

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 098-2026**

**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 R4(H) Fourth Density Residential Zone and R4A(H) Fourth Density Residential Zone, both with the Holding Symbol “(H)” to R4(H) Fourth Density Residential Zone and R3A(H) Third Density Residential Zone, both with the Holding Symbol “(H)” in the manner shown on the said Schedule “1”;
  - b) Amending Subsection 14.1161 as follows:
    - i. Deleting Subsection 14.1161.1.1.b.v. and replacing it with the word DELETED;
    - ii. Adding the following to Subsection 14.1161.2.1 pertaining to development standards in the R2A Second Density Residential Zone:
      - c. A retaining wall of any height shall be setback a minimum of 0.3 m from any lot line.
      - d. The minimum front yard landscape requirement shall be 37%, of which 60% shall be soft landscape.

- iii. Adding the following to Subsection 14.1161.2.2 pertaining to development standards in the R3A Second Density Residential Zone:
  - c. A retaining wall of any height shall be setback a minimum of 0.3 m from any lot line.
  - d. The minimum front yard landscape requirement shall be 37%, of which 60% shall be soft landscape.
- iv. Adding the following to Subsection 14.1161.2.3 pertaining to development standards in the R4 Second Density Residential Zone:
  - c. A retaining wall of any height shall be setback a minimum of 0.3 m from any lot line.
  - d. The minimum front yard landscape requirement shall be 30%, of which 60% shall be soft landscape.
- v. Adding the following to Subsection 14.1161.2.4 pertaining to development standards in the R4A Fourth Density Residential Zone:
  - i. A retaining wall of any height shall be setback a minimum of 0.3 m from any lot line.
  - j. The minimum front yard landscape requirement shall be 30%, of which 60% shall be soft landscape.
  - k. For the lands shown on Figure “E-1268B”, where a yard with a private driveway abuts a rear lane, there shall be no minimum landscape required.
- vi. Adding the following to Subsection 14.1161.2.5 pertaining to development standards in the RT1 Second Density Residential Zone:
  - d. A retaining wall of any height shall be setback a minimum of 0.3 m from any lot line.
  - e. The maximum building height shall be 13 m.
  - f. The minimum front yard landscape shall be 30%, of which 60% shall be soft landscape.
- vii. Adding the following Subsection 14.1161.2:

6. The following provision shall apply to all lands shown on Figure “E1730”:

a. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest lot line.

c) Deleting Figure E-1730 in Subsection 14.1161 and substituting therefore Figure E-1730 attached hereto as Schedule “1”; and

d) Deleting Map 237 in Schedule A and substituting therefore Map 237 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 26<sup>th</sup> day of May, 2026.

