaughan
City of Vaughan

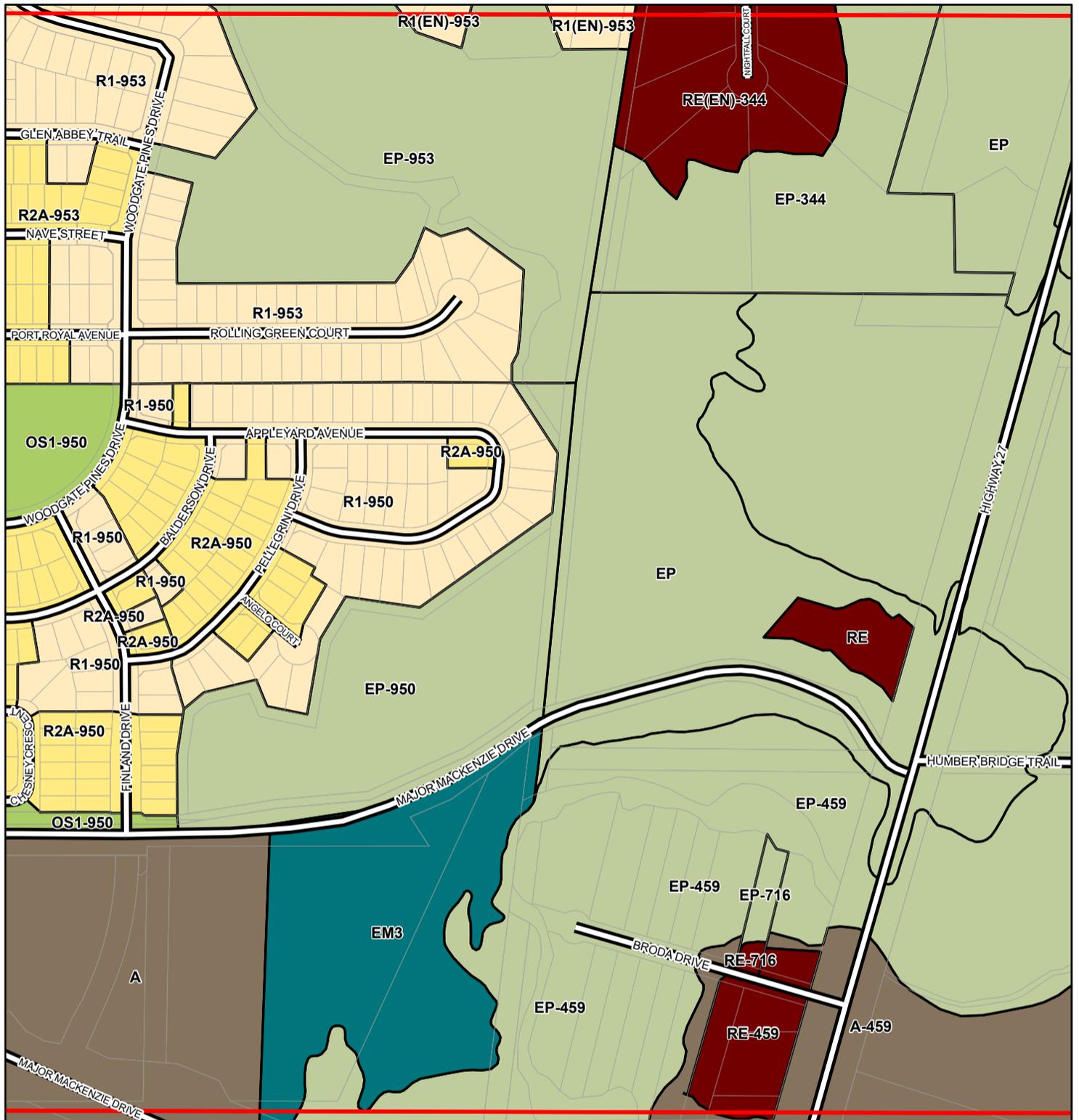
Signing Officers

_____ 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: February 2026

This is Schedule '2'
To By-Law 037-2026
Passed the 24th Day of February, 2026

File: Z.25.011
Location: 14 Broda Drive
Part of Lot 20, Concession 8
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 037-2026

