

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 094-2026**

**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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1256, as follows:

Exception Number 14.1256	Municipal Address: 21 Bell Court
Applicable Parent Zone: RE	
Schedule A Reference: 177, 197	
By-law: 3129	
14.1256.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1844:</p> <p>a. The minimum easterly <u>interior side yard</u> shall be 6.1 m.</p>	
14.1256.2 Figures	
Figure E-1844	

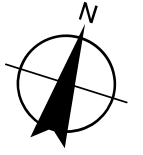
- b) Adding a new Figure E-1844 in Subsection 14.1256 attached hereto as Schedule "1".
  - c) Amending Map 177 in Schedule A in the form attached hereto as Schedule "2".
  - d) Amending Map 197 in Schedule A in the form attached hereto as Schedule "3".
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 26<sup>th</sup> day of May, 2026.

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

\_\_\_\_\_  
Todd Coles, City Clerk

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 May 26, 2026.  
Approved by Mayoral Decision MDC 007-2026 dated May 26, 2026.  
**Effective Date of By-Law: May 26, 2026**



BELL COURT

ISLINGTON AVENUE

RE(EN)

4

LOT 25

VIII



WELL

CH 15.08'  
N77°14'30"E

47.90'

20'

N41°17'30"W

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WIRE FENCE  
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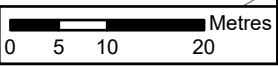
15'

15'

15'

This is Figure 'E-1844'  
To By-Law 001-2021  
Subsection 14.1256

 Subject Lands



This is Schedule '1'  
To By-Law 094-2026  
Passed the 26th Day of May, 2026

**File:** Z.25.005  
**Location:** 21 Bell Court  
Part of Lot 25, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

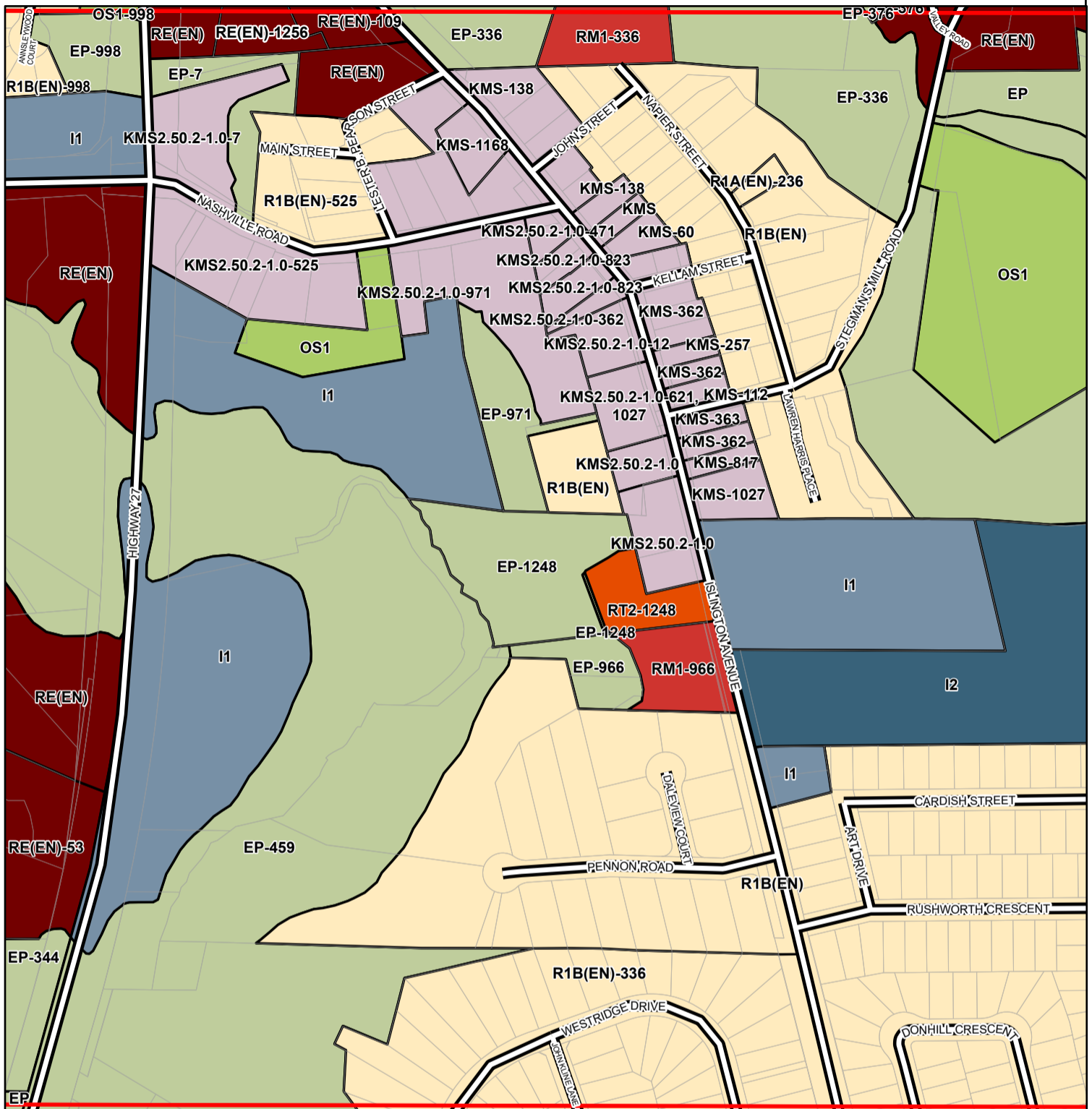
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 177