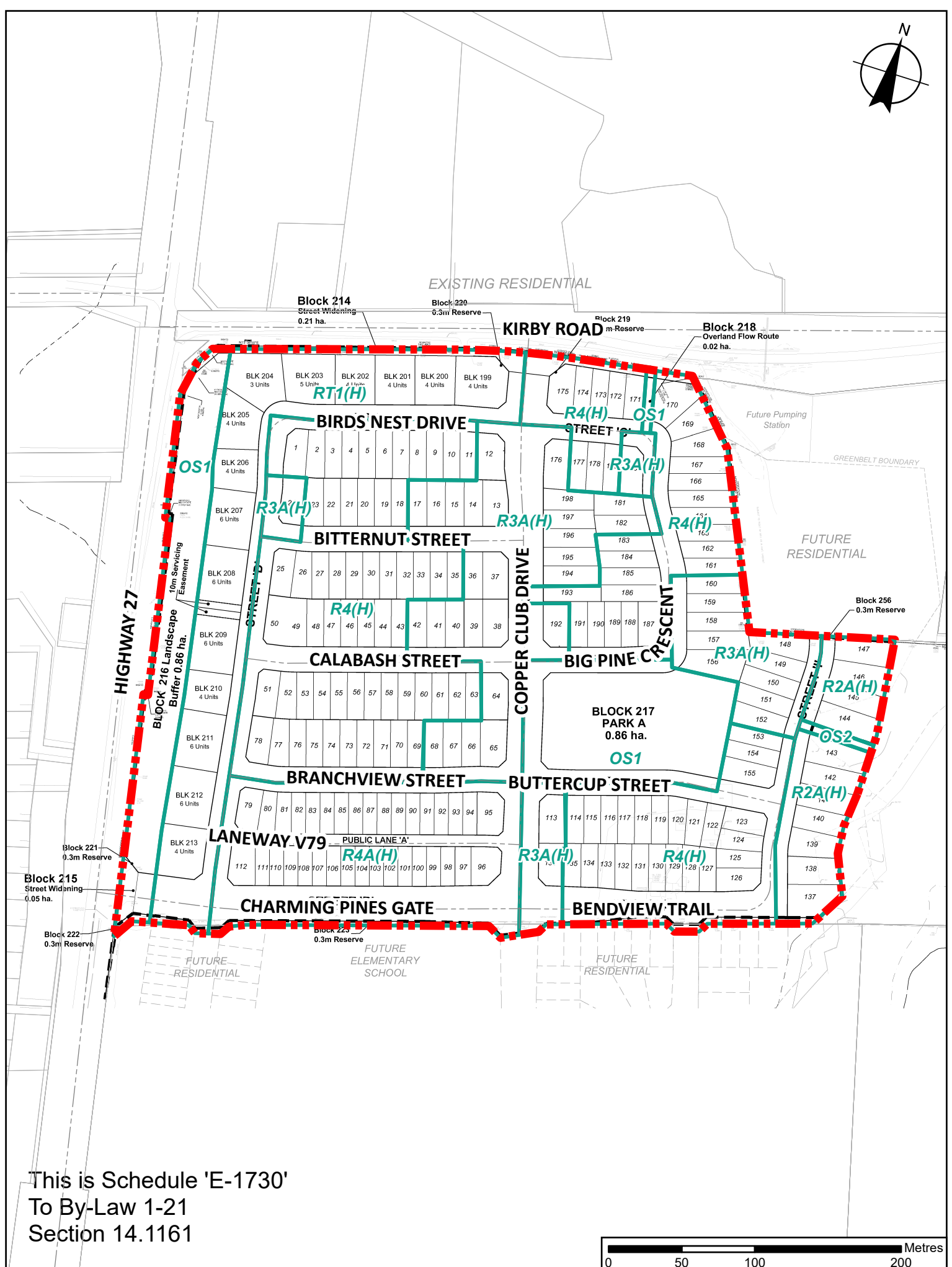
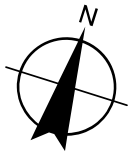
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 22 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 26, 2026.  
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-1730'  
 To By-Law 1-21  
 Section 14.1161

