

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 097-2026

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:

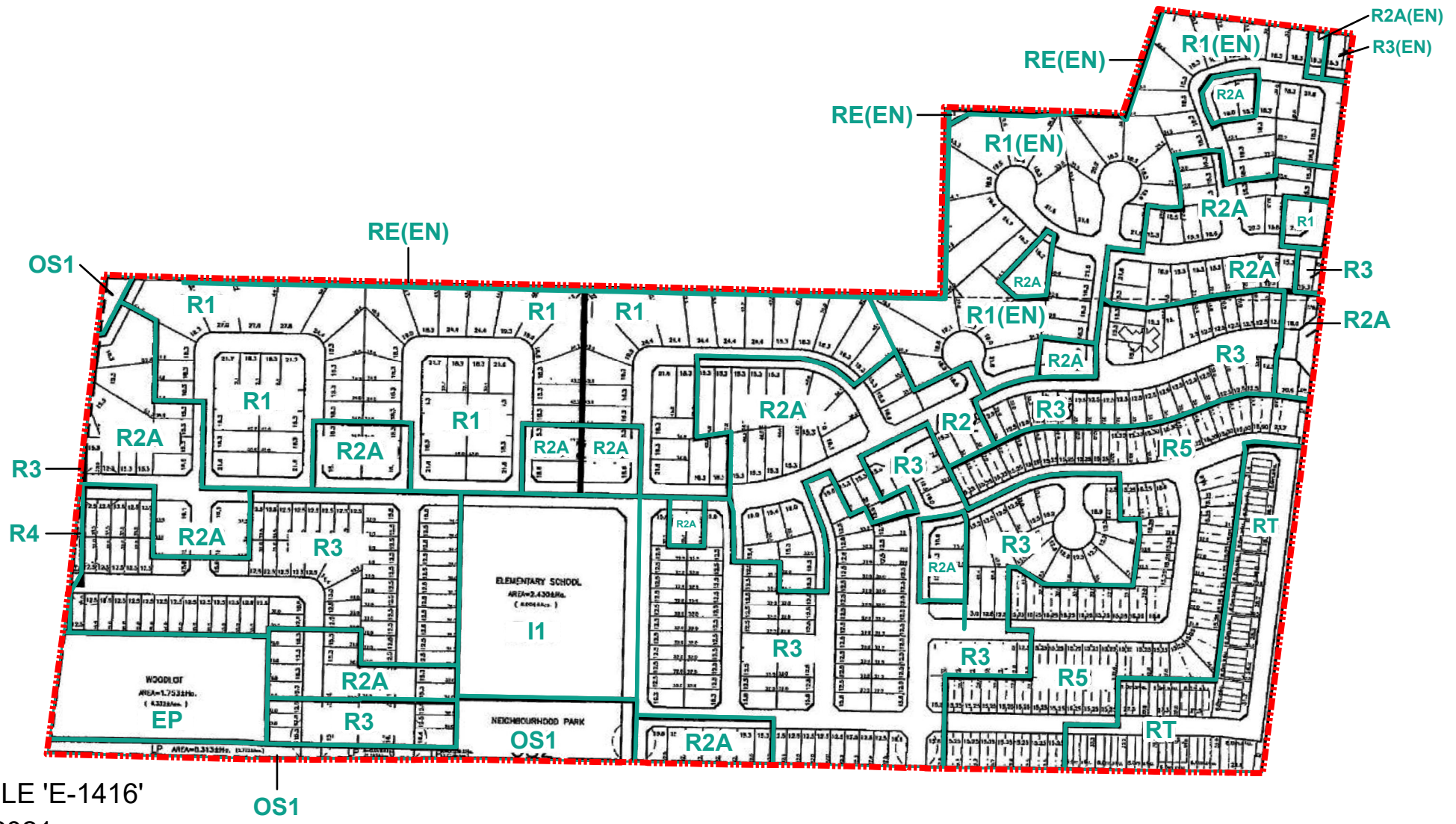
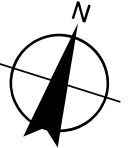
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Rezoning a portion of the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R3(EN) Third Density Residential Zone (Established Neighbourhood)” to “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” in the manner shown on the said Schedule “1”.
 - b) Rezoning a portion of the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R3 Third Density Residential Zone” with a Holding Symbol “(H)” to “R3 Third Density Residential Zone” in the manner shown on the said Schedule “1”.
 - c) Deleting Figure E-1916 in Exception 14.928 and replacing it with Figure E-1416 attached hereto as Schedule “1”.
 - d) Amending Map 181 in Schedule A in the form attached hereto as Schedule “2”.
 - e) Amending Map 182 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 26th day of May, 2026.

