

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 165-2026

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 “A Agricultural Zone” to “R3 - Third Density Residential Zone” with a Holding Symbol “(H)”, “R4A- Fourth Density Residential Zone” with a Holding Symbol “(H)”, “RT1 - Townhouse Residential Zone” with a Holding Symbol “(H)”, “OS1 - Public Open Space Zone”, and, “EP -Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1278, as follows:

Exception Number 14.1278	Municipal Address:
Applicable Parent Zone: R3, R4A, RT1, OS1, EP	Part of Lot 19, Concession 9, City of Vaughan
Schedule A Reference: 137 and 138	
By-law 165-2026	
14.1278.1 Holding Provisions	
<p>1. The following provision shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure E-1869 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <ul style="list-style-type: none"> a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of enactment of By-law 165-2026. b. Removal of the Holding Symbol shall not take place until the following are completed to the satisfaction of the City: <ul style="list-style-type: none"> i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. ii. The water distribution system layout for the Block 60 East service area shall be finalized subject to the Risk-Based Site Assessment process or an updated and final Master Environmental Servicing Plan (MESP), whichever is applicable, to the satisfaction of the City. iii. The Owner shall agree to decommission the proposed interim sanitary sewage pumping station in Block 60 East, or provide a financial contribution, to the satisfaction of the City. iv. The Owner shall front-end finance and construct or contribute to the required wastewater servicing infrastructure improvements identified for Block 60 East in the Integrated Urban Water Master Plan (Wastewater Project No. MP4), to the satisfaction of the City. v. The Owner shall enter into an agreement with the City to front-end finance and construct the required interim water servicing works, if applicable, to the satisfaction of the City. The Owner, at its own expense, shall agree to decommission interim water servicing works, as appropriate, to the satisfaction of the City. vi. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended water distribution system servicing infrastructure improvements identified in the City’s Integrated Urban Water Master Plan Class Environmental Assessment, to the satisfaction of the City. vii. The Owner shall enter into an agreement with the City to front-end finance and construct the required interim wastewater servicing works, if applicable, to the satisfaction of the City. The Owner, at its own expense, shall agree to decommission 	

interim wastewater servicing works, as appropriate, to the satisfaction of the City.

- viii. The Owner shall contribute their share of the cost of infrastructure works and/or undertakes the necessary improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the ultimate build-out of the ultimate condition. The Owner's contributions are to be based on the conclusions and recommendations of the approved Integrated Urban Water Master Plan Environmental Assessment and latest Functional Servicing Strategy Report, as required to the satisfaction of the City.
- ix. The Owner shall provide either:
 - a) Confirmation that contamination requiring remediation is no longer identified on the Subject Lands, either through the resampling of groundwater, or through the application of the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 Site Condition Standards (should the use of these Standards be deemed appropriate by the applicant's consultant and accepted by the Regional Municipality of York);
 - b) Submission of a Risk Evaluation, signed by a QP_{RA} (as defined by Ontario Regulation 153/04 (as amended)), confirming that the current environmental condition of the property does not pose a material risk to future users of the site; or,
 - c) If such confirmation cannot be provided in a Risk Evaluation, then the submission of a successful Record of Site Condition (RSC) filing for the Subject Lands, in accordance with the City's *Contaminated Sites Policy*.

14.1278.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned R3 - Third Density Residential Zone, as shown on Figure "E-1869":

- a. The minimum required front yard shall be 3 m
- b. The minimum required interior side yard shall be 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater.
- c. The minimum required interior side yard abutting a non-residential use including a walkway, buffer block or stormwater management facility shall be 2.4 m.
- d. The maximum lot coverage shall be 60%.
- e. The maximum height shall be 11 metres.

2. The following lot and building requirements shall apply to the lands zoned R4A - Fourth Density Residential Zone, as shown on Figure "E-1869":

- a. The minimum required front yard shall be 3.0 metres.
- b. The minimum required interior side yard shall be 1.2 metres, but may be reduced to 0.6 metres on one side where the abutting interior side yard is 0.6 metres or greater.
- c. The maximum lot coverage shall be 65%.