### 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)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

### 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)

1:5,000

VAUGHAN				
215	216	217	218	219
195	196	197	198	199
175	176	177	178	179
156	157	158	159	160
137	138	139	140	141

April 2026

This is Schedule '2'  
To By-Law 094-2026  
Passed the 26th Day of May, 2026

File: Z.25.005

Location: 21 Bell Court  
Part of Lot 25, Concession 8

Applicant: City of Vaughan  
City of Vaughan

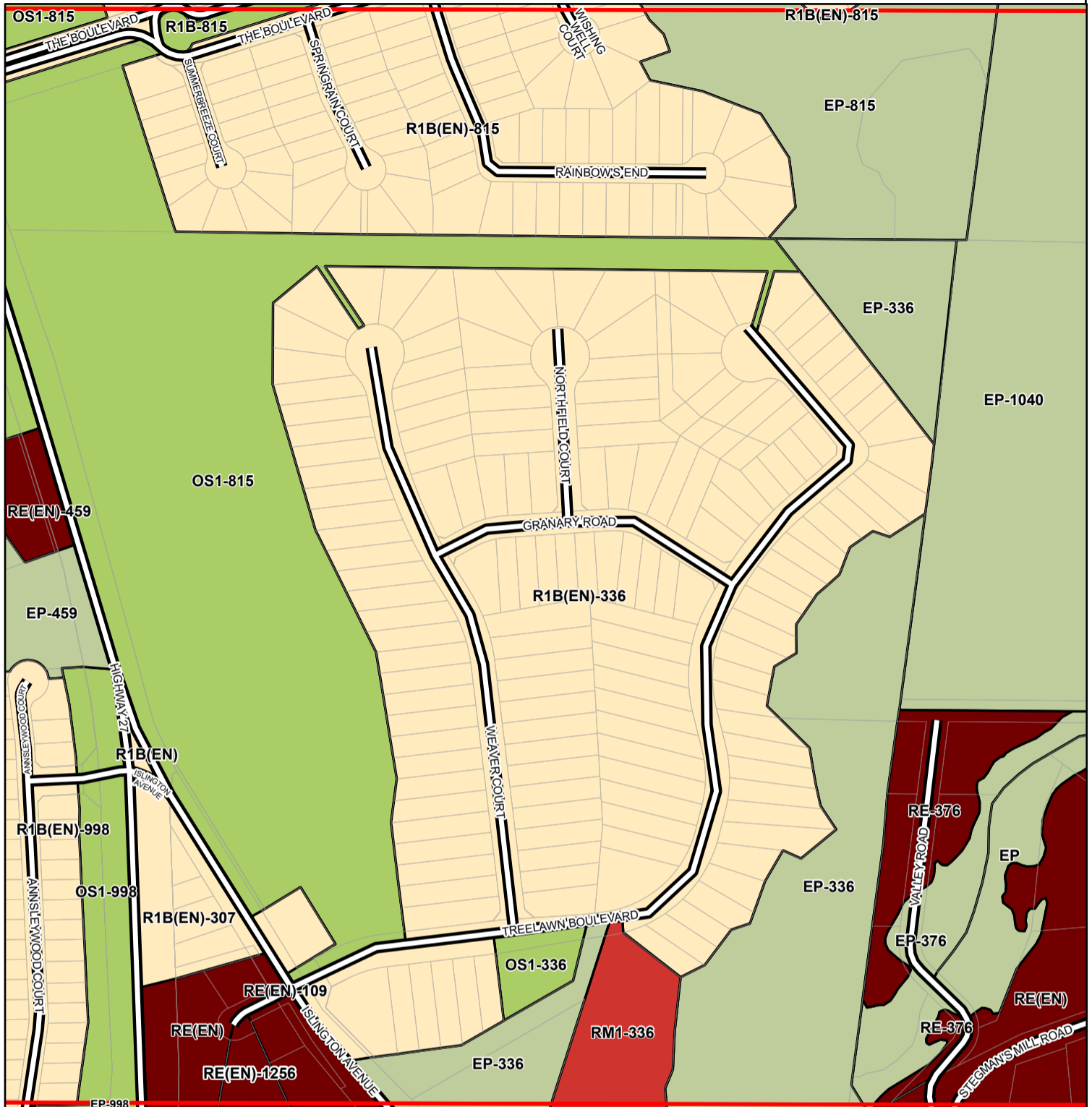
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 197