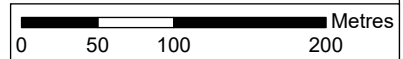
Steven Del Duca, Mayor

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



THIS IS SCHEDULE 'E-1416'
 TO BY-LAW 001-2021
 SECTION 14.928



File: Z.25.011
Location: Part of Lot 23, Concession 6
Applicant: City of Vaughan
City of Vaughan

THIS IS SCHEDULE '1'
 TO BY-LAW 097-2026
 PASSED THE 26TH DAY OF MAY, 2026

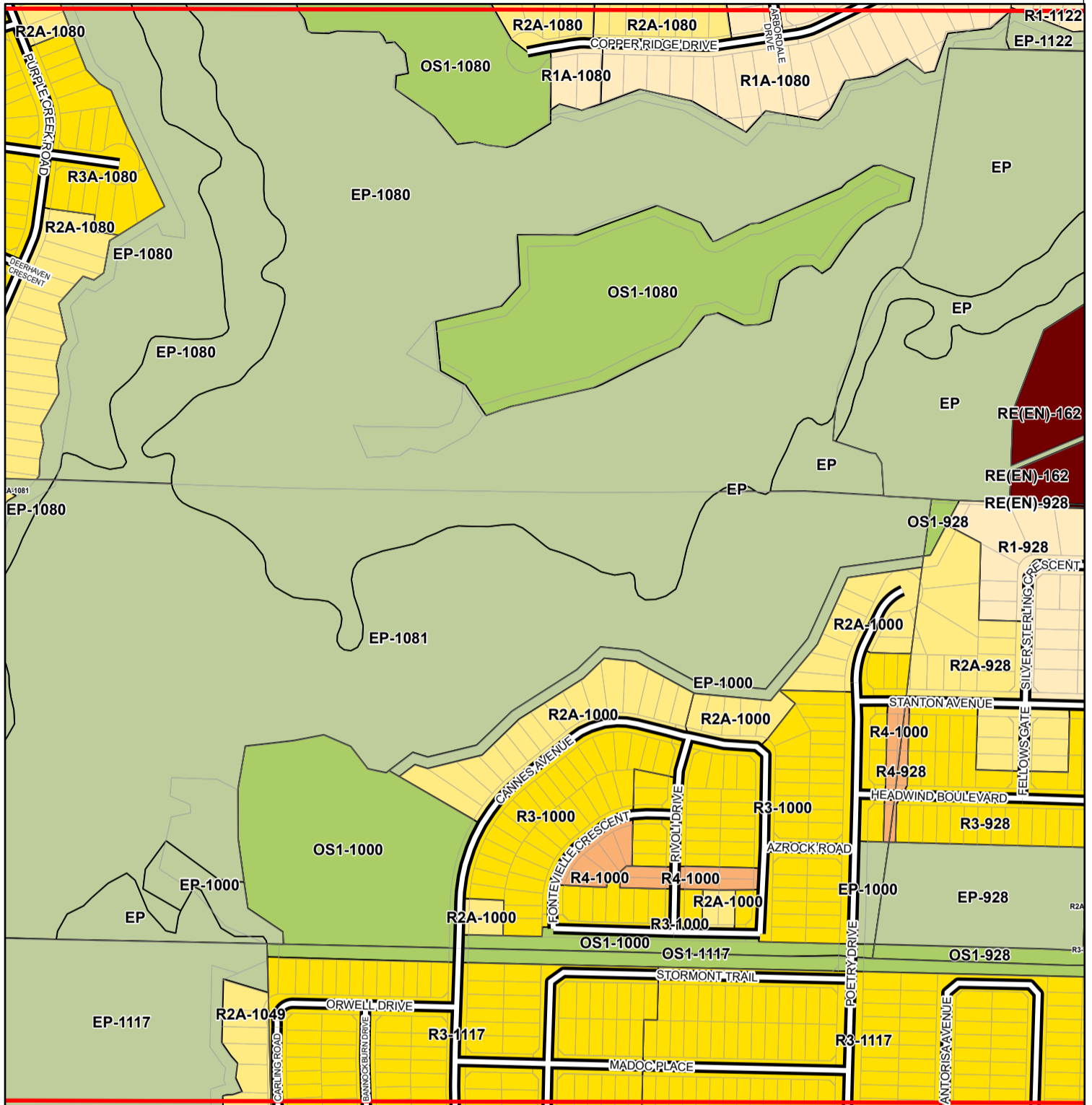
SIGNING OFFICERS

 MAYOR

 CLERK

Zoning By-law 001 - 2021

Schedule A | Map 181



Conservation, Open Space 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); R1A(H)
 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)

RM2 (Multiple Unit Residential Zone)
 RM3 (Multiple Residential Zone); RM3(H)
 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 (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)

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

1:5,000
 May 2026

219	220	221	222	223
199	200	201	202	203
179	180	181	182	183
160	161	162	163	164
141	142	143	144	145