3. The following lot and building requirements shall apply to the lands zoned RT1 - Townhouse Residential Zone, as shown on Figure "E-1869":

- a. The minimum required front yard shall be 3.0 m.
- b. The minimum required rear yard shall be 6.0 m.
- c. The minimum required front yard for a lot accessed by a lane with an integrated private garage shall be 3.0 m.
- d. The minimum required rear yard for a lot accessed by a lane with an integrated private garage shall be 6.0 m.
- e. The minimum required front yard for a lot accessed by a lane with an attached rear yard garage shall be 3.0 m
- f. The minimum required rear yard for a lot accessed by a lane with an attached rear yard garage shall be 1.0 m.
- g. The minimum required exterior side yard for a lot accessed by a lane with an attached rear yard garage shall be 2.4 m.
- h. The maximum lot coverage shall be 70%.
- i. The maximum lot coverage for a lot accessed by a lane with an integrated garage or an attached rear yard garage shall be 80%.
- j. The maximum height shall be 13 metres.

14.1278.3 Other Provisions

1. The following definitions shall apply to the lands zoned RT1 - Townhouse Residential Zone, as shown on Figure E-1869:

- a. Attached Rear Yard Garage: Means a private garage which is accessed from the rear of a lot via a lane and is connected to the main dwelling with an Attachment. An Attached Rear Yard Garage may have part of the main dwelling unit or a secondary suite above the main level.
- b. Attachment; Means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main dwelling. The width of an attachment shall not exceed 50% of the lot frontage.

2. The following requirements shall apply to the lands zoned R3 – Third Density Residential Zone, as shown on Figure E-1869:

- c. A minimum distance of 0.6 metres shall be required from any permitted

encroachment to the interior side lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 metres to the interior side lot line, where the interior side yard is a minimum of 0.6 metres.

- d. A porch, including access stairs from grade, shall be permitted to encroach into a minimum required front yard to a maximum of 2.0 metres, but no closer than 0.6 metres to the front lot line.
- e. The minimum landscape requirement in the yard in which a driveway is located shall be 20%, of which 40% shall be soft landscape.

3. The following requirements shall apply to the lands zoned R4A - Fourth Density Residential Zone, as shown on Figure "E-1869":

- a. A minimum distance of 0.6 metres shall be required from any permitted encroachment to the interior side lot line except eaves, eavestroughs, and gutters shall be a minimum distance of 0.15 metres to the interior side lot line, where the interior side yard is a minimum 0.6 metres.
- b. A porch, including access stairs from grade, shall be permitted to encroach into a minimum required front yard to a maximum of 2.0 metres, but no closer than 0.6 metres to the front lot line.
- c. The minimum landscape requirement in the yard in which a driveway is located shall be 20%, of which 40% shall be soft landscape.

4. The following requirements shall apply to the lands zoned RT1 - Townhouse Residential Zone, as shown on Figure E – 1869:

- a. A porch, including access stairs from grade, shall be permitted to encroach into a minimum required front yard to a maximum of 2.0 metres, but no closer than 0.6 metres to the front lot line.
- b. No minimum landscape is required in the yard in which a driveway is located.
- c. The maximum permitted driveway width for a lot accessed by a lane with an integrated or attached rear yard garage shall be 6.1 m.

14.1278.4 Figures

Figure E-1869

- a. Adding a new Figure E-1869 in Subsection 14.1278 attached hereto as Schedule "1".
- b. Amending Map 137 in Schedule A therefore attached hereto as Schedule "2".
- c. Amending Map 138 in Schedule A therefore attached hereto as Schedule "3".