**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)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

**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**

235	236	237	238	239
215	216	217	218	219
195	196	197	198	199
175	176	177	178	179
156	157	158	159	160

April 2026

1:5,000

This is Schedule '3'  
To By-Law 094-2026  
Passed the 26th Day of May, 2026

**File:** Z.25.005

**Location:** 21 Bell Court  
Part of Lot 25, Concession 8

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

Signing Officers

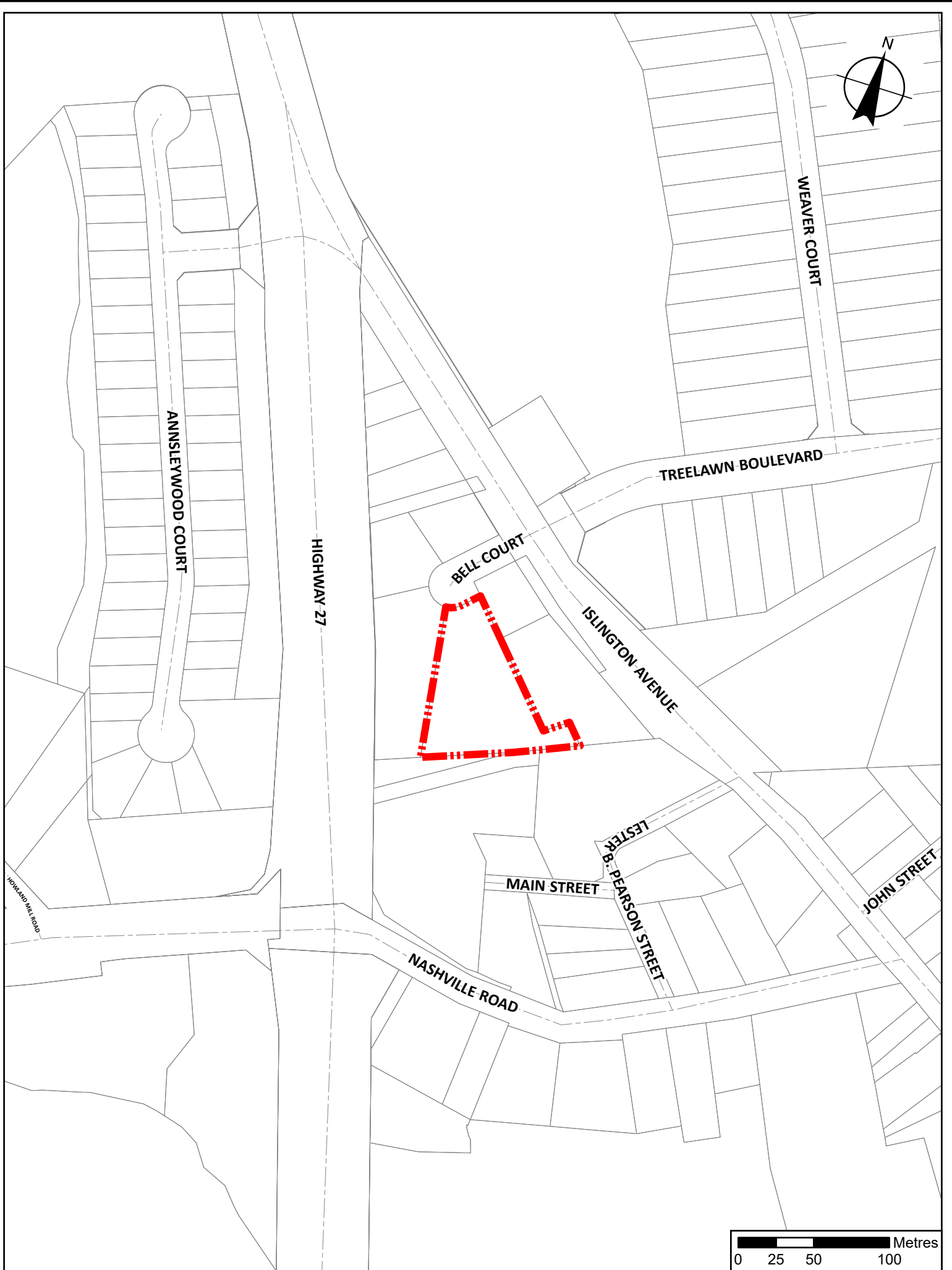
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 094-2026**

The lands subject to this By-law are located on the west side of Islington Avenue, north of Nashville Road, municipally known as 21 Bell Court, 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(12) in Zoning By-law 1-88.



## Location Map To By-Law 094-2026

**File:** Z.25.005

**Location:** 21 Bell Court  
Part of Lot 25, Concession 8

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



Subject Lands