This is Schedule '2'
 To By-Law 097-2026
 Passed the 26th Day of May, 2026

File: Z.25.011
 Location: Part of Lot 23, Concession 6
 Applicant: City of Vaughan
 City of Vaughan

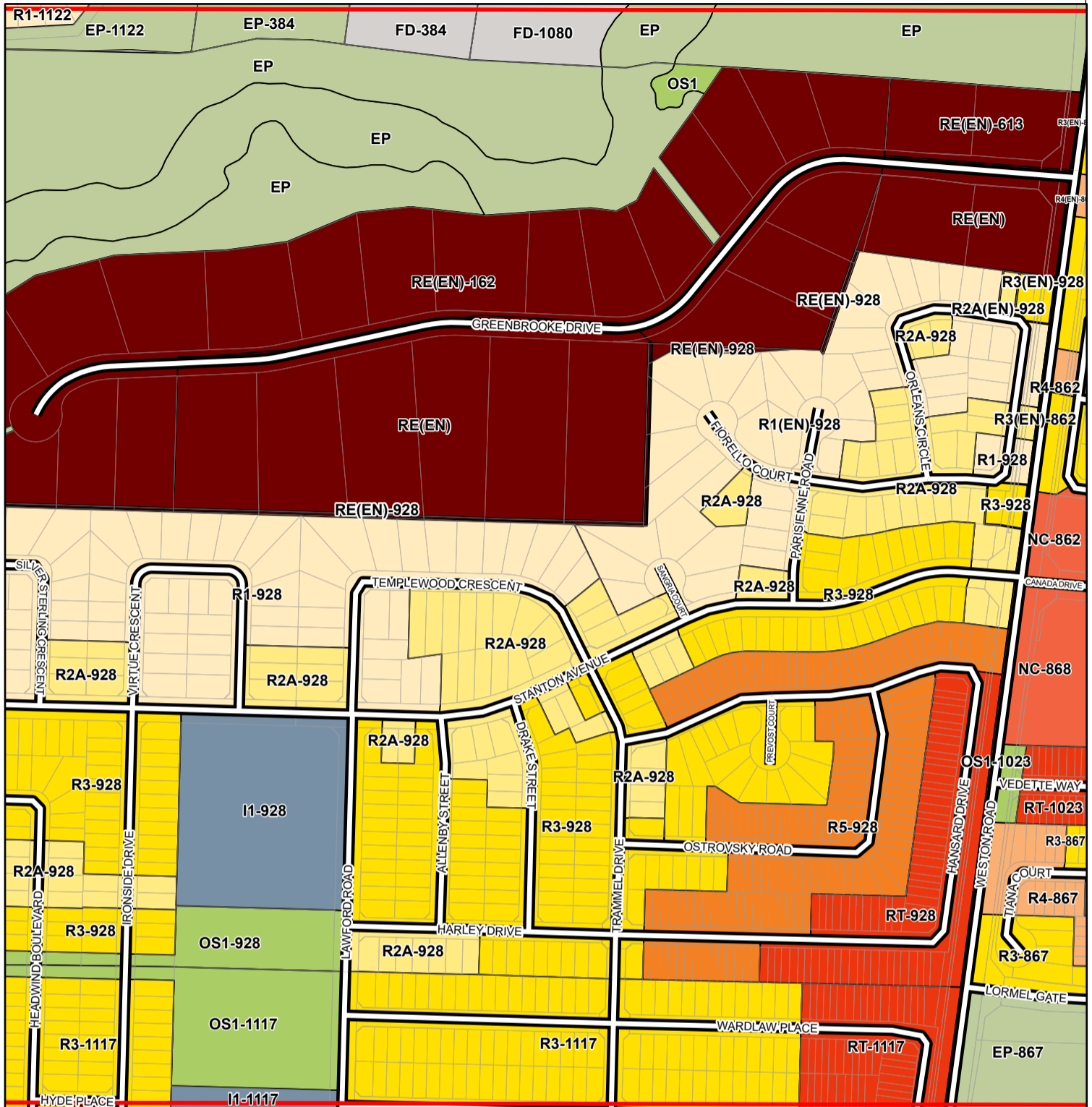
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 182



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); R1A(H)
- 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 Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone); RM3(H)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
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VAUGHAN

220	221	222	223	224
200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146

May 2026

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This is Schedule '3'
To By-Law 097-2026
Passed the 26th Day of May, 2026

File: Z.25.011
Location: Part of Lot 23, Concession 6
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 097-2026