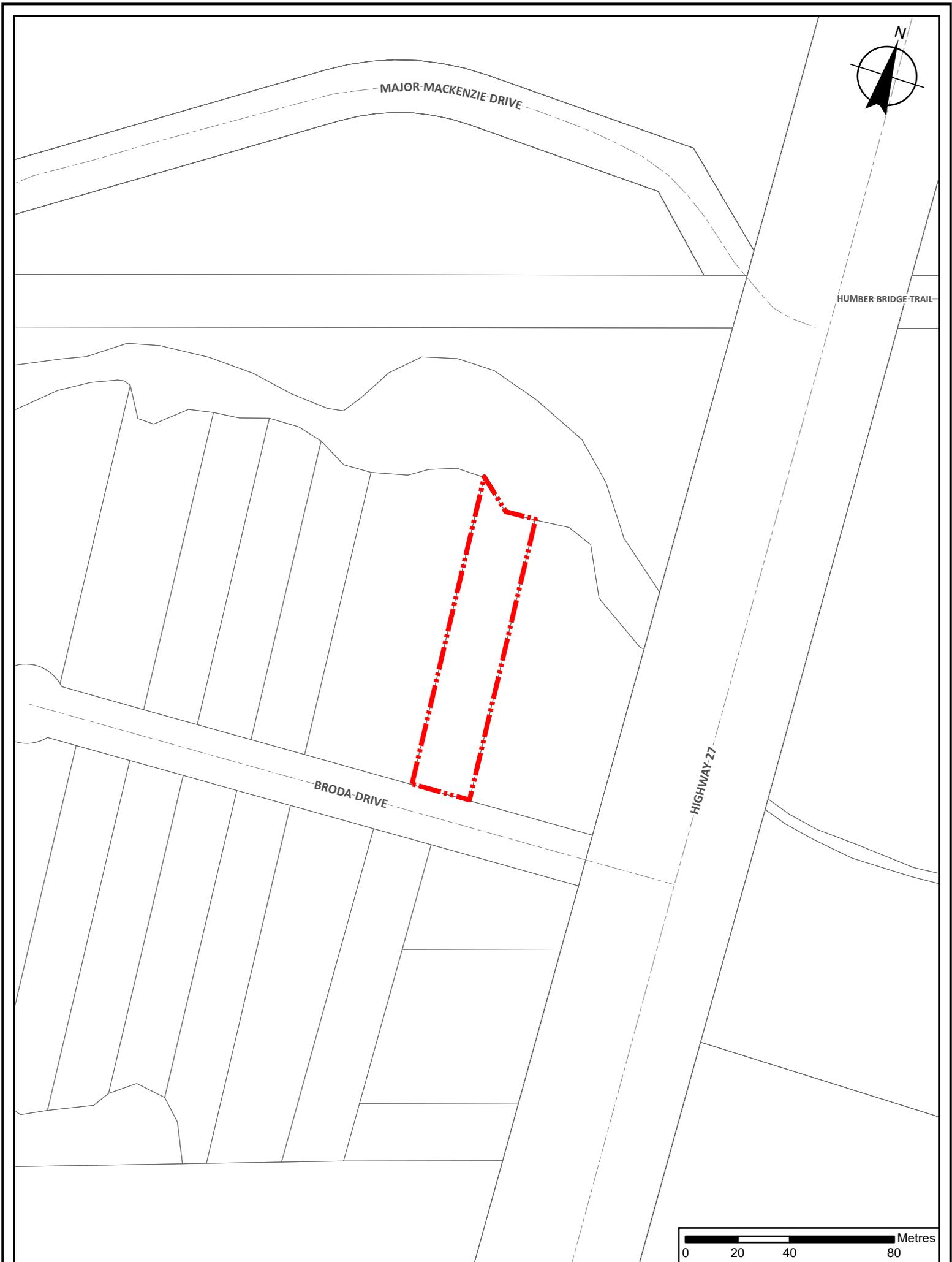
The lands subject to this By-law are located north of Major Mackenzie Drive West and west of Highway 27, municipally known as 14 Broda Drive, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from “RE Estate Residential Zone”, “A Agriculture Zone”, and “EP Environmental Protection Zone” to “RE Estate Residential Zone” and “EP Environmental Protection Zone”, and 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 14.716 on the Subject Lands.

This By-law also makes the following administrative corrections to site-specific exception 14.716 in Zoning By-law 001-2021:

- updating the “Applicable Parent Zone” section by replacing the “C” Zone with the “RE” and “EP” Zones;
- updating the “Municipal Address” section with the correct address;
- updating the formatting; and
- updating the Zoning By-law 1-88 zone symbols on Figure E-1147 with the applicable zone symbols in Zoning By-law 001-2021.

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



Location Map To By-Law 037-2026

File: Z.25.011

Location: 14 Broda Drive
Part of Lot 20, Concession 8

Applicant: City of Vaughan
City of Vaughan



Subject Lands