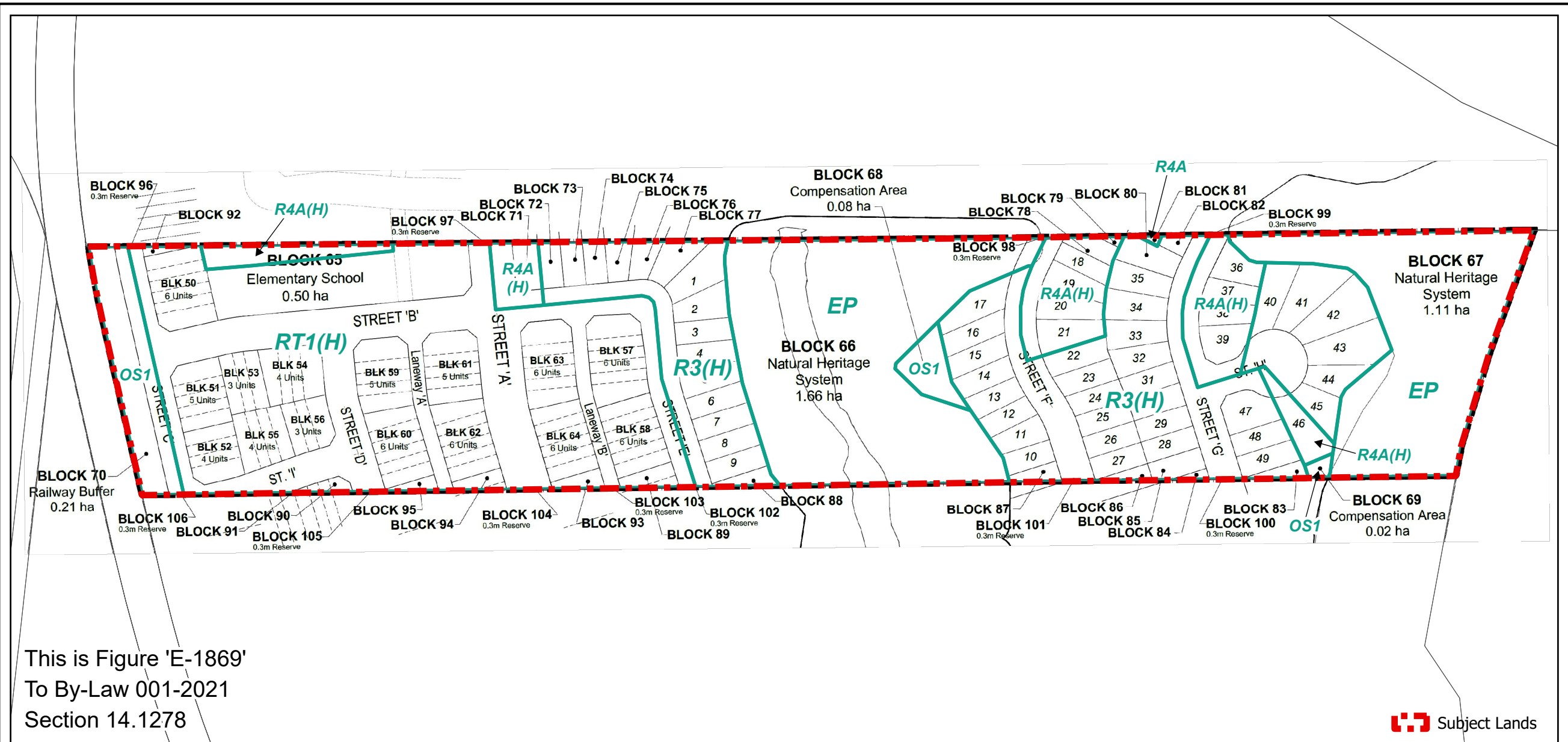
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23rd day of June, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 26 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 23, 2026.
City Council voted in favour of this by-law on June 23, 2026.
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.
Effective Date of By-Law: June 23, 2026



This is Figure 'E-1869'
 To By-Law 001-2021
 Section 14.1278



File: Z.25.038
Related File: 19T-25V011
Location: Part of Lot 19, Concession 9
Applicant: Greybrook Vaughan Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 165-2026
 Passed the 23rd Day of June, 2026