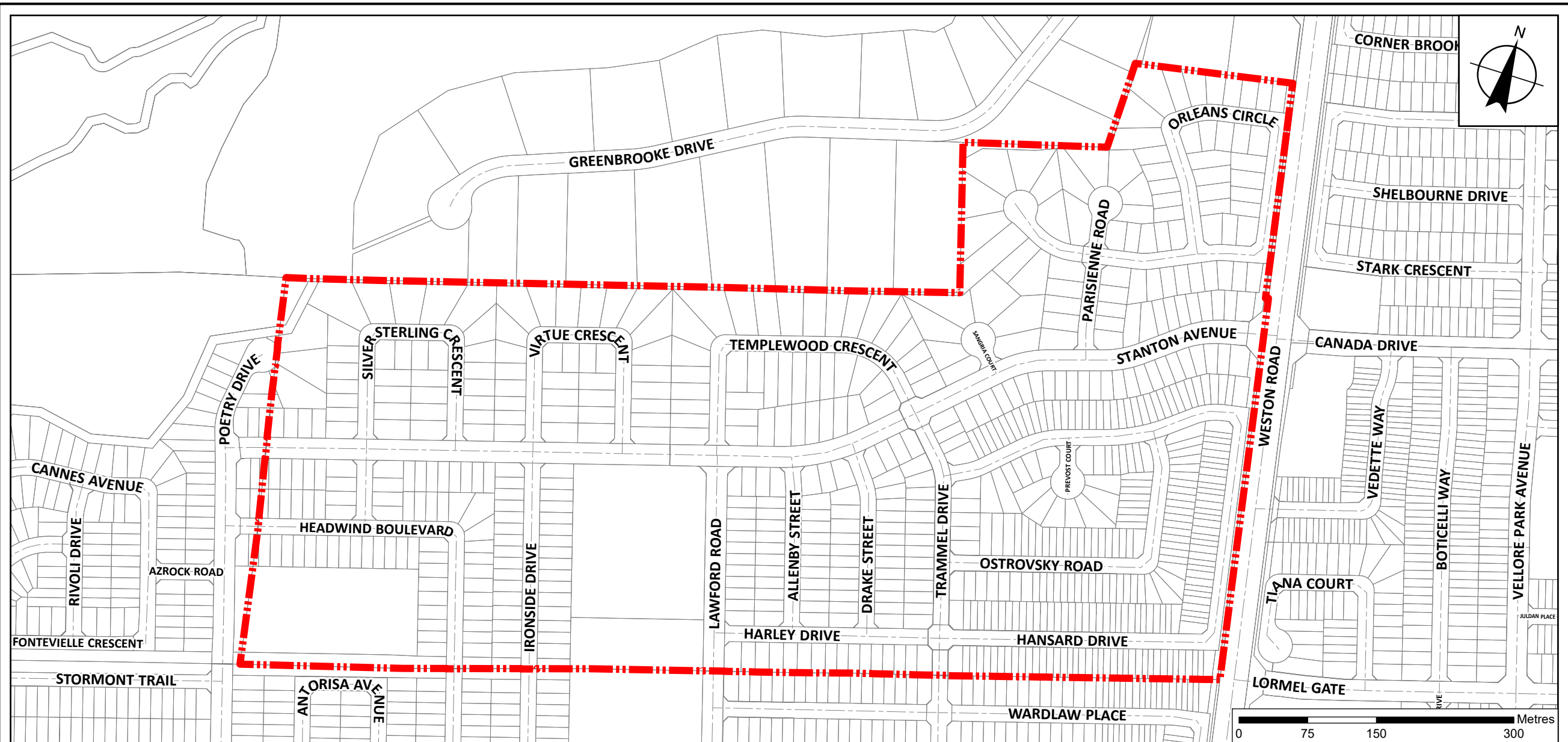
The lands subject to this By-law are located on the west side of Weston Road, north of Major Mackenzie Drive West, in Part of Lot 23, Concession 6, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to delete an incorrect reference to Figure E-1916 in site-specific exception 14.928 which should be a reference to Figure E-1416, and to delete and replace the corresponding E-Figure with a new Figure E-1416.

This By-law also makes the following administrative corrections to Zoning By-law 001-2021:

- rezoning 115 Orleans Circle from “R3(EN) Third Density Residential Zone” to “R2A(EN) Second Density Residential Zone”, to align with Figure E-1416 and the previous Zoning By-law 1-88 zoning of “RD2 Residential Detached Zone Two”;
- removing the Holding Symbol “(H)” from 55 Orleans Circle, which was originally removed from Zoning By-law 1-88 through By-law 036-2008;
- amending Maps 181 and 182 in Schedule A to add references to site-specific exception 14.928 on portions of the Subject Lands; and
- updating the Zoning By-law 1-88 zone symbols on Figure E-1416 in site-specific exception 14.928 with the applicable zone symbols in Zoning By-law 001-2021.

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



File: Z.25.011
Location: Part of Lot 23, Concession 6
Applicant: City of Vaughan
City of Vaughan

LOCATION MAP TO BY-LAW 097-2026