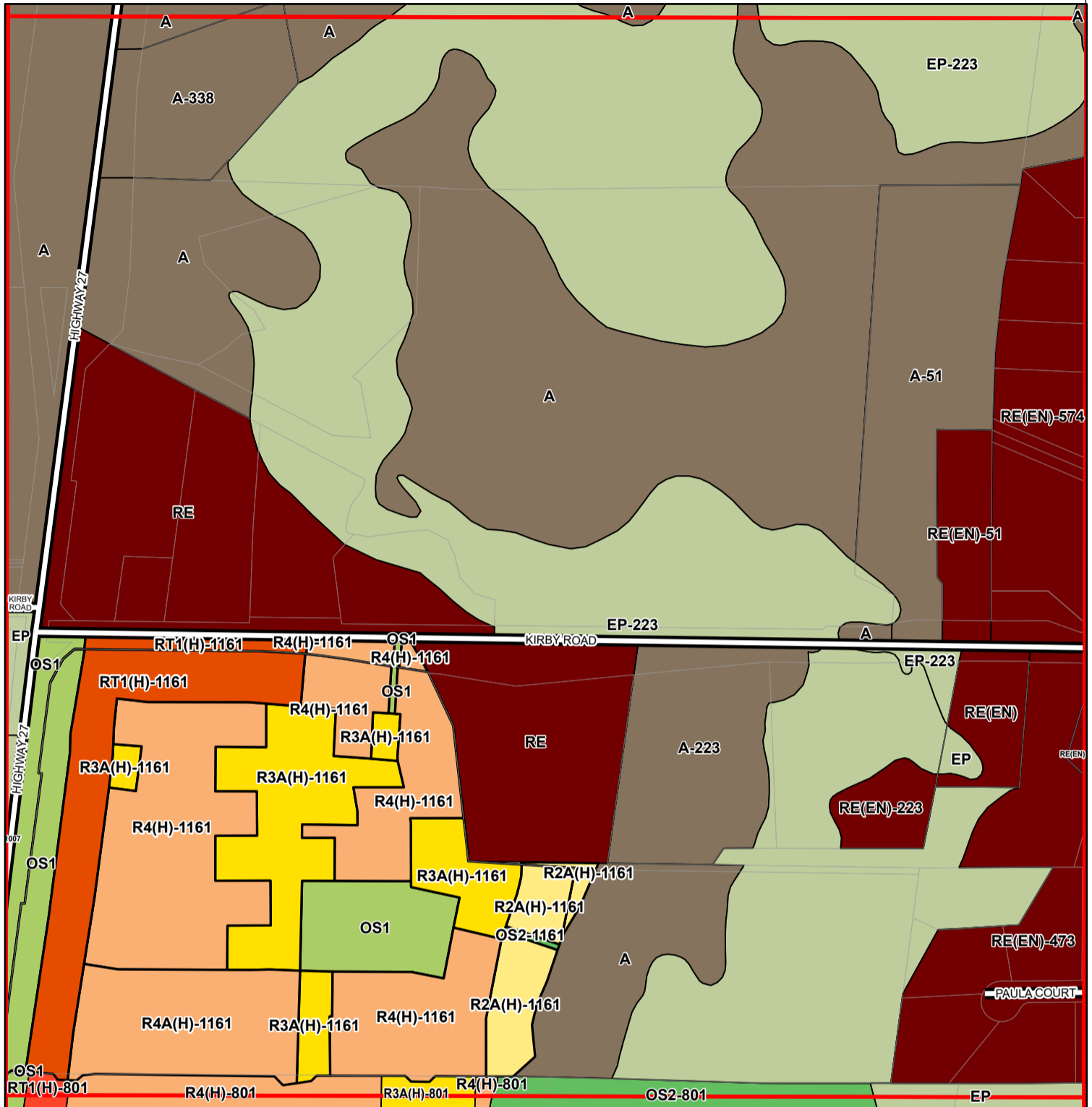
This is Schedule '1'  
 To By-Law 098-2026  
 Passed the 26th Day of May, 2026

**File:** Z.25.049  
**Location:** 11363 Highway 27  
 Part of Lot 30, Concession 8  
**Applicant:** Copper Kirby Developments Limited  
**City of Vaughan**

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

# Zoning By-law 001 - 2021

## Schedule A | Map 237



### 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); R4A(H)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- 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)
- 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)

### 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

1:5,070

April 2026

275	276	277	278	279
255	256	257	258	259
235	236	237	238	239
215	216	217	218	219
195	196	197	198	199

This is Schedule '2'  
To By-Law 098-2026  
Passed the 26th Day of May, 2026

File: Z.25.049  
Location: 11363 Highway 27  
Part of Lot 30, Concession 8  
Applicant: Copper Kirby Developments Limited  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

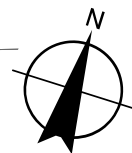
## **SUMMARY TO BY-LAW 098-2026**

The lands subject to this By-law are located at the southeast corner of Kirby Road and Highway 27, being Part of Lot 30, Concession 8, and municipally known as 11363 Highway 27, 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 a portion of the Subjects Lands from R4(H) Fourth Density Residential Zone and R4A(H) Fourth Density Residential Zone, both with the Holding Symbol "(H)" to R4(H) Fourth Density Residential Zone and R3A(H) Third Density Residential Zone, both with the Holding Symbol "(H)", and to add additional development standards and the definition of a Lane to accommodate the draft approved Draft Plan of Subdivision File 19T-22V006. The portion of the Subject Lands being rezoned are illustrated on the attached Location Map as "Area to be Rezoned".

This By-law also deletes the following Holding condition which was applied to the Subject Lands under Subsection 14.1161.1.1.b.v. of site-specific exception 14.1161 through By-law 217-2023 but has since been satisfied:

*v. "The Owner shall provide an updated functional design prior to the submission of detailed engineering drawings of the Street A & Kirby Road intersection which ensures safe and functional access to the satisfaction of the Development Engineering Department."*



## Location Map To By-Law 098-2026

**File:** Z.25.049

**Location:** 11363 Highway 27  
Part of Lot 30, Concession 8

**Applicant:** Copper Kirby Developments Limited  
**City of Vaughan**



Subject Lands



Area to be Rezoned