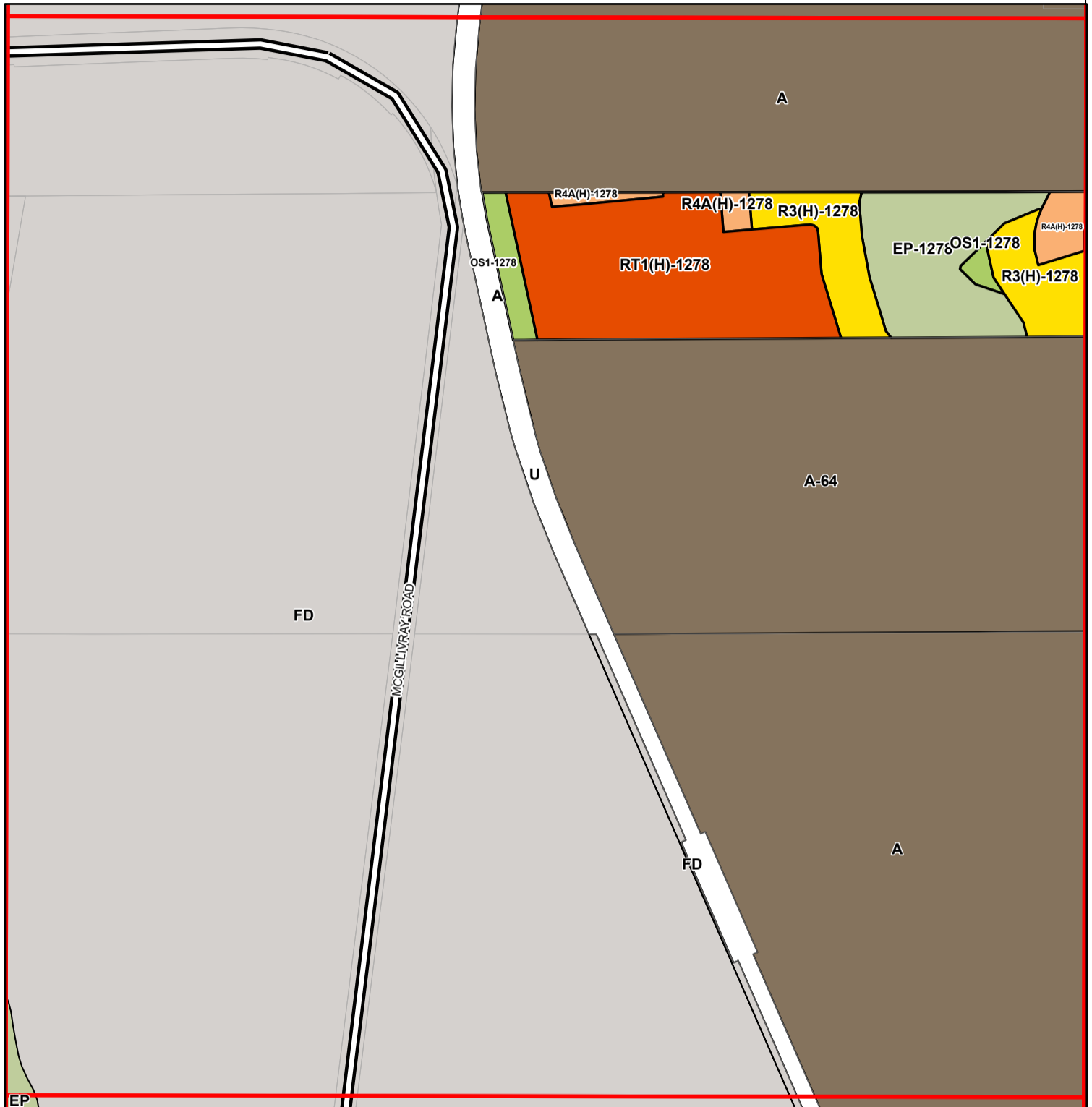
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 137



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

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

1:5,070

173	174	175	176	177
154	155	156	157	158
135	136	137	138	139
117	118	119	120	121
99	100	101	102	103
June 2026				

This is Schedule '2'
To By-Law 165-2026
Passed the 23rd Day of June, 2026

File: Z.25.038
Related File: 19T-25V011
Location: Part of Lot 19, Concession 9
Applicant: Greybrook Vaughan Inc.
City of Vaughan

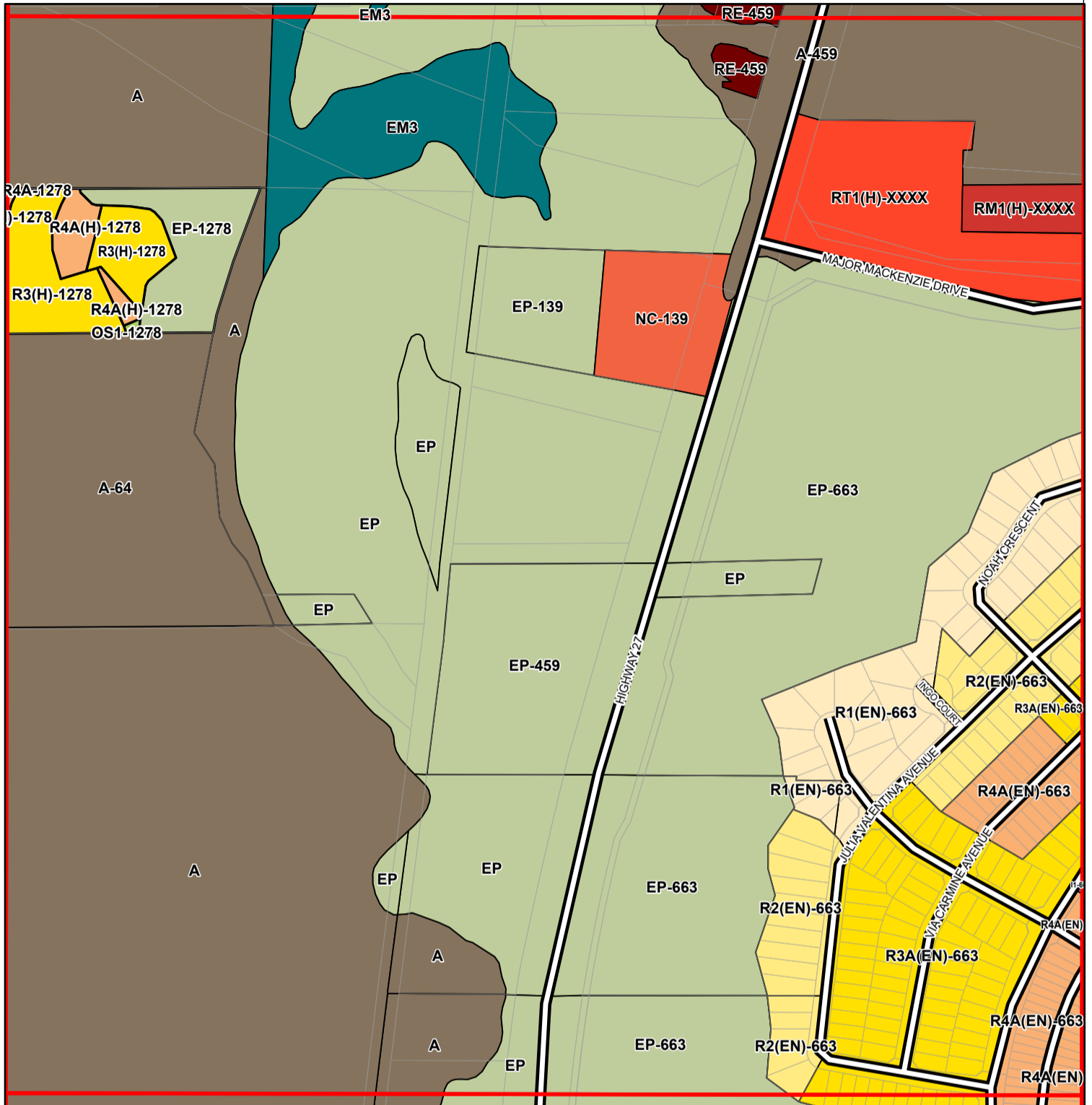
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 138



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

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

174	175	176	177	178
155	156	157	158	159
136	137	138	139	140
118	119	120	121	122
100	101	102	103	104

June 2026

1:5,070

This is Schedule '3'
To By-Law 165-2026
Passed the 23rd Day of June, 2026

File: Z.25.038
Related File: 19T-25V011
Location: Part of Lot 19, Concession 9
Applicant: Greybrook Vaughan Inc.
City of Vaughan

Signing Officers

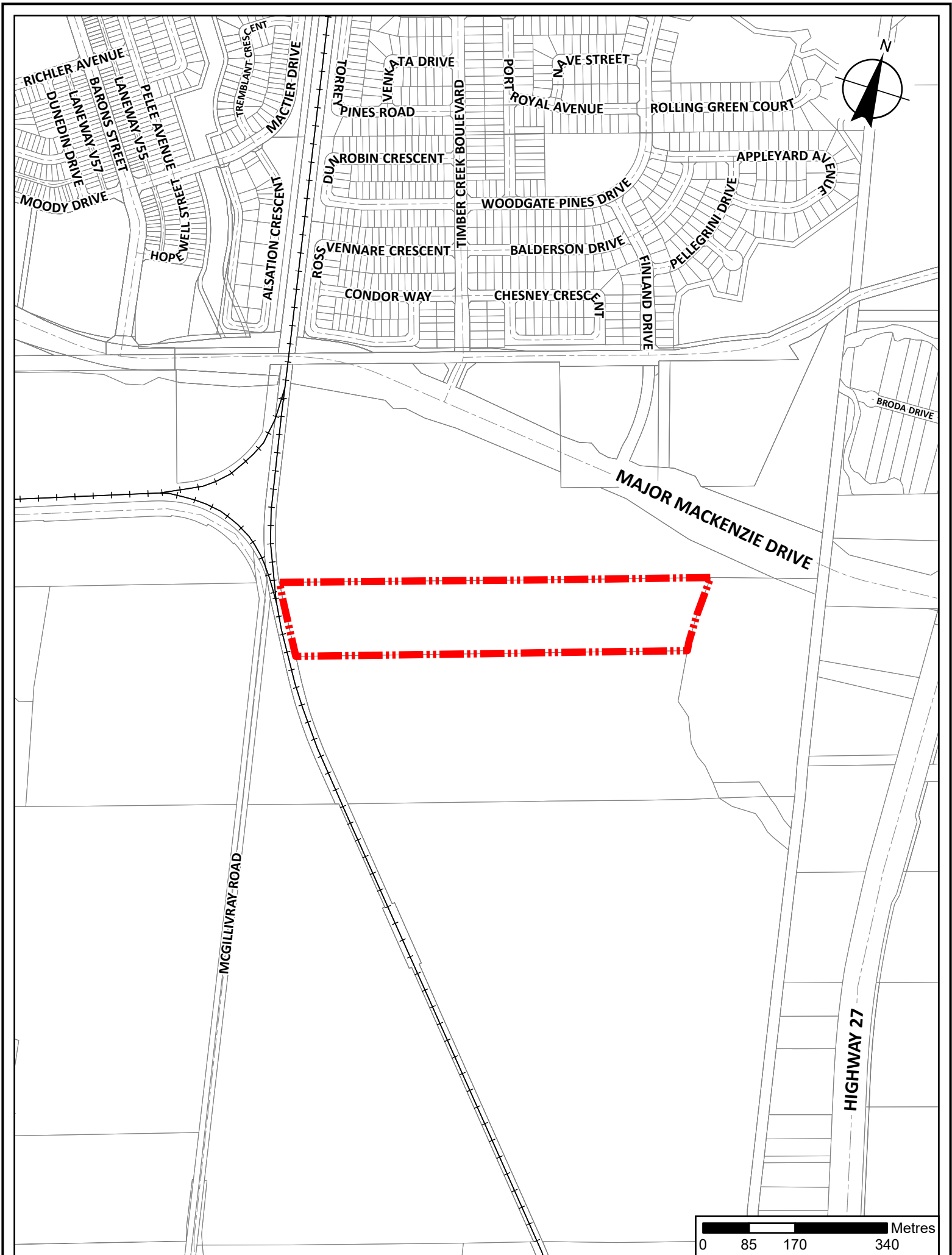
Mayor

Clerk

SUMMARY TO BY-LAW 165-2026

The lands subject to this By-law are located one lot south of Major Mackenzie Drive, generally between Highway 27 and the CPKC Railway, being Part of Lot 19, Concession 9, in the 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 Subjects Lands from "A Agricultural Zone" to "R3(H) Third Density Residential Zone" with a Holding Symbol "(H)", "R4A(H) Fourth Density Residential Zone" with a Holding Symbol "(H)", "RT1(H) Townhouse Residential Zone" with a Holding Symbol "(H)", "OS1 Public Open Space Zone", and, "EP Environmental Protection Zone". The zoning by-law amendment will facilitate the delivery of a residential draft plan of subdivision consisting of 49 single-detached houses and 75 townhouse units, along with future development residential blocks, and a block reserved for part of a future elementary school site.



Location Map To By-Law 165-2026

File: Z.25.038

Related File: 19T-25V011

Location: Part of Lot 19, Concession 9

Applicant: Greybrook Vaughan Inc.

City of Vaughan



Subject Lands